

CITY OF CAMARILLO CEQA ENVIRONMENTAL GUIDELINES



May 2020

RESOLUTION NO. 2020-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMARILLO APPROVING AN UPDATE TO THE CITY'S CEQA ENVIRONMENTAL GUIDELINES

The City Council of the City of Camarillo resolves as follows:

SECTION 1: General Findings. The City Council finds as follows:

A. The California Environmental Quality Act (CEQA) was passed into law in 1970 by the State of California and requires all jurisdictions within the State to evaluate each project's impact on the environment.

B. In October 2000, the City of Camarillo adopted its own Environmental Guidelines for the City's CEQA review process. These guidelines mirrored the State CEQA Guidelines and are due for an update to reflect changes by the State to CEQA since 2000.

C. Staff has updated the City of Camarillo CEQA Environmental Guidelines. The updated Guidelines will assist City staff and environmental consultants with the preparation of and analysis of environmental documents relating to projects occurring within the City of Camarillo.

D. The City of Camarillo General Plan promotes principles for sustainable design practices that limit the impact of proposed development on the environment. The updated Environmental Guidelines are consistent with the General Plan and these principles, because the revised Guidelines will encourage developments to avoid creating impacts or will assist in properly mitigating potential impacts result from development.

E. The updated Environmental Guidelines include a revised Appendix G and Appendix N checklists with thresholds of significance that are specific to the unique character, composition, and geography of the City of Camarillo, ensuring that projects are evaluated for potential impacts to the City.

F. The City Council has reviewed the proposed update to the City's Environmental Guidelines and has independently determined that they comply with requirements of CEQA.

SECTION 2: Environmental Review. Adoption of this resolution that recommends city council approval of this update to the City's environmental guidelines is exempt from the California Environmental Quality Act ("CEQA") under the State CEQA Guidelines (Chapter 3 of Title 14 of the California Code of Regulations beginning at Section 15000), specifically: Section 15060(c)(2), because the proposed resolution will not result in a direct or reasonably foreseeable indirect physical change in the environment; and Section 15061(b)(3), because the ordinance is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. According to recent case law, an update to a city's environmental guidelines involving thresholds of significance is not a "project" as defined by CEQA, because the environmental guidelines do not have an effect on the environment that is "direct" or "a reasonably foreseeable indirect physical change in the environment." (See *Cal. Building Industry Assn. v Bay Area Quality Management District*

(2015) 62 Cal.4th 369; see also *Cal. Building Industry Assn. v Bay Area Quality Management District* (2013) 161 Cal.Rptr.3d 128.) Therefore, no additional environmental review is necessary.

SECTION 3: Approval. The City Council of the City of Camarillo approves the updated City of Camarillo CEQA Environmental Guidelines, attached and labeled Exhibit A, based on the above findings.

SECTION 4: Office of Record. The record of proceedings upon which this decision is based is in the Department of Community Development, which is the office of record for the same.

PASSED AND ADOPTED on May 27, 2020.


Mayor

ATTEST: 5/28/2020


City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Resolution No. 2020-68 was adopted by the City Council of the City of Camarillo at a regular meeting held May 27, 2020, by the following vote:

AYES: Councilmembers: Craven, Kildee, Mulchay, Santangelo, Mayor Trembley
NOES: Councilmembers: None
ABSENT: Councilmembers: None

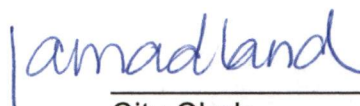

City Clerk



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Environmental documents required to be submitted to the State Clearinghouse can be uploaded online, in lieu of mailing hard copies, at the Clearinghouse's CEQAnet web portal at:

<https://ceqasubmit.opr.ca.gov/>

State CEQA forms can be downloaded from the Governor's Office of Planning and Research website at:

<https://www.opr.ca.gov/clearinghouse/ceqa/document-submission.html>

Adopted
May 27, 2020
Resolution 2020-68

Prepared with assistance by



INTRODUCTION

The environmental guidelines and thresholds of significance presented in this document have been adopted by the City of Camarillo to assist City staff process proposed projects under the California Environmental Quality Act, also known as CEQA (Section 21000 of the California Public Resources Code). CEQA was adopted by the California Legislature in 1970 to require public agency decision makers to document and consider the environmental implications of their actions. The basic purposes of CEQA are to:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
- Identify the ways that environmental damage can be avoided or significantly reduced.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

CEQA applies to all projects undertaken by governmental agencies at all levels in California.

Public Resources Code Section 21082 requires all public agencies to adopt by ordinance, resolution, rule, or regulation, objectives, criteria, and procedures for the evaluation of projects and the preparation of Environmental Impact Reports and Negative Declarations. The objectives, criteria, and procedures are to be consistent with the guidelines adopted by the Secretary of the California Natural Resources Agency.

In 1973, the California Resources Agency issued the first set of “CEQA Guidelines” (California Code of Regulations Section 15000). The regulations prescribed in the Guidelines for Implementation of the California Environmental Quality Act, or “State CEQA Guidelines”, are prescribed by the Secretary of the California Natural Resources Agency to be followed by all State and local agencies in California in the implementation of CEQA. The State CEQA Guidelines have been developed by the Office of Planning and Research for adoption by the Secretary of the California Natural Resources Agency. The most recent State CEQA Guidelines in effect at the time of the City of Camarillo’s adoption of its environmental guidelines was adopted by the State on December 28, 2018.

As with Public Resources Code Section 21082, Section 15022 of the State CEQA Guidelines also requires each public agency in California to adopt objectives, criteria, and specific procedures consistent with CEQA and the State CEQA Guidelines for administering its responsibilities under CEQA, including the orderly evaluation of projects and preparation of environmental documents. Section 15022(d) allows agencies to adopt the State CEQA Guidelines through incorporation by reference. The agency may then adopt only those specific procedures or provisions which are necessary to tailor the general provisions of the State CEQA Guidelines to the specific operations of the agency.

These CEQA Environmental Guidelines hereby incorporate by reference the State CEQA Guidelines and identify the guidelines and thresholds of significance that have been adopted by the City of Camarillo City Council for projects within the City of Camarillo. The environmental guidelines and thresholds of significance will guide City staff and the public through the environmental review process. It will also assist consultants working for the City in the consistent use of methodologies and thresholds to evaluate project impacts. Additionally, these revised CEQA Environmental Guidelines will only be applicable to projects submitted to the City after this document is approved by the City Council. Any project that is submitted to the City prior to this document's adoption will be reviewed against the Environmental Guidelines adopted by the City Council in 2000.

City of Camarillo Environmental Issues

Appendix G of the State CEQA Guidelines provides a sample environmental checklist that may be used to meet the requirements for an initial study under CEQA. Included in the Appendix G environmental checklist are environmental issues presented in the form of questions that are intended to identify the potential impacts of proposed projects. Not every issue or question is applicable to every project and not every issue or question is applicable to every jurisdiction within California.

The City of Camarillo has historically used the Appendix G environmental checklist issues and questions to evaluate the projects under its jurisdiction. With the preparation and adoption of the City of Camarillo CEQA Environmental Guidelines, the City has tailored the list of issues and questions to represent the resources and issues of concern to the City of Camarillo. The general changes to the Appendix G environmental checklist are as follows.

Aesthetics - The name of this issue has been changed to Aesthetics and Scenic Resources to represent the importance of scenic resources to the City, as promoted in the Community Design Element of the City of Camarillo General Plan. The questions have been revised to focus on the scenic resources as defined in the General Plan.

Agriculture and Forestry Resources - The name of this issue has been changed to Agriculture Resources because there is no forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)) within the City of Camarillo or its Sphere of Influence. The questions from the Appendix G environmental checklist pertaining to forestry resources have been deleted from the City's checklist.

Air Quality - Questions from the Appendix G environmental checklist have been revised to address the pollutants of concern to Ventura County as identified by the Ventura County Air Pollution Control District.

Hazards and Hazardous Materials - Questions from the Appendix G environmental checklist have been revised to address specific issues pertaining to Ventura County and the City of Camarillo.

Land Use and Planning - One question from the Appendix G environmental checklist has been revised to specify the City of Camarillo General Plan.

Mineral Resources - One question from the Appendix G environmental checklist pertains to the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There are no delineated mineral recovery sites within the City of Camarillo or its Sphere of Influence and this question has been deleted from the City's checklist.

Noise - The name of this issue has been changed to Noise and Vibration to indicate that ground borne vibration is also evaluated under this issue. Questions from the Appendix G environmental checklist have been revised to address specific noise standards of the City of Camarillo and noise levels from Camarillo Airport.

Public Services and Recreation - The Appendix G environmental checklist lists Public Services and Recreation as separate items. These two issues have been combined in the City's checklist.

Tribal Cultural Resources - A recent addition to the Appendix G environmental checklist is tribal cultural resources. However, issues associated with Native American resources are addressed under both the cultural resources and tribal cultural resources sections of the checklist. The City has elected to combine both topics under a Cultural Resources and Tribal Cultural Resources Section in its checklist to efficiently evaluate these impacts.

Review and Adoption of the City of Camarillo CEQA Environmental Guidelines

The City of Camarillo CEQA Environmental Guidelines is intended to be a living document that can be updated as necessary to address changes to the State CEQA Guidelines or changes to thresholds of significance by other applicable agencies.

Adoption of the City of Camarillo CEQA Environmental Guidelines, or any subsequent update to the document, is not a "project" under CEQA and is not subject to its own CEQA review and approval. This issue was considered in *California Building Industry Association v. Bay Area Air Quality Management District* (S213478). In that case, the Court determined that the Bay Area Air Quality Management District's (BAAQMD's) adoption of thresholds of significance was not a "project" subject to CEQA review because State CEQA Guidelines section 15064.7(b) provides only that thresholds of significance must be formally adopted through a public review process and supported by substantial evidence if they are to be placed in general use. It does not require an Environmental Impact Report (EIR) or other CEQA review as a prerequisite for promulgating a threshold because to do so, according to the Court, would largely duplicate the public review process and substantial evidence standard set forth [therein]. According to the Court, while the definition of a "project" under CEQA is broad, it should not be stretched so far as to require CEQA review in addition to the public hearings and substantial evidence standard already required under State CEQA Guidelines Section 15064.7. In addition, the Court held that the BAAQMD's thresholds were not a CEQA "project" because they did not affect a "direct" or "a reasonably foreseeable indirect physical change in the environment."

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CEQA REVIEW AND NOTICING REQUIREMENTS

CEQA APPLICABILITY

The first step in the CEQA review process is determining whether the proposed action is a “project” subject to CEQA. Under Public Resources Code Section 21065, a “project” means an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and which is any of the following:

An activity directly undertaken by any public agency.

An activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.

An activity that involves the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

PROJECTS EXEMPT FROM CEQA

Not all projects are subject to CEQA. The State CEQA Guidelines specifically exempt some projects from CEQA by statute (State CEQA Guidelines Sections 15260 through 15285). Other projects are categorically exempt from CEQA (State CEQA Guidelines Sections 15300 through 15333). City staff reviews State CEQA Guidelines Sections 15260 through 15285 and 15300 through 15333 to determine if the proposed project is exempt from CEQA. If it is, City staff or the project applicant must file a Notice of Exemption (NOE) with the Ventura County Clerk after the project is approved. For projects that are exempt under Sections 15193, 15194, and 15195 of the State CEQA Guidelines, the NOE shall also be filed with the State Clearinghouse.

The requirements for an NOE are specified in Section 15062 of the State CEQA Guidelines and an example NOE is provided as Appendix E to the State CEQA Guidelines. The day that the Ventura County Clerk and State Clearinghouse posts the NOE begins the 30-day public review period. The filing of an NOE starts a 35-day statute of limitations period on legal challenges to the City’s decision that the project is exempt from CEQA. If an NOE is not filed, a 180 day statute of limitations will apply.

In-fill projects that are subject to a Class 32 Exemption shall be subject to an exemption report that demonstrates that the project would not result in any significant effects relating to traffic, noise, air quality, or water quality pursuant to Section 15332 of the State CEQA Guidelines.

Projects not exempt from CEQA, as identified in State CEQA Guidelines Section 15300.2, would be subject to the preparation of an ND, MND, or EIR.

NEGATIVE DECLARATIONS AND MITIGATED NEGATIVE DECLARATIONS

Negative Declarations (NDs) and Mitigated Negative Declarations (MNDs) will be prepared for projects that would not result in any significant impacts on the environment with or without the implementation of mitigation measures. The associated ND or MND must be based on the analysis presented in the City of Camarillo CEQA Environmental Checklist.

During the preparation of the ND or MND, City staff must contact for consultation the designated representatives of the California Native American tribes that are traditionally and culturally affiliated with the City of Camarillo Sphere of Influence and that have requested to the City, in writing, to be informed by the City through formal notification of proposed projects under its jurisdiction. The California Native American tribes have 30 days in which to respond to the consultation request. The City must begin the consultation process within 30 days of receiving a tribe's request for consultation.

NDs and MNDs for projects that do not affect any State resources or require review and/or approval by a State Agency may be published for a 20-day public review period. City staff must file a Notice of Intent (NOI) to Adopt and ND or MND with the Ventura County Clerk. The day that the Ventura County Clerk posts the NOI is the day that begins the 20-day public review period.

NDs and MNDs for projects that affect one or more State resources, require review and/or approval by a State Agency, or are of regional significance (State CEQA Guidelines Section 15206), must be published for a 30-day public review period. A Notice of Completion (NOC) Form (State CEQA Guidelines Appendix C) must be prepared and submitted to the State Clearinghouse along with 15 copies of the NOI and ND/MND. NDs and MNDs for projects that are of regional significance must also be submitted to the Southern California Association of Governments (SCAG) for review. City staff must file a Notice of Intent (NOI) to Adopt and ND or MND with the Ventura County Clerk. The day that the State Clearinghouse posts the NOI is the day that begins the 30-day public review period.

The NOI and ND/MND will also be subject to the City's public notification requirements and must include the following, not less than ten days before the hearing date:

- Posting on the City's website.
- Publication in at least once in a newspaper of general circulation in the City.
- Mailing to all property owners, occupants, and homeowner associations of properties within a 600-foot radius of the project site.
- Mailing to any person who has filed a written request for such notices with the Community Development Department.
- A sign providing notice of NOI and public hearings must be posted on the project site. The sign must conform to the City's public hearing notice administrative procedures prepared by and available at the Community Development Department.

Following the ND/MND public review period, City staff will prepare findings for the approving body that state that the City finds on the basis of the whole record before it that there is no substantial evidence that the

project will have a significant effect on the environment (State CEQA Guidelines Section 15074). The record will include the ND/MND together with any comments received during the public review period and the City's responses to those comments. The City's responses to the comments received on the ND/MND during the public review period may be provided to the commenting party prior to consideration of the project by the Planning Commission and/or City Council, although it is not required under CEQA. A Mitigation Monitoring and Reporting Program (MMRP) shall also be prepared for the mitigation measures identified in the ND/MND.

Adoption of the ND or MND may happen at a prior hearing or at the same hearing as the decision for the project itself; however, the ND/MND must be adopted prior to approval of the project.

A Notice of Determination (NOD) (State CEQA Guidelines Appendix D) must be filed with the Ventura County Clerk within five (5) working days after project approval. Filing the NOD starts a 30-day statute of limitations. If an NOD is not filed, the statute of limitations is 180 days. The applicable filing fee must also be paid to the California Department of Fish and Wildlife (CDFW).

ENVIRONMENTAL IMPACT REPORTS

The public review process for an Environmental Impact Report (EIR) begins with the preparation of a Notice of Preparation of a Draft EIR (NOP) (State CEQA Guidelines Appendix I). A completed Notice of Completion (NOC) form along with 15 copies of the NOP must be submitted along with 15 copies of the City of Camarillo CEQA Environmental Checklist (if prepared) to the State Clearinghouse. A copy of the NOP must also be filed with the Ventura County Clerk. The day that the State Clearinghouse posts the NOP is the day that begins the 30-day NOP public comment period. The NOP and City of Camarillo CEQA Environmental Checklist (if prepared) shall also be posted on the City of Camarillo website.

During the preparation of the Draft EIR, City staff must contact for consultation the designated representatives of the California Native American tribes that are traditionally and culturally affiliated with the City of Camarillo Sphere of Influence and that have requested to the City, in writing, to be informed by the City through formal notification of proposed projects under its jurisdiction. The California Native American tribes have 30 days in which to respond to the consultation request. The City must begin the consultation process within 30 days of receiving a tribe's request for consultation.

For projects of regional significance, the City is also required to conduct an EIR scoping meeting prior to circulation of the Draft EIR for public review. Notice of the required Draft EIR scoping meeting must be sent to the County of Ventura, responsible agencies, public agencies with jurisdiction by law with respect to the project, transportation planning agencies (if highways or other DOT facilities would be affected), and any organization or individual who has filed a written request for the notice (PRC Section 21083.9). The general public may also be invited to attend the Draft EIR scoping meeting. Notice of the scoping meeting for the general public shall be subject to the City's public notification requirements and must include the following:

- Posting on the City's website.
- Publication in at least once in a newspaper of general circulation in the City.

- Mailing to all property owners, occupants, and homeowner associations of properties within a 600-foot radius of the project site.
- Mailing to any person who has filed a written request for such notices with the Community Development Department.

A Draft EIR scoping meeting is optional for projects that are not of regional significance.

Draft EIRs must be published for a public review period of 45 days. A completed NOC form along with a Notice of Availability (NOA) of a Draft EIR and 15 copies of the Draft EIR must be submitted to the State Clearinghouse. The day that the State Clearinghouse posts the NOA is the day that begins the 45-day Draft EIR public review period. The NOA shall also be filed with the Ventura County Clerk and sent to interested local and state agencies and individuals who have previously requested such notice in writing. The NOA must also be distributed to the public through the following means:

- The NOA and Draft EIR must be posted on the City of Camarillo website.
- Publish notice in a newspaper of general circulation in the City.
- Mailing to all property owners, occupants, and homeowner associations of properties within a 600-foot radius of the project site.
- Mailing to any person who has filed a written request for such notices with the Community Development Department.

Following the end of the 45-day public review period, written responses to all comments pertaining to environmental issues associated with the project must be prepared and published in a Final EIR. The Final EIR must also include the MMRP for the mitigation measures identified in the Final EIR. The written responses to public agency comments must be provided to the commenting agency no less than 10 days prior to the City's certification of the Final EIR. The written responses to comments submitted by the general public may also be provided to the commenting individual prior to certification of the Final EIR. Certification of the Final EIR may happen at a prior hearing or at the same hearing as the decision for the project itself, but it must be certified prior to approval of the project.

Notice of the public hearings for the project shall be subject to the City's public notification requirements in Camarillo Municipal Code Chapter 19.84 and must include the following, not less than ten days before the hearing date:

- Posting on the City's website.
- Publication in at least once in a newspaper of general circulation in the City.
- Mailing to all property owners, occupants, and homeowner associations of properties within a 600-foot radius of the project site.
- Mailing to any person who has filed a written request for such notices with the Community Development Department.

- A sign providing notice of the public hearings must be posted on the project site. The sign must conform to the City's public hearing notice administrative procedures prepared by and available at the Community Development Department.

A Notice of Determination (NOD) must be filed with the Ventura County Clerk within five (5) working days after project approval. Filing the NOD starts a 30-day statute of limitations. If an NOD is not filed, the statute of limitations is 180 days. The applicable filing fee must also be paid to the California Department of Fish and Wildlife (CDFW).

STREAMLINING FOR IN-FILL PROJECTS

Section 15183.3 of the State CEQA Guidelines allows lead agencies to streamline the environmental review process for eligible in-fill projects by limiting the topics subject to review at the project level where the effects of the in-fill development have been addressed in a previous EIR or by uniformly applicable development policies. To be eligible for a streamlined environmental review, an in-fill project in Camarillo must:

1. Be located on a site that either has been previously developed or that adjoins existing qualified urban uses on at least seventy-five percent of the site's perimeter.
2. Satisfy the performance standards provided in Appendix M of the State CEQA Guidelines. These performance standards pertain to project design and project type.
3. Be consistent with the General Plan land use designation, density, building intensity, and applicable sustainable design policies specified in the City of Camarillo General Plan Community Design Element, except that a residential in-fill project must also have a density of at least 20 units per acre and a retail or commercial in-fill project must have a floor area ratio of at least 0.75.

CEQA does not apply to the effects of an eligible in-fill project under two circumstances. First, if an effect was addressed as a significant effect in a prior EIR for a planning level decision, then, with some exceptions, that effect need not be analyzed again for an individual in-fill project even when that effect was not reduced to a less than significant level in the prior EIR. Second, an effect need not be analyzed, even if it was not analyzed in a prior EIR or is more significant than previously analyzed, if the City makes a finding that uniformly applicable development policies or standards, adopted by the City, apply to the in-fill project and would substantially mitigate that effect.

The City of Camarillo has prepared an In-fill Environmental Checklist based on Appendix N of the State CEQA Guidelines that will be used to document the in-fill project's eligibility for streamlining and to assist in making the determinations required by 15183.3 of the State CEQA Guidelines. The checklist includes the required demonstration of the State CEQA Guidelines Appendix M performance standards.

CITY OF CAMARILLO NOTICING PROCEDURES

The City's public hearing notice procedures are outlined in Chapter 19.84 of the City of Camarillo Code of Ordinances. These requirements are as follows:

19.84.020 - Publication and Posting

- A. The notice must be published at least once in a newspaper of general circulation in the city not less than ten days before the hearing date.
- B. The notice must be posted on the City's website not less than ten days before the hearing date.

19.84.030 - Mailing

- A. As part of the application process, the applicant must provide the City with a list of property owners and their addresses within a radius of six hundred feet of the exterior boundaries of the subject property, including properties outside of the city limits ("mailing list"). The mailing list must be certified as being from the most recent county equalized assessment roll.
- B. The city will mail the notice, postage prepaid, to the applicant and all property owners on the mailing list not less than ten days before the hearing date.
- C. The City will also mail the notice, postage prepaid, not less than ten days before the hearing date to all property owners associations and home owners associations on record with the City as having an interest in the subject property, as well as those associations that have an interest in properties that are within a radius of six hundred feet of the exterior boundaries of the subject property to the extent such interests can be readily identified in existing City records, including any property located outside of the city limits.
- D. The City will also mail notice to any person who has filed a written request for such notices with the Community Development Department. Such a request may be submitted at any time during the calendar year and will apply for the balance of such calendar year. The City may impose a reasonable fee on persons requesting such notice for the purpose of recovering the cost of such mailing.
- E. The date of mailing is the date of notice. The failure of any person to receive the mailed notice provided under this section will not affect or invalidate any action taken by the City on the application.

19.84.040 On-Site Public Notice Sign

A sign providing notice of the public hearing must be posted on the subject project site not less than ten days before the hearing date. The sign must conform to the City's public hearing notice administrative procedures prepared by and available at the Community Development Department.

THRESHOLDS OF SIGNIFICANCE

Section 15064.7 of the State CEQA Guidelines encourages each public agency in California to develop and publish thresholds of significance that the agency uses in the determination of the significance of environmental effects for projects under its jurisdiction. A threshold of significance is an identifiable quantitative, qualitative, or performance level of a particular environmental effect. Under CEQA, impacts are determined to be:

No Impact: The project will result in no direct or indirect impact on the environment.

Less Than Significant Impact: The project will result in a direct or indirect impact on the environment, but the impact is not substantially adverse.

Less Than Significant With Mitigation Incorporated: The project will result in a potentially significant adverse impact on the environment, but mitigation measures are identified to reduce the impact to a less than significant level.

Significant Impact: The project will result in a direct or indirect impact on the environment, and the impact would be substantially adverse.

When preparing an Initial Study for a Draft EIR, the impact can also be determined to be a **Potentially Significant Impact** in which the project may result in a direct or indirect impact on the environment and the impact may be substantially adverse, but information is not known at the time to determine whether the impact would not be substantially adverse. If the impact is confirmed to be substantially adverse, it is determined to be a **Significant Impact**.

In its development of its environmental guidelines and thresholds of significance, the City of Camarillo started with the sample questions that are provided in Appendix G to the 2019 State CEQA Guidelines and made revisions to reflect the resources and issues of concern to the City. These are the thresholds that have been adopted by the City Council for use in the preparation of Negative Declarations, Mitigated Negative Declarations, and Environmental Impact Reports for public and private residential, commercial, industrial, institutional, and infrastructure projects.

The environmental guidelines and thresholds of significance address the following environmental topics that are of concern to the City of Camarillo. These topics include environmental and planning policies, physical site conditions, and local/regional conditions.

- Aesthetics and Scenic Resources
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources

- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise and Vibration
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

AESTHETICS AND SCENIC RESOURCES

Background Information

Scenic resources refer to aesthetically pleasing natural and man-made physical features. Scenic resources are addressed in the Camarillo Urban Restriction Boundary, Land Use, Circulation, Open Space & Conservation, and Community Design Elements of the City of Camarillo General Plan.

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. Scenic vistas are viewsheds that include scenic resources. The Community Design Element establishes four scenic corridors for the preservation of public views of important scenic resources. The following routes are intended to highlight, promote, and preserve the community's scenic and environmental characteristics and help reflect the community's character:

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

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
<p>a. Have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?</p>	<p>No Impact. The project site is not located adjacent to an established City scenic corridor.</p> <p>Less Than Significant Impact. The project site is located adjacent an established City scenic corridor, but the project does not eliminate the permanent view from the scenic corridor of historic sites or large areas designated for agriculture, open space, or waterways.</p> <p>Potentially Significant Impact. The project site is located adjacent an established City scenic corridor and the project eliminates the permanent view from the scenic corridor of historic sites or large areas designated for agriculture, open space, or waterways.</p>
<p>b. Substantially alter or damage a scenic resource that is visible from a City scenic corridor?</p>	<p>No Impact. The project site is not located adjacent to an established City scenic corridor.</p> <p>Less Than Significant Impact. The project site is located adjacent an established City scenic corridor, but the project does not change to urban uses in areas designated for agriculture, open space, historic sites, or waterways.</p> <p>Potentially Significant Impact. The project site is located adjacent an established City scenic corridor and the project changes to urban uses in areas designated for agriculture, open space, historic sites, or waterways.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
<p>Would the project:</p> <p>c. Conflict with applicable General Plan policies or zoning regulations governing scenic quality?</p>	<p>No Impact. The project does not involve a direct or reasonably foreseeable indirect physical change in the environment.</p> <p>Less Than Significant Impact. The project will be consistent with Open Space and Conservation Element Policy 6, Policy 7, and Policy 8, and Community Design Element policies CD-1.2.1, CD- 1.2.1, CD-1.2.3, CD-1.3.1, CD-1.4.1, CD-1.4.2, RA-1.5.1, RA-1.7.3, RA-1.7.4, RA-2.1.2, CA-1.1.1, PQPF-1.1.1, GSC-1.1.1, GSC-1.1.2, GSC-1.1.3, SC-1.1.2, SC-1.1.3, SC-1.1.4, SC-1.2.1, SC-1.2.2, SC-1.2.3, SC-1.2.4, and S-2.4, as applicable to the project.</p> <p>Potentially Significant Impact. The project will be inconsistent with Open Space and Conservation Element Policy 6, Policy 7, and Policy 8, and Community Design Element policies CD-1.2.1, CD-1.2.1, CD-1.2.3, CD-1.3.1, CD-1.4.1, CD-1.4.2, RA-1.5.1, RA-1.7.3, RA-1.7.4, RA- 2.1.2, CA-1.1.1, PQPF-1.1.1, GSC-1.1.1, GSC-1.1.2, GSC-1.1.3, SC-1.1.2, SC-1.1.3, SC-1.1.4, SC-1.2.1, SC-1.2.2, SC-1.2.3, SC-1.2.4, and/or S-2.4, as applicable to the project.</p>
<p>d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<p>No Impact. The project will not create any new source of light or glare.</p> <p>Less Than Significant Impact. The project will comply with all applicable City standards for building materials and lighting.</p> <p>Potentially Significant Impact. The project will be inconsistent with one or more applicable City standards for building materials and lighting.</p>

AGRICULTURE RESOURCES

Background Information

As discussed in the Open Space & Conservation Element of the City of Camarillo General Plan, agriculture is an important part of Camarillo's past and present heritage and provides a deep and continuing understanding and concern for the land that underlies all development and the associated water and air

resources that make it useful and valuable. Farmland possesses aesthetic value and provides visual relief from the monotony of urban development. Because it remains on tax rolls, in private ownership, and under professional private management, producing substantial employment and self-supporting economic return, while contributing to the variety and quality of life, it is one of the most inexpensive forms of open space.

On November 3, 1998, the voters of Camarillo approved an initiative measure establishing a Camarillo Urban Restriction Boundary (CURB), entitled the Save Open-Space and Agricultural Resources measure (SOAR) limiting development outside of the CURB. The measure sunsets – expires – on December 31, 2050. Under the CURB ordinance (Ordinance NO. 1134), the City of Camarillo restricts urban services (except temporary mutual assistance with other jurisdictions) and urbanized uses of land to within the CURB area, except for the purpose of completing roadways designated in the circulation element of the Camarillo General Plan, construction of public water or sewer facilities, additions to public schools already in existence or new public schools as deemed necessary and appropriate, public parks or other government facilities and projects deemed necessary by the City Council for public safety or the delivery of essential public services.

California Department of Conservation Farmland Classifications

The California Department of Conservation has developed a Farmland Mapping and Monitoring Program that classifies the different agricultural soil types related to their ability to sustain agricultural crops. The soil type classifications are Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-up Land, Other Land, and Water. Each of these is defined as follows:

Prime Farmland: Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Farmland of Statewide Importance: Farmland of Statewide Importance is similar to Prime Farmland but with some minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland: Unique Farmland consists of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Farmland of Local Importance: Soils that are listed as Prime or Statewide that are not irrigated, and soils growing dryland crops - beans, grain, dryland walnuts, or dryland apricots.

Grazing Land: Grazing Land is land on which the existing vegetation is suited to the grazing of livestock.

Urban and Built-up Land: Urban and Built-up Land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include

residential, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.

Other Land: Other Land is not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Water: Perennial water bodies with an extent of at least 40 acres.

Williamson Act Contracts

The California Land Conservation Act of 1965 (the “Williamson Act” – California Government Code Section 51200 and following) recognizes the importance of agricultural land as an economic resource that is vital to the general welfare of society. The enacting legislation declares that the preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state’s economic resources, and is necessary not only to the maintenance of the agricultural economy of the state, but also for the assurance of adequate, healthful, and nutritious food for future residents of the state and the nation.

Intended to assist the long-term preservation of prime agricultural land in the state, Williamson Act contracts provide the agricultural landowner with a substantial property tax break for keeping land in agricultural use. When under contract, the landowner no longer pays property tax for an assessed valuation based upon the property’s urban development potential. The Williamson Act stipulates that for properties under contract, “the highest and best use of such land during the life of the contract is for agricultural uses.” Therefore, property under contract is assessed and taxed based upon its agricultural value. Williamson Act contracts remain in effect for ten to twenty years unless the property owner files for a notice of non-renewal with the county. To qualify for a Williamson Act contract, the property must be a minimum of 100 acres.

California Agricultural Land Evaluation and Site Assessment (LESA) Model

In order to determine whether the conversion of specific agricultural land to non-agricultural uses is significant, the California Department of Conservation developed quantifiable thresholds and the California Agricultural LESA Model. The California Agricultural LESA Model is a point-based approach that is generally used for rating the relative value of agricultural land resources. The California Agricultural LESA Model defines and measures two separate sets of factors. The first set, Land Evaluation (LE), includes factors that measure the inherent soil-based qualities of land as they relate to agricultural suitability. The second set, Site Assessment (SA), includes factors that are intended to measure social, economic, and geographic attributes that also contribute to the overall value of agricultural land.

A single LESA score is generated for a given project after all of the individual LE and SA factors have been scored and weighted as detailed in the system. The final score is based on a scale of 100 points, with a given project being capable of deriving a maximum of 50 points from the LE factors and 50 points from the SA factors. Scoring thresholds are based upon both the total LESA score as well as the component LE and SA subscores. In this manner the scoring thresholds are dependent upon the attainment of a minimum

score for the LE and SA subscores so that a single threshold is not the result of heavily skewed subscores (i.e., a site with a very high LE score, but a very low SA score, or vice versa).

The thresholds of significance recommended under the system by the Department of Conservation are as follows:

CALIFORNIA AGRICULTURAL LESA MODEL THRESHOLDS OF SIGNIFICANCE	
Total LESA Score	Scoring Decision
0 to 39 Points	Not Considered Significant.
40 to 59 Points	Considered Significant only if LE <u>and</u> SA subscores are each greater than or equal to 20 points.
60 to 79 Points	Considered Significant unless either LE <u>or</u> SA subscore is less than 20 points.
80 to 100 Points	Considered Significant.

The LESA Model is available from the California Department of Conservation at:

https://www.conservation.ca.gov/dlrp/Pages/qh_lesa.aspx.

Environmental Issue/Significance Criteria	Threshold of Significance
<p>Would the project:</p> <p>b. Conflict with existing zoning for agricultural use or a Williamson Act contract?</p>	<p>No Impact. The project site is not zoned Agricultural Exclusive and is not subject to an existing Williamson Act contract.</p> <p>or</p> <p>The existing Williamson Act contract for the project site will expire prior to approval of the project.</p> <p>or</p> <p>A tentative cancellation for the existing Williamson Act contract for the project site has been approved prior to the filing of the project application.</p> <p>Less Than Significant Impact. The project site is not zoned Agricultural Exclusive and is subject to an existing Williamson Act contract that has three years or less remaining on the contract for which a notice of non-renewal was filed.</p> <p>Potentially Significant Impact. The project site is zoned Agricultural Exclusive and/or is subject to an existing Williamson Act contract for which a notice of non-renewal has not been filed.</p>
<p>c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?</p>	<p>No Impact. The properties adjacent to the project site are not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</p> <p>Less Than Significant Impact. The project is a compatible use that would not require an adjacent agricultural property to cease production and convert to a non-agricultural use.</p> <p>Potentially Significant Impact. The project is an incompatible use that would require an adjacent agricultural property to cease production and convert to a non-agricultural use.</p>

AIR QUALITY

Background Information

The City of Camarillo is located within the South Central Coast Air Basin (Basin), which includes all of Ventura, Santa Barbara, and San Luis Obispo Counties. The Ventura County Air Pollution Control District (VCAPCD) is the agency principally responsible for comprehensive air pollution control in the Ventura County portion of the Basin. The VCAPCD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources.

Although the VCAPCD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate the air quality issues associated with plans and new development projects within the county. Instead, the VCAPCD has used its expertise and prepared the Ventura County Air Quality Assessment Guidelines to indirectly address these issues in accordance with the projections and programs of the Air Quality Management Plan (AQMP). The purpose of the Ventura County Air Quality Assessment Guidelines is to assist lead agencies, as well as consultants, project proponents, and other interested parties, in evaluating potential air quality impacts of projects and plans proposed in the county. Specifically, the Ventura County Air Quality Assessment Guidelines explains the procedures that the VCAPCD recommends be followed during environmental review processes required by CEQA. The Ventura County Air Quality Assessment Guidelines provides direction on how to evaluate potential air quality impacts, how to determine whether these impacts are significant, and how to mitigate these impacts. The City of Camarillo relies upon the expertise of the VCAPCD and utilizes the Ventura County Air Quality Assessment Guidelines as the guidance document for the environmental review of plans and development proposals within its jurisdiction. The following thresholds of significance were developed based on the Ventura County Air Quality Assessment Guidelines.

The VCAPCD recommends that construction-related and operational emissions be calculated using the current version of the California Emissions Estimator Model (CalEEMod), which can be obtained from the CalEEMod website at <http://caleemod.com>.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
<p>a. Conflict with or obstruct implementation of the current Ventura County Air Quality Management Plan?</p>	<p>No Impact. The project does not generate any increase in operational emissions of reactive organic compounds (ROC) and nitrogen oxides (NOx).</p> <p>Less Than Significant Impact. The project generates an increase of less than two (2) pounds per day (ppd) of ROC and NOx.</p> <p>or</p> <p>The project generates an increase of two (2) ppd or more of ROC and/or NOx and is consistent with the General Plan land use designations for the site.</p> <p>or</p> <p>The project generates an increase of two (2) ppd or more of ROC and/or NOx but does not generate an increase in population that exceeds regional growth projections for Camarillo.</p> <p>Potentially Significant Impact. The project generates two (2) ppd or more of ROC and/or NOx, requires a General Plan Amendment, and generates an increase in population that exceeds regional growth projections for Camarillo.</p>
<p>b. Result in a cumulatively considerable net increase of ROC and/or NOx emissions?</p>	<p>No Impact. The project does not generate any increase in construction-related and operational emissions of ROC and NOx.</p> <p>Less Than Significant Impact. The project generates an increase of less than 25 ppd of construction-related and operational emissions of both ROC and NOx.</p> <p>Potentially Significant Impact. The project generates an increase of 25 ppd or more of construction-related and/or operational emissions of ROC and/or NOx.</p>

<p>c. Expose sensitive receptors to substantial pollutant concentrations of fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores?</p>	<p>No Impact. The project does not generate any increase in construction-related and operational emissions of fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores.</p> <p>Less Than Significant Impact. The project generates increased emissions of construction-related and operational emissions of fugitive dust and/or San Joaquin Valley Fever spores but implements fugitive dust programs consistent with VCAPCD rules and regulations.</p> <p>or</p> <p>The project generates an increase in local traffic volumes but does not cause localized carbon monoxide concentrations at sensitive receptors near congested intersections to exceed State ambient air quality standards.</p> <p>or</p> <p>The project generates an increase in toxic air contaminants that does not cause a lifetime probability of contracting cancer of more than 10 in one million or does not result in a Hazard Index of greater than 1.</p> <p>Potentially Significant Impact. The project generates increased emissions of construction-related and operational emissions of fugitive dust and/or San Joaquin Valley Fever spores and does not implement fugitive dust programs consistent with VCAPCD rules and regulations.</p> <p>or</p> <p>The project generates an increase in local traffic volumes that causes localized carbon monoxide concentrations at sensitive receptors near congested intersections to exceed State ambient air quality standards.</p> <p>or</p> <p>The project generates an increase in toxic air contaminants that causes a lifetime probability of contracting cancer of more than 10 in one million or results in a Hazard Index of greater than 1.</p>
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Background Information

For the purposes of these environmental guidelines and thresholds of significance, a sensitive biological resource is defined as follows:

- A plant or animal that is currently listed by a state or federal agency as endangered, threatened, rare, protected, sensitive, a Species of Special Concern, or federally listed critical habitat;
- A plant or animal that is currently listed by a state or federal agency as a candidate species or proposed for state or federal listing; or
- A habitat that is under the jurisdiction of a state or federal resource agency that is responsible for resource protection (e.g., California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Services (FWS), U.S. Army Corps of Engineers, National Marine Fisheries Service).

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
<p>Would the project:</p> <p>a. 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?</p>	<p>No Impact. The project does not remove or modify any habitat associated with any candidate, sensitive, or special status species.</p> <p>No Impact. The project does not remove or modify any habitat associated with any candidate, sensitive, or special status species.</p> <p>Less Than Significant Impact. The project removes or modifies habitat associated with one or more candidate, sensitive, or special status species, but implements habitat preservation/restoration programs consistent with CDFW and/or FWS regulations, as applicable.</p> <p>Potentially Significant Impact. The project removes or modifies habitat associated with one or more candidate, sensitive, or special status species, but does not implement habitat preservation/restoration programs consistent with CDFW and/or FWS regulations, as applicable.</p>
<p>b. 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?</p>	<p>No Impact. The project does not remove or modify any habitat associated with any candidate, sensitive, or special status species.</p> <p>Less Than Significant Impact. The project removes or modifies habitat associated with one or more candidate, sensitive, or special status species, but implements habitat preservation/restoration programs consistent with CDFW and/or FWS regulations, as applicable.</p> <p>Potentially Significant Impact. The project removes or modifies habitat associated with one or more candidate, sensitive, or special status species, but does not implement habitat preservation/restoration programs consistent with CDFW and/or FWS regulations, as applicable.</p>

Background Information

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or

culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources including the following:
- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;
 - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources, or identified in an historical resources survey does not preclude a lead agency from determining that the resource may be an historical resource.

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

The City of Camarillo lies within the territory of the Native American group known as the Chumash. The Chumash occupied the region from San Luis Obispo County to Malibu Canyon on the coast and inland as far as the western edge of the San Joaquin Valley, and the four northern Channel Islands.

Prior to the release of an ND, MND, or EIR for a project, Public Resources Code Section 21080.3.1 requires lead agencies to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
<p>a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State CEQA Guidelines?</p>	<p>No Impact. The project does not affect any historical resource or its immediate surroundings.</p> <p>Less Than Significant Impact. The project does not result in the demolition, destruction, relocation, or alteration of a historical resource or its surroundings such that the significance of the historical resource would be impaired.</p> <p>Potentially Significant Impact. The project results in the demolition, destruction, relocation, or alteration of a historical resource or its surroundings such that the significance of the historical resource would be impaired.</p>
<p>b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines?</p>	<p>No Impact. The project does not affect any archaeological resource.</p> <p>Less Than Significant Impact. The project does not result in the demolition, destruction, relocation, or alteration of an archaeological resource.</p> <p>Potentially Significant Impact. The project results in the demolition, destruction, relocation, or alteration of an archaeological resource.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
<p>Would the project:</p> <p>c. Cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:</p> <ol style="list-style-type: none"> 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the City shall consider the significance of the resource to a local California Native American tribe? 	<p>No Impact. The project does not affect any tribal cultural resource.</p> <p>Less Than Significant Impact. The project does not result in the demolition, destruction, relocation, or alteration of a tribal cultural resource.</p> <p>Potentially Significant Impact. The project results in the demolition, destruction, relocation, or alteration of a tribal cultural resource.</p>
<p>d. Disturb any human remains, including those interred outside of formal cemeteries?</p>	<p>No Impact. The project site is known to not include any human remains.</p> <p>Less Than Significant Impact. The project does not result in the disturbance of human remains at the project site.</p> <p>Potentially Significant Impact. The project results in the potential disturbance of human remains at the project site.</p>

ENERGY

Background Information

California is one of the nation's leading energy-producing states and per capita energy use is among the nation's most efficient. 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.

Electricity is provided to customers in Camarillo by Southern California Edison (SCE). SCE provides electric power to more than 14 million persons in 15 counties and in 180 incorporated cities, within a service area encompassing approximately 50,000 square miles. SCE derives electricity from varied energy resources including fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. SCE also purchases from independent power producers and utilities, including out-of-state suppliers.

Natural gas is provided to customers in Camarillo by The Southern California Gas Company. Most of the natural gas used in California comes from out-of-state natural gas basins. In 2012, California customers received 35% of their natural gas supply from basins located in the Southwest, 16% from Canada, 40% from the Rocky Mountains, and 9% from basins located within California. The Southern California Gas Company owns and operates several natural gas storage fields that are located in northern and southern California. These storage fields, and four independently owned storage utilities – Lodi Gas Storage, Wild Goose Storage, Central Valley Storage, and Gill Ranch Storage – help meet peak seasonal natural gas demand and allow California natural gas customers to secure natural gas supplies more efficiently.

California Code of Regulations (CCR) Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Since then, Title 24 has been amended with a recognition that energy-efficient buildings that require less electricity and reduce fuel consumption. The current 2016 Title 24 standards (effective as of January 1, 2017) were adopted to respond, amongst other reasons, to the requirements of AB 32 to reduce statewide greenhouse gas emissions. Specifically, new development projects constructed within California after January 1, 2017 are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11).

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
<p>a. Consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation?</p>	<p>No Impact. The project does not consume energy resources as part of construction-related and operational activities.</p> <p>Less Than Significant Impact. The project utilizes modern equipment for construction and complies with California Code of Regulations Title 24 Part 6: Energy Efficiency Standards and the CALGreen Code for building construction.</p> <p>Potentially Significant Impact. The project utilizes outdated equipment for construction and/or does not comply with California Code of Regulations Title 24 Part 6: Energy Efficiency Standards and the CALGreen Code for building construction.</p>
<p>b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</p>	<p>No Impact. The project does not consume energy resources as part of operational activities.</p> <p>Less Than Significant Impact. The project complies with California Code of Regulations Title 24 Part 6: Energy Efficiency Standards and the CALGreen Code for building construction.</p> <p>Potentially Significant Impact. The project does not comply with California Code of Regulations Title 24 Part 6: Energy Efficiency Standards and the CALGreen Code for building construction.</p>

GEOLOGY AND SOILS

Background Information

The City of Camarillo, like the rest of Southern California, is also located within a seismically active region. Faults and earthquakes present direct hazards from fault rupture and ground shaking as well as indirect hazards. Faults located within Camarillo include the Simi/Santa Rosa Fault and the Bailey Fault. Other faults are also located in the vicinity of Camarillo. To assist cities and counties in avoiding the hazard of surface fault rupture, the Alquist-Priolo Earthquake Fault Zoning Act requires the State Geologist to establish Earthquake Fault Zones around the surface traces of active faults. The State has identified three Alquist-Priolo Earthquake Fault Zones within Camarillo.

Ground shaking can induce secondary seismic hazards such as liquefaction, lateral spreading, subsidence, ground fissuring, and landslides. Liquefaction of saturated cohesionless soils can be caused by strong ground motion resulting from earthquakes. A large portion of the City, primarily the western half, lies within a liquefaction hazard zone per the State of California. The process of liquefaction may also produce lateral spreading of soils on properties adjacent to creeks and drainages, such as Calleguas Creek and Conejo Creek.

There are many types of soils within Camarillo. Generally, the soils in Camarillo are expansive in nature and have a high shrink-swell potential. Highly expansive soils are present in the east and west ends of the City. Less expansive soils are present in the core of the City. The expansive soils present potential hazards in Camarillo because they expand when wet and collapse or shrink when dry. The change in volume due to high shrink-swell potential can exert detrimental stresses on buildings and cause structural damage.

Some areas of the City are also subject to potential earthquake-related landslides. These areas are the southern, eastern and western margins of the Camarillo Hills and the southwestern Santa Rosa Hills. A few significant landslides are known to exist within those areas, and many slopes are only marginally stable. As in most other hilly terrain, landsliding can be caused by construction activities, unless stability considerations are incorporated in the design of development. Additionally, the potential for rock fall due to a seismic event or natural weathering and instability is also present in properties at the base of hillsides where rocks and boulders exist.

These potential geotechnical hazards are discussed in further detail in the City of Camarillo Safety Element 2013.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
a. 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?	<p>No Impact. The project site is not located within an Alquist-Priolo Earthquake Zone as designated in the City of Camarillo Safety Element.</p> <p>Less Than Significant Impact. The project site includes an area located within an Alquist-Priolo Earthquake Zone, but no physical structures are proposed within the Earthquake Zone.</p> <p>Potentially Significant Impact. The project includes physical structures that are located within an Alquist-Priolo Earthquake Zone.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
b. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?	<p>No Impact. The project does not include any physical structures.</p> <p>Less Than Significant Impact. The proposed structures comply with the Uniform Building Code and all recommendations from project soils report.</p> <p>Potentially Significant Impact. The proposed structures do not comply with the Uniform Building Code and/or all recommendations from project soils report.</p>
c. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?	<p>No Impact. The project site is not located within a liquefaction hazard zone as designated in the City of Camarillo Safety Element.</p> <p>Less Than Significant Impact. The project site includes soils that are capable of liquefaction but implements all applicable soil recommendations from project soils report.</p> <p>Potentially Significant Impact. The project site includes soils that are capable of liquefaction but does not identify applicable soil recommendations to stabilize the site.</p>
d. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?	<p>No Impact. The project site is not located within an earthquake induced landslide hazard zone as designated in the City of Camarillo Safety Element.</p> <p>Less Than Significant Impact. The project site includes slopes that are capable of earthquake induced landslides but implements all applicable soil recommendations from project soils report.</p> <p>Potentially Significant Impact. The project site includes soils that are capable of earthquake induced landslides but does not identify applicable soil recommendations to stabilize the site.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
e. Result in substantial soil erosion or the loss of topsoil during project construction and/or operation?	<p>No Impact. The project does not include any physical disruption of topsoil.</p> <p>Less Than Significant Impact. The project involves disturbance of topsoil but complies with National Pollutant Discharge Elimination System (NPDES) requirements.</p> <p>Potentially Significant Impact. The project involves disturbance of topsoil but does not comply with all applicable National Pollutant Discharge Elimination System (NPDES) requirements.</p>
f. 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?	<p>No Impact. The project site is not located within a hazard area as designated in the City of Camarillo Safety Element.</p> <p>or</p> <p>The project does not include any physical disruption of site soils.</p> <p>Less Than Significant Impact. The project site is located within a hazard area designated in the City of Camarillo Safety Element or identified in the project soils report but implements all applicable soil recommendations from project soils report.</p> <p>Potentially Significant Impact. The project site is located within a hazard area designated in the City of Camarillo Safety Element or identified in the project soils report but does not identify applicable soil recommendations to stabilize the site.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
g. 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?	<p>No Impact. The project site does not include expansive soils.</p> <p>or</p> <p>The project does not include any physical structures.</p> <p>Less Than Significant Impact. The project site is located on expansive soils but implements all applicable soil recommendations from project soils report.</p> <p>Potentially Significant Impact. The project site is located on expansive soils but does not identify applicable soil recommendations to stabilize the site.</p>
h. 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?	<p>No Impact. The project site does not include expansive soils.</p> <p>or</p> <p>The project would connect to the City sewer system and not use septic tanks.</p> <p>Less Than Significant Impact. The project site is located on expansive soils but identifies measures to adequately support the use of septic tanks.</p> <p>Potentially Significant Impact. The project site is located on expansive soils but does not identify measures to adequately support the use of septic tanks.</p>
i. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<p>No Impact. The project site is known to not include any paleontological resources or unique geologic features.</p> <p>Less Than Significant Impact. The project does not result in the destruction of paleontological resources or unique geologic features at the project site.</p> <p>Potentially Significant Impact. The project does result in the potential destruction of paleontological resources or unique geologic features at the project site.</p>

GREENHOUSE GAS EMISSIONS

Background Information

Greenhouse gas (GHG) emissions refer to a group of emissions that are believed to affect global climate conditions. These gases trap heat in the atmosphere and the major concern is that increases in GHG emissions are causing global climate change. Global climate change is a change in the average weather on earth that can be measured by wind patterns, storms, precipitation and temperature. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, most agree that there is a direct link between increased emission of GHGs and long-term global temperature. What GHGs have in common is that they allow sunlight to enter the atmosphere but trap a portion of the outward-bound infrared radiation and warm up the air. The process is similar to the effect a greenhouse has in raising the internal temperature, hence the name greenhouse gases. Both natural processes and human activities emit GHGs. The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature; however, it is the scientific consensus that emissions from human activities such as electricity generation and motor vehicle operations have elevated the concentration of GHGs in the atmosphere. This accumulation of GHGs has contributed to an increase in the temperature of the earth's atmosphere and contributed to global climate change.

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 2017 Climate Change Scoping Plan Update, the major source of GHGs in California is transportation, contributing approximately 37 percent of the state's total GHG emissions.¹ Industrial sources are the second largest generator, contributing approximately 24 percent of the state's GHG emissions. Residential and commercial sources contribute only about six and five percent of the state's GHG emissions, respectively. These are less than the eight percent generated by agriculture.

There are several unique challenges to analyzing greenhouse gas emissions and climate change under CEQA, largely because of climate change's "global" nature. Typical CEQA analyses address local actions that have local – or, at most, regional – impacts, whereas climate change presents the considerable challenge of analyzing the relationship between local activities and the resulting potential, if any, for global environmental impacts. Most environmental analyses examine the "project-specific" impacts that a particular project is likely to generate. With regard to global warming, however, it is generally accepted that while the magnitude of global warming effects may be substantial, the GHG emissions from a single general development project would have no noticeable effect on global climate.

Global climate change is also fundamentally different from other types of air quality impact analyses under CEQA in which the impacts are all measured within, and are linked to, a discrete region or area. Instead, a

¹ The 2017 Climate Change Scoping Plan Update, California Air Resources Board, 2017.

global climate change analysis must be considered on a global level, rather than the typical local or regional setting, and requires consideration of not only emissions from the project under consideration, but also the extent of the displacement, translocation, and redistribution of emissions. In the usual context, where air quality is linked to a particular location or area, it is appropriate to consider the creation of new emissions in that specific area to be an environmental impact whether or not the emissions are truly “new” emissions to the overall globe. When the impact is a global one, however, it makes more sense to consider whether the emissions really are new emissions or are merely being moved from one place to another. For example, the approval of a new developmental plan or project does not necessarily create new automobile drivers - the primary source of a land use project’s emissions. Rather, due to the “relocation” factor, new land use projects sometimes merely redistribute existing mobile emissions;² accordingly, the use of models that measure overall emissions increases without accounting for existing emissions will substantially overstate the impact of the development project on global warming. This makes an accurate analysis of GHG emissions substantially different from other air quality impacts, where the “addition” of redistributed emissions to a new locale can make a substantial difference to overall air quality.

For greenhouse gas emissions and global warming, there is not, at this time, one established, universally agreed-upon “threshold of significance” by which to measure an impact. While the California Air Resources Board (ARB) published some draft thresholds in 2008, they were never adopted, and the ARB recommended that local air districts and lead agencies adopt their own thresholds for GHG impacts.

As discussed under the Air Quality topic of this section, the City of Camarillo relies upon the expert guidance of the VCAPCD regarding the methodology and thresholds of significance for the evaluation of air quality impacts within Ventura County. GHG emissions are air pollutants that are subject to local control by the VCAPCD. As such, the City looks to the VCAPCD for guidance in the evaluation of GHG impacts.

In September 2011, the Ventura County Air Pollution Control Board requested that VCAPCD staff report back on possible GHG significance thresholds for evaluating GHG impacts of land use projects in Ventura County under CEQA. VCAPCD staff responded to this request by preparing a report entitled Greenhouse Gas Thresholds of Significance Options for Land Use Development Projects in Ventura County. This report presents a number of options for GHG significance thresholds and summarizes the most prominent approaches and options either adopted or being considered by all other air districts throughout California. Similar to other air districts, VCAPCD staff members are considering a tiered approach with the main components involving consistency with a locally adopted GHG reduction plan followed by a bright-line threshold for land use projects that would capture 90 percent of project GHG emissions. VCAPCD staff members are also exploring an efficiency-based metric (e.g., GHG emissions per capita) for land use

² For example, a subdivision of 500 homes generates 5,000 new trips per day and those trips would be added to the local streets and intersections. In the case of climate change, the trips that are associated with those same 500 homes presumably would emit roughly the same volume of GHGs in the City of Camarillo as they would if they were traveling the same number of miles in Cleveland, Ohio. As a result, while raw vehicle trip counts occurring within a project area will accurately predict changes in roadway traffic volumes, the same certainty cannot be provided for climate change. The trips would certainly increase the number of vehicles on local roadways and highways, but they will not increase the amount of GHG emissions into the world’s atmosphere if those trips simply have been relocated from another location of the planet.

projects and plans. The South Coast Air Quality Management District (SCAQMD) is also considering these strategies for land use projects.

Given that Ventura County is adjacent to the SCAQMD jurisdiction and is a part of the Southern California Association of Governments (SCAG) region, VCAPCD staff currently believes that it makes sense 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. VCAPCD staff currently believe that adopting harmonized regional GHG emission thresholds would help streamline project review and encourage consistency and uniformity in the CEQA analysis of GHG emissions throughout most of Southern California.

The SCAQMD has been evaluating GHG significance thresholds since April 2008. In December 2008, the SCAQMD adopted an interim 10,000 metric tons CO₂e (MTCO₂e) per year screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency. The SCAQMD has continued to consider adoption of significance thresholds for residential and general development projects. The most recent proposal issued in September 2010 uses the following tiered approach to evaluate potential GHG impacts from various uses:

- Tier 1** Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.
- Tier 2** Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearings and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.
- Tier 3** Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MTCO₂e/year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MTCO₂e/year), commercial projects (1,400 MTCO₂e/year), and mixed-use projects (3,000 MTCO₂e/year). Under option 2 a single numerical screening threshold of 3,000 MTCO₂e/year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.
- Tier 4** Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of AB 32 to reduce statewide GHG emissions by 2020 and 2035. The 2020 efficiency targets are 4.8 MTCO₂e per service population for project level analyses and 6.6 MTCO₂e per service population for plan level analyses. The 2035 targets that reduce emissions to 40 percent below 1990 levels are 3.0 MTCO₂e per service population for project level analyses and 4.1 MTCO₂e per service population for plan level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.
- Tier 5** Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

The thresholds identified above have not been adopted by the SCAQMD or distributed for widespread public review and comment, and the working group tasked with developing the thresholds has not met since September 2010. The future schedule and likelihood of threshold adoption is uncertain.

In the absence of other thresholds of significance promulgated by the VCAPCD, the City of Camarillo has been using SCAQMD's draft thresholds for the purpose of evaluating the GHG impacts associated with proposed general development projects.

Construction-related and operational GHG emissions for general development projects can be calculated using the current version of the California Emissions Estimator Model (CalEEMod), which can be obtained from the CalEEMod website at <http://caleemod.com>.

The environmental documents for larger projects that are of regional significance are also subject to review by the Southern California Association of Governments (SCAG). SCAG is the Metropolitan Planning Organization (MPO) for six counties: Riverside, Los Angeles, Orange, San Bernardino, Ventura, and Imperial. As the designated MPO, the federal government mandates that SCAG researches and prepares plans for transportation, growth management, hazardous waste management, and air quality.

The SCAG regional council adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) which seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range vision plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity, and environmental justice, and public health. The goals included in the 2016 RTP/SCS are meant to provide guidance for considering projects within the context of regional goals and policies.

The RTP provides an opportunity to identify transportation strategies today that address mobility needs for the future. The SCS is a new element of the RTP that demonstrates the integration of land use, transportation strategies, and transportation investments within the Plan. This requirement was put in place by the passage of Senate Bill (SB) 375, with the goal of ensuring that the SCAG region can meet its regional greenhouse gas reduction targets set by the California Air Resources Board (ARB). The SCS exceeds the targets issued by the ARB (which are 8 percent reductions by 2020 and 13 percent reductions by 2035), resulting in a 9 percent reduction by 2020 and 16 percent by 2035. SCAG will generally identify the policies from the 2016 RTP/SCS that are applicable to a project in their response to the Notice of Preparation for the project EIR.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
<p>a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	<p>No Impact. The project does not generate an increase in GHG emissions as part of construction-related and operational activities.</p> <p>Less Than Significant Impact. The project generates an increase in GHG emissions that do not exceed the SCAQMD Tier 3 or Tier 4 standards.</p> <p>Potentially Significant Impact. The project generates an increase in GHG emissions that exceeds the SCAQMD Tier 4 standards.</p>
<p>b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>	<p>No Impact. The project does not generate an increase in GHG emissions as part of construction-related and operational activities.</p> <p>Less Than Significant Impact. The project does not conflict with any policies from the current ARB Climate Change Scoping Plan Update or, for regionally significant projects, the SCAG 2016 RTP/SCS, that are applicable to the project.</p> <p>Potentially Significant Impact. The project would conflict with one or more policies from the current ARB Climate Change Scoping Plan Update or, for regionally significant projects, the SCAG 2016 RTP/SCS, that are applicable to the project.</p>

HAZARDS AND HAZARDOUS MATERIALS

Background Information

A hazardous material is any substance that may be explosive, flammable, poisonous, corrosive, radioactive, reactive, or any combination thereof, because of its quantity, concentration, or characteristics. Hazardous materials require special care in handling due to the hazards they pose to public health, safety, and the environment. Potential hazards associated with hazardous materials include fires, explosions, and leaks. Releases of hazardous materials can be damaging when they occur in highly populated areas or along transportation routes.

Hazardous materials are transported through the City, and businesses within the City handle, transport, and/or store hazardous materials. Other sources of hazardous materials include agricultural operations, illegal drug manufacturing, and clandestine dumping.

Existing Federal, State, and local laws regulate the use, transport, disposal, and storage of hazardous materials within Camarillo.

Additionally, the County of Ventura's Environmental Health Hazardous Materials Program is a Certified Unified Program Agency (CUPA). The CUPA is a single local agency designated by the California Environmental Protection Agency as having regulatory authority for six environmental programs: Hazardous Waste, Hazardous Waste On-site Treatment, Spill Prevention Countermeasure Plan (aboveground tanks), Underground Storage Tanks, Hazardous Materials Business Plan and Inventory, and Risk Management Plan. The Ventura County CUPA enforces those programs throughout the County, except for the City of Oxnard. In addition to the CUPA Program, County staff responds whenever there is an accidental release of hazardous materials.

Aircraft flights associated with Camarillo Airport are another potential source of noise and hazards for areas within Camarillo. On July 7, 2000, the Ventura County Transportation Commission (VCTC) adopted the Airport Comprehensive Land Use Plan for Ventura County (ACLUP). The ACLUP included the four airports located in the County. Exhibit 11-8 of the City of Camarillo Safety Element 2013 presents the approved compatibility map associated with Camarillo Airport. The compatibility map defines several zones and provides recommended land uses. In 2005 the ACLUP was amended to have the study areas also be known as the "Sphere of Influence," which sets boundaries for the review of development projects. Projects located around the airport are reviewed for land use compatibility in accordance with the ACLUP.

Properties around Camarillo Airport are also subject to a Height Restriction Zone (HRZ), which is essential to protecting airspace and structures from passing aircraft. The HRZ is an airspace protection area that extends upward at a slope of 7:1 until it reaches the horizontal surface at an elevation of 150 feet above the airport elevation. Any structures and trees proposed within the HRZ must remain below the approach and transitional surface. Additionally, the adopted height restrictions for Camarillo would not allow for any structures to exceed 150 feet and, as such, would not exceed HRZ requirements.

Evacuation routes in Camarillo are dependent upon the event and need for evacuation. During a breach of the Bard Reservoir, the only required evacuation route would be the movement onto high ground out of the flood plain, which is generally north of Ponderosa Road, westerly of Ponderosa and Las Posas Roads and easterly of Calleguas Creek northerly of the Ventura Freeway (U.S. 101). In the event of a major chemical spill or other significant disaster, the City would be evacuated using U.S. 101 for east and westerly traffic or Lewis Road for evacuating the residents to the north or south.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
<p>a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<p>No Impact. The project does not transport, use, or dispose of hazardous materials as part of construction-related and operational activities.</p> <p>Less Than Significant Impact. The project transports, uses, or disposes of hazardous materials as part of construction-related and operational activities, but these activities comply with standard practices and applicable regulations.</p> <p>Potentially Significant Impact. The project transports, uses, or disposes of substantial amounts of hazardous materials as part of construction-related and operational activities, and these activities do not comply with standard practices and applicable regulations.</p>
<p>b. 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?</p>	<p>No Impact. The project does not transport, use, or dispose of hazardous materials as part of construction-related and operational activities.</p> <p>Less Than Significant Impact. The project transports, uses, or disposes of hazardous materials as part of construction-related and operational activities, but these activities comply with standard practices and applicable regulations.</p> <p>Potentially Significant Impact. The project transports, uses, or disposes of substantial amounts of hazardous materials as part of construction-related and operational activities, and these activities do not comply with standard practices and applicable regulations.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
<p>Would the project:</p> <p>c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<p>No Impact. The project does not generate any increase in construction-related and operational emissions of toxic air contaminants.</p> <p>or</p> <p>The project site is not located within one-quarter mile of an existing or proposed school.</p> <p>Less Than Significant Impact. The project generates an increase in toxic air contaminants that does not cause a lifetime probability of contracting cancer of more than 10 in one million or does not result in a Hazard Index of greater than 1 at an existing or proposed school located within one-quarter mile of the project site.</p> <p>Potentially Significant Impact. The project generates an increase in toxic air contaminants that causes a lifetime probability of contracting cancer of more than 10 in one million or results in a Hazard Index of greater than 1 at an existing or proposed school located within one-quarter mile of the project site.</p>
<p>d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	<p>No Impact. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.</p> <p>Less Than Significant Impact. The project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, but the project implements remediation to remove the hazardous materials from the site.</p> <p>Potentially Significant Impact. The project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and the project does not identify remediation to remove the hazardous materials from the site.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
e. 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?	<p>No Impact. The project site is not located within the Safety Zones and/or the Height Restriction Zones and height easements for Camarillo Airport.</p> <p>Less Than Significant Impact. The project is consistent with the Adopted Land Use Compatibility Standards in the Safety Zones and/or the Height Restriction Zones and height easements for Camarillo Airport.</p> <p>Potentially Significant Impact. The project is not consistent with the Adopted Land Use Compatibility Standards in the Safety Zones and/or the Height Restriction Zones and height easements for Camarillo Airport.</p>
f. Substantially physically interfere with the City's designated evacuation routes?	<p>No Impact. The project does not provide any physical impediments to any of the City's designated evacuation routes.</p> <p>Less Than Significant Impact. The project temporarily restricts one or more of the City's designated evacuation routes.</p> <p>Potentially Significant Impact. The project permanently restricts one or more of the City's designated evacuation routes.</p>
g. Expose people or structures, either directly or indirectly, to significant risk of loss, injury, or death involving wildland fires?	<p>No Impact. The project site is not located within or immediately adjacent to a High Fire Hazard Zone as designated in the City of Camarillo Safety Element.</p> <p>Less Than Significant Impact. The project site is not located within a High Fire Hazard Zone as designated in the City of Camarillo Safety Element but is located immediately adjacent to a High Fire Hazard Zone as designated in the City of Camarillo Safety Element.</p> <p>Potentially Significant Impact. The project site is located within a High Fire Hazard Zone as designated in the City of Camarillo Safety Element.</p>

HYDROLOGY AND WATER QUALITY

Background Information

Projects that include grading of more than one acre require a General Construction Activity Storm Water Permit from the State Water Resources Control Board (SWRCB) prior to the start of construction. The National Pollutant Discharge Elimination System (NPDES) requires that a Notice of Intent (NOI) be filed with the SWRCB. By filing an NOI, the project developers agree to the conditions outlined in the General Permit. One of the conditions of the General Permit is the development and the implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP identifies which structural and nonstructural Best Management Practices (BMPs) will be implemented, such as sandbag barriers, temporary desilting basins near inlets, gravel driveways, dust controls, employee training, and general good housekeeping practices.

New and redevelopment land use projects are also required to meet the requirements of the Ventura County Municipal Stormwater Permit (CAS004002, Order R4-2010-0108) or current permit in effect, and related requirements of the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures (TGM) that are in effect at the time of building development. Projects will be required to develop a Post Construction Stormwater Management Plan (PCSMP) in accordance with the City's current Municipal Stormwater NPDES Permit. The PCSMP shall address the project's mitigation of pollutants and stormwater runoff volume from impervious surfaces through infiltration, reuse, evapotranspiration, bioretention, or biofiltration as required by the City's current Municipal Stormwater NPDES Permit.

The Calleguas and Conejo Creeks are both located within the eastern portion of the City of Camarillo, and the Beardsley Wash/Revolon Slough is located west of the City. Although extensive channel improvements have been constructed within the City, there are continuing efforts to reduce the flood risk east of Somis Road and off of Howard Road, along with building greater community resiliency through flood control project partnerships with the City and the Ventura County Watershed Protection District. Uses in the hazard areas are largely agricultural, with some residential and industrial development. Sections of U.S. 101 and rail lines of the Southern Pacific Railroad are also in the hazard zone. The Ventura County Watershed Protection District has jurisdictional authority over all redline channels in accordance with County Ordinance WP-2. Calleguas and Conejo Creeks and Beardsley Wash/Revolon Slough as District jurisdictional red line channels within the current Camarillo city limits.

Flooding in special risk areas can occur rapidly or slowly, depending on the heaviness and severity of rainfall. According to the Ventura County General Plan Hazards Appendix, much of Camarillo lies outside identified 100-year flood zones. This has also been confirmed on the most recent FEMA Maps dated January 7, 2015.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
<p>a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</p>	<p>No Impact. The project does not generate new sources of polluted stormwater runoff.</p> <p>Less Than Significant Impact. The project generates new sources of polluted stormwater runoff and complies with stormwater runoff requirements for construction (a Storm Water Pollution Control Plan for sites less than one acre and a General Construction Activity Storm Water Permit for larger sites) and post construction runoff by providing a Stormwater Quality Management Plan.</p> <p>Potentially Significant Impact. The project generates new sources of polluted stormwater runoff and does not comply with stormwater runoff requirements for construction and operation.</p>
<p>b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>	<p>No Impact. The project does not require the increased use of groundwater supplies.</p> <p>Less Than Significant Impact. The project requires the delivery of groundwater but complies with local requirements for water supply.</p> <p>Potentially Significant Impact. The project requires the delivery of groundwater but does not comply with local requirements for water supply.</p>
<p>c. 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?</p>	<p>No Impact. The project does not alter the existing drainage pattern of the site.</p> <p>Less Than Significant Impact. The project changes the existing drainage pattern of the site but complies with local stormwater runoff requirements.</p> <p>Potentially Significant Impact. The project changes the existing drainage pattern of the site and does not comply with local stormwater runoff requirements.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
d. 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?	<p>No Impact. The project does not alter the existing drainage pattern of the site.</p> <p>Less Than Significant Impact. The project changes the existing drainage pattern of the site but complies with local stormwater runoff requirements.</p> <p>Potentially Significant Impact. The project changes the existing drainage pattern of the site and does not comply with local stormwater runoff requirements.</p>
e. 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?	<p>No Impact. The project does not alter the existing drainage pattern of the site.</p> <p>Less Than Significant Impact. The project changes the existing drainage pattern of the site but complies with local stormwater runoff requirements.</p> <p>Potentially Significant Impact. The project changes the existing drainage pattern of the site and does not comply with local stormwater runoff requirements.</p>
f. 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?	<p>No Impact. The project does not alter the existing drainage pattern of the site.</p> <p>Less Than Significant Impact. The project changes the existing drainage pattern of the site but complies with local stormwater runoff requirements.</p> <p>Potentially Significant Impact. The project changes the existing drainage pattern of the site and does not comply with local stormwater runoff requirements.</p>
g. Be located in a flood hazard zone and risk the release of pollutants due to project inundation?	<p>No Impact. The project site is not located in a flood hazard zone.</p> <p>Less Than Significant Impact. The project site is located in a flood hazard zone but does not represent a source of excessive potential pollutants.</p> <p>Potentially Significant Impact. The project site is located in a flood hazard zone and represents a source of excessive potential pollutants.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
h. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<p>No Impact. The project does not require the increased use of groundwater supplies.</p> <p>Less Than Significant Impact. The project requires the delivery of groundwater but complies with local requirements for water supply.</p> <p>Potentially Significant Impact. The project requires the delivery of groundwater and does not comply with local requirements for water supply.</p>

LAND USE AND PLANNING

Background Information

As discussed in the Introduction to the City of Camarillo General Plan, planning is the continuous process of guiding land development in accordance with established policy and towards predetermined goals and objectives. It represents a conscious effort to shape the physical environment for the welfare of those who live and work in the community.

The California Government Code mandates that every county and city within the state adopt a long-term general plan for the physical development of the county or City and of any land outside its boundaries which bears relation to its planning. The City of Camarillo General Plan is a series of goals and policies for the City to implement in guiding both public and private decision-making on existing and proposed planning issues relevant to the City and its environs. The General Plan is a dynamic document consisting of nine elements. There are currently the Camarillo Urban Restriction Boundary ("CURB"), Land Use Element, Circulation Element 2014, 2013-2021 Housing Element, Recreation Element, Open Space & Conservation Element, Community Design 2012, Safety Element 2013, and Noise Element 2015. As the General Plan is periodically updated, the preparer should refer to the current General Plan elements.

While all of the goals and policies adopted in the City of Camarillo General Plan are applicable to the overall development of the City, they are not all applicable to each and every new development project. In addition, the threshold of significance addresses the goals and policies that have been adopted for the purpose of avoiding or mitigating an environmental effect. For purposes of CEQA, the following goals and policies from the General Plan are applicable to general development projects. The preparer should refer to the current General Plan for any updates to these goals and policies.

Land Use Element

Residential Uses

- To identify residential neighborhood patterns as a means of assisting in their planning and protection.
- To provide each neighborhood with adequate and convenient public facilities and amenities, particularly park and recreation facilities.
- To protect residential property values and privacy by ensuring compatible development with surrounding land uses and by preventing the intrusion of incompatible land uses.
- To discourage through traffic in order to promote safe neighborhoods.
- Encourage adequate recreation facilities to serve the population expected to reside in cluster residential projects which may include recreation equipment for children, swimming pools, tennis courts, etc.
- Consider residential opportunities for properties being studied for reuse potential.

Commercial and Office Uses

- To achieve a balance of commercial areas that will provide for the retail business, professional and service needs of the residents of Camarillo, as well as attracting customers from the surrounding service areas.
- Provide adequate land and proper location for the various types of commercial activities so that they can provide optimum service to the community and surrounding service area.
- Encourage and promote the overall improvement of efficiency and visual appeal of all commercial areas in keeping with the Heritage Zone policy of the City as set forth in the Community Design Element.
- Alleviate the problems of traffic congestion and require adequate off-street parking geared to each of the types of commercial activity and the promotion of on-site pathways with interconnects to adjoining areas.
- Ensure compatibility by preventing the intrusion of incompatible uses within commercial areas. Improve the relationship between commercial areas and adjacent noncommercial land through landscape buffers which will insure the protection of adjacent residential land from annoyance by undue noise, light, traffic and other activities generated by intensive commercial use.
- Maintain a proper balance of commercial activities between the various commercial areas so that business opportunities and support will be at an optimum.
- Encourage the development of grouped neighborhood convenience shopping facilities to serve the needs of the adjacent residential areas. Require the development of landscaped pedestrian ways, bike paths, adequate parking and safe access from adjacent thoroughfares.
- Promote improved architectural appearance of commercial buildings and structures and require adequate setbacks and properly landscaped sites and means for proper maintenance.

- Provide adequate municipal services for all commercial areas, including the improvement of street appearance, through a program of street tree planting, suitable street lighting and the relocation of unsightly wires and utility poles. There should be careful regulation of signs and outdoor advertising to prevent unsightly proliferations which confuse rather than inform or identify uses.

Industrial Uses

- The least intensive industrial uses should be located as a transition between the heavier uses and adjacent residential or other more restrictive uses.
- Access to manufacturing districts should not be through or along the border of a residential area. Traffic should collect on industrial streets located within an industrial district and then be routed to external areas by way of major highways and freeways.
- Interior industrial subdivision circulation should be simple and functional and built to industrial standards.
- Where possible, access to railroad lines, by way of spur trackage, should be available to those industries desiring this type of service.
- Large setbacks and landscaped front yards should be required to improve the visual quality of the industrial environment.
- All storage and waste areas should be screened from view and enhance the quality of the environment.
- That uses which involve hazardous materials be reviewed with regard to impacts on adjoining residential uses and in accordance with the Safety Element of the General Plan and Zoning Ordinance.

Public Uses

- Locate facilities where they provide maximum service with the greatest efficiency.

Schools

- Protect school plant investments by preserving the character and quality of residential development which surround school facilities and by prohibiting objectionable uses from encroaching into immediate service areas.
- Assist in the coordination of school and park authorities to develop education/recreational complexes throughout the community, thereby providing mutual benefit of service, safety, convenience, efficiency, and economy.
- Promote the safety of children by requiring safe sidewalks, bikeways, and crossings in areas adjoining and leading to school sites.
- Coordinate with school authorities to make schools, by their design and location, contribute to the identities of the communities which they serve.

Circulation Element 2014

Roadway Network

- Policy 1.1.1. Residential areas shall be protected from unsafe or incompatible traffic from other land uses so as to maintain quality residential areas through proper land use planning. Discourage parking of non-residential vehicles on residential streets.
- Policy 1.1.2. Land use plans shall be designed to improve alternative modes of transportation, provide direct routes between uses, and strive to reduce the total vehicle miles traveled.
- Policy 1.1.4. At time of development application submittal, traffic shall be analyzed. A traffic study may be required to evaluate traffic impacts and any potential mitigation measures.
- Policy 1.2.1. A system of local and collector streets which serve residential neighborhoods should be established while protecting them from intrusion of cut through traffic.
- Policy 1.2.2. Residential neighborhood streets should be designed to avoid creating local streets which will ultimately function as collectors.
- Policy 1.2.3. Direct residential driveway access onto arterial streets should be avoided.
- Policy 1.2.7. Design of circulation infrastructure shall consider minimizing environmental impacts including those related to adjacent land uses, habitat, and visual resources.
- Policy 1.2.8. A project shall be responsible for providing improvements immediately adjacent to and between the limits of the project in accordance with the City's pave-out policy. A project is also responsible for its fair share of improvements at other intersections, roadways, and highways where significant impacts are created or where the project contributes to cumulative impacts.
- Policy 1.2.9. On-site circulation patterns shall be examined to ensure that traffic will flow in a reasonable manner and not interfere with normal traffic movement adjacent to the project or on the subject site.
- Policy 1.3.1. The City shall estimate air quality impacts of motor vehicle trips generated by land use changes in accordance with Ventura County Air Pollution Control District (VCAPCD) guidelines.
- Policy 1.3.2. The City shall identify and evaluate measures that will reduce the air quality impacts of motor vehicle trips that are consistent with regional air quality and transportation plans.
- Policy 1.3.3. New development shall mitigate air quality impacts, based on the amount of emissions that must be reduced to bring the project below the thresholds established by the VCAPCD, through contribution of funds toward a Transportation Demand Management (TDM) plan.
- Policy 1.3.4. The City shall encourage strategies to support the use of electric and other alternative fuel vehicles.
- Policy 2.1.2. Streetscapes shall be improved to enhance access, lighting, safety, and the overall experience for pedestrians, bicyclists, transit users, and vehicles.

- Policy 2.1.4. New developments shall provide for safe and efficient roadway operations through careful control of access, and overall street and development design. Strive to operate new and existing streets and intersections at accident rate levels below statewide averages.

Pedestrian and Bicycle Circulation

- Policy 5.1.1. Provide for streetscapes which present an aesthetically pleasing appearance and promote ease of use for pedestrian and bicycle traffic while also ensuring public safety.
- Policy 5.1.3. Commercial, industrial, and residential areas shall provide walkways and trails to promote walking where appropriate and consistent with the neighborhood character. Retrofit existing facilities where applicable and possible.
- Policy 5.2.2. Where pedestrian facilities are provided, they shall be accessible to persons with disabilities.
- Policy 5.2.4. Provide connections between residential and non-residential areas to encourage walking and biking.
- Policy 5.3.2. Facilities for bicycle travel shall be developed as shown in Figure 5-8, Bikeway Network and the Camarillo Bikeways Master Plan.
- Policy 5.3.3. Planting plans for street trees shall take into consideration shade and comfort for pedestrians and bicyclists. Tree types that significantly lift sidewalks should be avoided.
- Policy 5.3.4. Businesses, public facilities, and multi-family residential developments should provide bicycle parking facilities.

Public Transportation

- Policy 6.1.2. Bus turnouts should be considered in newly developed areas to allow for minimal disruption to traffic.
- Policy 6.2.3. The City shall encourage new developments to include transit facilities such as bus shelters, pads or turnouts, where appropriate, within or in proximity to their development.

Aviation, Rail, and Goods Movement

- Policy 7.2.1. The City shall continue to participate in efforts to ensure compatibility through compliance with the Airport Land Use Compatibility Plan and involvement in monitoring noise impacts upon the City.

Utilities

- Policy 10.1.4. Undergrounding of utilities shall be provided in accordance with City standards.
- Policy 10.1.5. New transmission corridors shall be identified to the extent warranted in all master plans and specific plans created for new growth areas.

- Policy 10.1.6. Wireless telecommunication facilities within the public right-of-way shall be designed to blend in with the surrounding environment and minimize visual impact. Antennas shall be installed on existing utility or light poles wherever feasible.
- Policy 10.1.7. Utilities and wireless communication facilities located within the public right-of-way shall be designed so as to not adversely impact the use of the public right-of-way including the movement and visibility of vehicles and pedestrians.

2013-2021 Housing Element

- Policy 1. Preserve the high quality of the City's existing housing stock and residential environment.
- Policy 2. Meet the City's local housing needs commensurate with its fair share of regional needs, including housing that is affordable to all income groups, to the maximum extent feasible.

Recreation Element

- As a general standard, the Pleasant Valley Recreation and Park District and the City of Camarillo recommends that for each 1,000 persons, a total of 2½ acres of neighborhood parks and 2½ acres of community parks should be required for a combined total of 5 acres of parkland per 1,000 residents.

Open Space and Conservation Element

- Policy 5. Encourage private and quasi-private landowners to provide open space for recreation, landscaping, and preservation of natural land features where feasible.
- Policy 6. Identify and limit the extent and intensity of uses and development in hazardous areas such as, but not limited to, unstable or erosive soil, steep terrain, streambeds or seismic fault zones.
- Policy 7. Identify and protect natural watersheds, natural drainage beds and water recharge areas to achieve recovery of local water and the preservation of natural plant and animal habitat.
- Policy 8. Preserve the natural features and general environmental characteristics of the hillside areas with minimum disturbance to native plants and animals. Establish open space areas that maintain and enhance the hillsides and provide a buffer between developments and open space and agriculture.
- Policy 10. Encourage development in areas where services and facilities already exist and are underused. Promote efficient extension of utilities and services.

Community Design Element 2012

Overall Community Character Policies

- 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.

- Policy CD-1.2.3. Require that the architecture and site design of new developments are compatible with the surrounding context.
- Policy CD-1.3.1. Require new developments to create pleasing transitions to surrounding development.
- 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.
- Policy CD-1.4.2. Enhance design for all new development and redevelopment through application of materials and design elements including:
 - 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 (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 configurations 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 (articulation of all facade 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

Residential Area Policies

- Policy RA-1.5.1. Encourage walkable neighborhoods with sidewalks, street trees and linkages to common areas.
- Policy RA-1.7.3. Create common open space areas and enhanced landscaped focal points.
- Policy RA-1.7.4. Provide high-quality architecture with emphasis on facades that are visible from public streets.

- Policy RA-2.1.1. Integrate new in-fill development into the existing neighborhood pattern and, where applicable, extend or complete the existing street network.
- Policy RA-2.1.2. Workforce and affordable housing shall be well designed and attractive and is to be compatible with surrounding properties.
- Policy RA-3.1.2. Increase density around transit stations.

Commercial Area Policies

- Policy CA-1.1.1. Building architecture along Highway 101, primary collectors and secondary collectors shall be of the highest quality.

Industrial Area Policies

- Policy IA-1.6.1. The industrial performance standards contained in the Zoning Ordinance are to be complied with to insure that the use will not be detrimental to other adjoining land uses.
- Policy IA-1.6.3. Orient openings to maximize northern and southern exposure.
- Policy IA-1.6.4. Orient openings to maximize natural cross-flow ventilation.
- Policy IA-1.6.5. Provide landscaping that will provide shade throughout the summer and allow for the use of winter sun.

Public and Quasi-Public Policies

- Policy PQPF-1.1.1. Public buildings should present a good architectural character based on style, color, material and texture.

Open Space Areas Policies

- Policy OSA-1.1.1. New developments should incorporate appropriate public open space into site designs.
- Policy OSA-1.1.2. Integrate bicycle and pedestrian trails adjacent to open spaces to enhance connectivity throughout the City and the region.
- Policy OSA-1.2.1. Ensure new development is consistent with City greenbelt agreements, including the City of Camarillo General Plan CURB Element and SOAR initiative.

Gateways, Streets and Corridors Policies

- Policy GSC-1.1.1. Preserve the visual and physical connections to agriculture by protecting views from streets, parks and open spaces to agriculture and hillsides. Where new streets are extended adjacent to agriculture, encourage hillside and open space views by maintaining agricultural activities at the road edge.
- Policy GSC-1.1.2. Use public streets or pathways to form the edge of developed areas, allowing views of open space from streets.

- Policy GSC-1.1.3. Buildings located adjacent to Highway 101 should be aesthetically pleasing and in conformance with the Heritage Zone requirements. Parking areas that are visible from Highway 101 should be screened to the extent possible.
- Policy GSC-1.2.3. Encourage use of “complete street” strategies for new streets and redesign of older, existing streets. Complete streets are roadways designed and operated to enable safe, attractive, and comfortable access and travel for all users, including pedestrians, bicyclists, motorists, and public transport users of all ages and abilities.
- Policy SC-1.1.1. The following roadways shall be maintained and preserved as major or minor scenic corridors with key entry points as shown in Figure 10.12:
 - a. Highway 101
 - b. Lewis Road
 - c. Las Posas Road/Upland Road
 - d. Pleasant Valley Road/Santa Rosa Road
- Policy SC-1.1.2. Bridges, culverts, drainage ditches and other roadway ancillary elements shall be of an appropriate design quality for visual corridor functions.
- Policy SC-1.1.3. Side slopes, walls, and earthen berms adjacent to roadways shall be natural in appearance to minimize visual impacts along scenic corridors.
- Policy SC-1.1.4. All landscaping located within designated scenic corridors shall be designed in accordance with established design guidelines herein as well as the Street Median and Parkway Master Plan.
- Policy SC-1.2.1. Development shall provide compatible landscaping themes with the visual character of the designated scenic corridors.
- Policy SC-1.2.2. Review the heights and setbacks of all structures to ensure the preservation of visual corridors and the maintenance of an open, scenic quality within each corridor.
- Policy SC-1.2.3. Review the size, height, numbers and type of on-premise signs to minimize their impact to scenic corridors.
- Policy SC-1.2.4. Locate new and relocated utilities underground when possible. All others should be placed and screened when feasible to minimize public viewing.

Sustainable Design Policies

- Policy S-1.1. Encourage development within and near existing communities or public transportation infrastructure to reduce vehicle trips and induce pedestrian activity.

- Policy S-1.2. Promote neighborhoods that are physically connected to each other to foster community and connectedness beyond the individual project.
- Policy S-1.3. Minimize erosion to protect habitat and reduce stress on natural water systems by preserving steep slopes in a natural, vegetated state.
- Policy S-1.4. Design parking to increase the pedestrian orientation of projects and minimize the adverse environmental effects of parking facilities (locate parking at the side or rear of buildings leaving building frontages and streetscapes free of parking facilities where feasible).
- Policy S-2.1. Encourage the design of projects that incorporate high levels of internal connectivity and connections to surrounding development to promote a variety of travel options.
- Policy S-2.2. Provide direct and safe connections for pedestrians, bicyclists and drivers to key components of a project, local destinations and neighborhood centers.
- Policy S-2.3. Encourage the design and construction of buildings to utilize green building practices.
- Policy S-2.4. Preserve existing tree canopy, native vegetation and pervious surfaces.
- Policy S-2.5. Preserve community livability, transportation efficiency and walkability.
- Policy S-2.6. Provide appealing and comfortable pedestrian street environments in order to promote pedestrian activity.
- Policy S-2.7. Promote bicycling and transportation efficiency.
- Policy S-3.1. Encourage the design and construction of energy-efficient buildings to reduce air, water and land pollution and environmental impacts from energy production and consumption.
- 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.
- Policy S-3.3. Achieve enhanced energy efficiency by creating the optimum conditions for the use of passive and active solar strategies.

Safety Element 2013

Citywide Safety

- Policy SAF-1.1b. Review public safety infrastructure and staff resources as new development is planned or proposed within the City of Camarillo Planning Area.
- Policy SAF-1.1c. Encourage the dedication of open space areas where potential hazards (fault zones, floodplains, fire hazard areas, etc.) may be located.

Geologic and Seismic Hazards

- Policy SAF-2.1a. Minimize geologic hazards by identifying and addressing potential hazards during the planning and engineering of proposed development and/or improvement projects.
- Policy SAF-2.1b. Require the preparation of a geologic/geotechnical investigation (performed by a Certified Engineering Geologist and/or Geotechnical Engineer) for all new development or redevelopment projects located in areas of potential hazards. That investigation should include adequate analysis and appropriate mitigation of potential hazards to the satisfaction of the City Engineer or their designee. Special consideration should be given to terrain, soils, slope stability, and erosion issues, where applicable.
- Policy SAF-2.2a. Review development projects involving construction within Earthquake Fault Hazard Zones (as depicted on the State of California, Earthquake Fault Hazards Map for County of Ventura in accordance with the requirements of the Alquist-Priolo Earthquake Fault Zoning Act and the policies and criteria established by the State).
- Policy SAF-2.2c. Design roadways, streets, highways, utility conduits, and oil and gas pipelines, to avoid crossing active faults where feasible. When such location is unavoidable, the design should include measures to reduce the effects of any fault movement as much as possible.
- Policy SAF-2.2d. Locate new critical facilities, special occupancy structures, or hazardous materials storage facilities outside of active fault zones unless demonstrated that the facility is not subject to fault rupture hazard.
- Policy SAF-2.2g. Require additional analysis for development within areas susceptible to secondary seismic impacts (liquefaction, landsliding, subsidence, etc.) to determine the potential risk to these hazards and identification of mitigation measures, to the satisfaction of the City Engineer or their designee.

Flooding

- Policy SAF-3.1b. Prevent incompatible land uses and development within the 100-year and 500-year floodplains and prohibit residential development within the regulatory floodway.
- Policy SAF-3.1g. Promote low impact development techniques such as pervious paving, on-site groundwater recharge, rainwater harvesting, minimization of building footprints, and bioretention to improve defensive measures against storm events and storm water pollution.
- Policy SAF-3.2c. Discourage critical and essential uses within designated dam inundation areas.

Fire Hazards

- Policy SAF-4.1a. Ensure that new and existing developments have an adequate water supply and access for fire protection and evacuation purposes.

- Policy SAF-4.1b. Include fire-resistant building materials, fire-resistant vegetation, cleared firebreaks, and/or a long-term comprehensive fuel management program into the design of any project in a fire hazard area.
- Policy SAF-4.1c. Require that all new residential subdivisions provide adequate access for emergency vehicles and resident evacuation.
- Policy SAF-4.1d. Assess all new developments located in or adjacent to wildland areas to determine their vulnerability to fire and/or potential as a source of fire.
- Policy SAF-4.2e. Encourage the use of development features such as roads and fuel modification zones to buffer homes from wildland fire.

Hazardous Materials and Waste

- Policy SAF-5.1g. Review new development or redevelopment projects located on sites with known and/or potential hazards to ensure hazards have been identified and remediated in accordance with applicable regulatory requirements.
- Policy SAF-5.2a. Require new development that will generate hazardous wastes or utilize hazardous materials to identify hazardous waste reduction, recycling, and storage areas on site plans.
- Policy SAF-5.2b. Ensure that land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials are located and operated to reduce risk to other land uses.
- Policy SAF-5.2f. Require that new pipelines and other channels carrying hazardous materials avoid residential areas and other sensitive land uses to the greatest extent possible.

Aircraft Hazards

- Policy SAF-6.1b. Review development and redevelopment projects for consistency with the Ventura County Comprehensive Airport Land Use Plan (ACLUP).
- Policy SAF-6.1c. Refer discretionary development within the Airport Hazard Zones to the Airport Land Use Commission (also known as the Ventura County Transportation Commission) and the County of Ventura Department of Airports for consistency review with the Ventura County Airport Comprehensive Land Use Plan (ACLUP), as applicable per the study area boundaries shown on Exhibit 11-10a, Camarillo Airport Study Area.
- Policy SAF-6.1d. Require development projects within the Airport Hazard Zones to comply with Part 77 of the Federal Aviation Regulations (objects affecting navigable airspace).

Noise Element 2015

Noise and Land Use Planning Integration

- Policy 1.1.2. Where a potential noise conflict may occur, developers should submit noise assessment reports during the project planning process to identify potential noise impacts to their own developments

and on nearby residential uses and other noise-sensitive land uses. New developments should incorporate appropriate noise mitigation measures in their project designs in order to meet the standards contained in this Element and the Camarillo Municipal Code.

- Policy 1.1.3. State noise insulation standards should be applied for exterior-to-interior and for party walls and floor/ceiling noise control to new single-family and multi-family structures.
- Policy 1.1.4. Ensure the compatibility of land uses when making land use planning decisions by requiring noise-reducing design features for projects that are adjacent to major roadways, the railroad, and the airport.
- Policy 1.1.5. The City should encourage the use of soundwalls, berms and/or other noise attenuation measures in the design of residential uses and other noise-sensitive land uses that are adjacent to and impacted by major roads, rail lines, commercial and industrial areas.

Transportation Noise Control

- Policy 2.1.3. Contractors should incorporate appropriate noise mitigation measures, such as limiting the hours of construction, into new and upgraded roadway projects adjacent to nearby noise-sensitive land uses.
- Policy 2.1.5. Developers of new residential projects located in the vicinity of Camarillo Airport should inform potential residential property owners of airport generated and overflight noise.

Community Noise Control

- Policy 3.1.6. Design and construction features should be incorporated into residential and mixed-use projects to shield residents from excessive noise.
- Policy 3.1.7. The placement of noise-generating sources such as gathering places, loading bays, parking lots, and trash enclosures should be considered in mixed-use developments to ensure compatibility with residential uses.

The preparer of environmental documents for larger projects that are of regional significance and subject to review by SCAG should also determine whether the development and operation of the project would conflict with any of the following goals from the 2016 RTP/SCS that are applicable to the project, and then determine whether one or more conflicts would result in a significant impact:

- Goal 1. Align the plan investments and policies with improving regional economic development and competitiveness.
- Goal 2. Maximize mobility and accessibility for all people and goods in the region.
- Goal 3. Ensure travel safety and reliability for all people and goods in the region.
- Goal 4. Preserve and ensure a sustainable regional transportation system.
- Goal 5. Maximize the productivity of our transportation system.

- Goal 6. Protect the environment and health of our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking).
- Goal 7. Actively encourage and create incentives for energy efficiency, where possible.
- Goal 8. Encourage land use and growth patterns that facilitate transit and active transportation.
- Goal 9. Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies. (Note - SCAG does not yet have an agreed-upon security performance measure.)

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
a. Physically divide an established neighborhood or community?	<p>No Impact. The project does not divide an established neighborhood that relies on interconnected activity.</p> <p>Less Than Significant Impact. The project divides an established neighborhood but provides for connection through the design of the project.</p> <p>Potentially Significant Impact. The project divides an established neighborhood that relies on interconnected activity.</p>
b. 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?	<p>No Impact. The project does not involve a direct or reasonably foreseeable indirect physical change in the environment.</p> <p>Less Than Significant Impact. The project is consistent with all goals and policies from the City of Camarillo General Plan that were adopted for the purpose of avoiding or mitigating an environmental effect and that are applicable to the project.</p> <p>Potentially Significant Impact. The project is inconsistent with one or more goals and policies from the City of Camarillo General Plan that were adopted for the purpose of avoiding or mitigating an environmental effect and that are applicable to the project.</p>

MINERAL RESOURCES

Background Information

According to the Generalized Mineral Land Classification Map of Southern Ventura County (1993) published by the California Department of Conservation, the land within the City of Camarillo does not contain any significant aggregate mineral deposits. The Department of Conservation is unable to evaluate mineral resource significance for the Camarillo Hills from available data, however, there are no areas located within the boundaries of the City of Camarillo that are designated as mineral resources recovery areas in the City of Camarillo General Plan, a City specific plan, or any other land use plan applicable to the City.

Areas of Camarillo have also been used for the recovery of oil resources. There are three oil fields located within the boundaries of the City. One of these is in the Camarillo Springs area. Another small field is located in the central area of the City along Lewis Road. The eastern tip of a large oil field is located in the southwestern portion of the City. This oil field includes the western portion of Camarillo Airport and a portion of the industrial area along Ventura Boulevard, and it extends to the west into the City of Oxnard. Oil and gas leases may exist within these oil fields.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
a. 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?	<p>No Impact. The project site does not contain any known mineral resources that could be extracted for commercial purposes.</p> <p>Less Than Significant Impact. The project site contains known mineral resources that could be extracted for commercial purposes and the project does not preclude the extraction of the known mineral resources.</p> <p>Potentially Significant Impact. The project site contains known mineral resources that could be extracted for commercial purposes and the project would preclude the extraction of the known mineral resources.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
b. 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?	<p>No Impact. The project site is not within a locally important mineral resource recovery site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan.</p> <p>Less Than Significant Impact. The project site is within a locally important mineral resource recovery site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan and the project does not preclude the extraction of the known mineral resources.</p> <p>Potentially Significant Impact. The project site is within a locally important mineral resource recovery site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan and the project would preclude the extraction of the known mineral resources.</p>

NOISE AND VIBRATION

Background Information

Fundamentals of Sound and Environmental Noise

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise is typically defined as unwanted sound. A typical noise environment consists of a base of steady ambient noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources, such as an occasional aircraft or train passing by to virtually continuous noise sources like traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- **L_{eq}** – The equivalent energy noise level is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
- **CNEL** – The Community Noise Equivalent Level is a 24-hour average L_{eq} with a 10 dBA “penalty” added to noise during the hours of 10:00 P.M. to 7:00 A.M., and an additional 5 dBA penalty during the hours of 7:00 P.M. to 10:00 P.M. to account for noise sensitivity in the evening and nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.7 dBA CNEL.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day, night, or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60–70 dBA range, and high above 70 dBA. Noise levels greater than 85 dBA can cause temporary or permanent hearing loss. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet suburban residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate level noise environments are urban residential or semi-commercial areas (typically 55–60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with noisier urban residential or residential-commercial areas (60–75 dBA) or dense urban or industrial areas (65–80 dBA).

When evaluating changes in 24-hour community noise levels, a difference of 3 dBA is a barely perceptible increase to most people. A 5 dBA increase is readily noticeable, while a difference of 10 dBA would be perceived as a doubling of loudness.

Noise levels from a particular source decline as distance to the receptor increases. Other factors, such as the weather and reflecting or shielding, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA at acoustically “hard” locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dBA at acoustically “soft” locations (i.e., the area between the source and receptor is earth or has vegetation, including grass). Noise from stationary or point sources is reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The manner in which older homes in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows. The exterior-to-interior reduction of newer homes, hotels, and commercial buildings is generally more than 30 dBA.

Fundamentals of Ground-borne Vibration

Vibration is sound radiated through the ground. Vibration can result from a source (e.g., train operations, motor vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby, creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as ground-borne vibration. Ground-borne vibration is measured as peak particle velocity (PPV) in inches

per second. The general human response to different levels of ground-borne vibration velocity levels is described below in Table 1 while ground-borne vibration levels that could induce potential damage to buildings are identified in Table 2. These vibration levels have been adopted by the California Department of Transportation (Caltrans) as the standards to evaluate potential impacts related to construction activities.

TABLE 1 - HUMAN RESPONSE TO LEVELS OF GROUND-BORNE VIBRATION

Human Response	Maximum PPV in Inches per Second	
	Transient Sources	Continuous/Frequent Intermittent Sources
Barely Perceptible	0.04	0.01
Distinctly Perceptible	0.25	0.04
Strongly Perceptible	0.9	0.1
Severe	2	0.4

Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Source of table data: Jones & Stokes. June 2004. *Transportation- and Construction-Induced Vibration Guidance Manual*. Sacramento, California: California Department of Transportation.

Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground-borne vibration from traffic is rarely perceptible.

City of Camarillo Noise Standards

The City of Camarillo has adopted a Noise Ordinance (Section 10.34 of the Camarillo Municipal Code), which identifies noise standards for various sources, specific noise restrictions, exemptions, and variances for sources of noise within the City. The Noise Ordinance applies to all noise sources with the exception of any vehicle that is operated upon any public highway, street or right-of-way, or to the operation of any off-highway vehicle, to the extent that it is regulated in the State Vehicle Code, and all other sources of noise that are specifically exempted. The Noise Ordinance exterior noise standards are identified in Table 3.

TABLE 2 - GROUND-BORNE VIBRATION DAMAGE POTENTIAL CRITERIA

Structure and Condition	Maximum PPV in Inches per Second	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely Fragile Historic Buildings, Ruins, Ancient Monuments	0.12	0.08

Fragile Buildings	0.2	0.1
Historic and Some Old Buildings	0.5	0.25
Older Residential Structures	0.5	0.3
New Residential Structures	1	0.5
Modern Industrial/Commercial Buildings	2	0.5

Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Source of table data: Jones & Stokes. June 2004. *Transportation- and Construction-Induced Vibration Guidance Manual*. Sacramento, California: California Department of Transportation.

TABLE 3 - CITY OF CAMARILLO EXTERIOR NOISE STANDARDS

Noise Zone	Designated Noise Zone Land Use	7 a.m. to 9 p.m.	9 p.m. to 7 a.m.
Exterior Noise Standards			
I	Agricultural and Open Space Properties	55 dBA L_{eq}	45 dBA L_{eq}
II	Residential Properties	55 dBA L_{eq}	45 dBA L_{eq}
III	Commercial/Office Properties	65 dBA L_{eq}	55 dBA L_{eq}
IV	Industrial Properties	65 dBA L_{eq}	55 dBA L_{eq}

Unless otherwise provided in Section 10.34 of the Camarillo Municipal Code, no person shall operate or cause to be operated any source of sound at any location within the City, or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person which causes the noise levels when measured on any other property to exceed the following standards:

Standard No. 1 is the applicable ambient exterior noise level as set forth above plus five dBA for a cumulative period of more than 20 minutes in any hour.

Standard No. 2 is the applicable ambient exterior noise level as set forth above plus 10 dBA for a cumulative period of more than 10 minutes in any hour.

Standard No. 3 is the applicable ambient exterior noise level as set forth above plus 15 dBA for a cumulative period of more one minute in any hour.

The Noise Ordinance interior noise standards are identified in Table 4. The Noise Ordinance does not identify any interior noise standards for non-residential dwelling units.

TABLE 4 - CITY OF CAMARILLO INTERIOR NOISE STANDARDS

Noise Zone	Designated Noise Zone Land Use	7 a.m. to 9 p.m.	9 p.m. to 7 a.m.
Interior Noise Standards			
I	Agricultural and Open Space Properties	55 dBA L_{eq}	45 dBA L_{eq}

All	Common Wall & Freestanding Residential Dwellings	45 dBA L _{eq}	40 dBA L _{eq}
<p>No person shall operate or cause to be operated within a dwelling unit any source of sound or allow the creation of any noise which causes the noise level when measured inside a neighboring receiving dwelling unit to exceed the following:</p> <p>Standard A is the applicable ambient exterior noise level as set forth above plus five dBA for a cumulative period of more than five minutes in any hour.</p> <p>Standard B is the applicable ambient exterior noise level as set forth above plus 10 dBA for a cumulative period of more than one minute in any hour.</p>			

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 or at any time on Sunday, or at any time on any public holiday.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
a. 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?	<p>No Impact. The project does not generate any construction noise levels in the vicinity of residential properties.</p> <p>Less Than Significant Impact. The project does not 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.</p> <p>Potentially Significant Impact. The project would 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.</p>

Background Information

As part of its comprehensive planning process, SCAG has divided its jurisdiction into 15 subregions. The City of Camarillo is a SCAG member city and is located within the Ventura County Subregion.

SCAG works with its member cities and subregional organizations to develop population projections, which form the basis of the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), Regional Housing Needs Assessment (RHNA), and other regional planning efforts. The most recent approved regional planning effort is the 2016-2040 RTP/SCS, which was adopted by SCAG's Regional Council in April 2016. The Demographics & Growth Forecast Appendix for the 2016-2040 RTP/SCS identifies population projections for the City of Camarillo of 66,300 persons in 2012 and 79,900 in 2040.

SCAG is in the process of developing the 6th cycle RHNA allocation plan which will cover the planning period October 2021 through October 2029. It is planned for adoption by SCAG in October 2020. The 5th cycle RHNA allocation for Camarillo is for 2,224 new homes.

City goals and policies for population and housing are largely addressed in the Land Use Element, 2013-2021 Housing Element, and Camarillo Urban Restriction Boundary ("CURB") of the City of Camarillo General Plan.

California recently responded to the housing needs to the state by signing into law Senate Bill 330, the Housing Crisis Act of 2019. SB 330 is designed to speed up housing construction in California during the next half-decade by slashing the time it takes to obtain building permits, limiting fee increases on housing applications, and barring local governments from reducing the number of homes that can be built. Under SB 330, jurisdictions throughout the state are barred from changing building design standards, reducing the number of housing units allowed (downzoning), establishing a population cap, or enacting moratoriums on new housing construction.

SB 330 also includes anti-displacement measures: It bans the demolition of existing occupied or vacant protected residential units unless developers replace all of them, pay to rehouse tenants, and offer those renters first right of return at the same rent. Under SB 330, "protected units" means any of the following:

- Residential dwelling units that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the past five years.
- Residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years.
- Residential dwelling units that are or were occupied by lower or very low income households within the past five years.
- Residential dwelling units that were withdrawn from rent or lease in accordance with Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 within the past 10 years.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
<p>a. Induce substantial unplanned population growth in an area, either directly or indirectly?</p>	<p>No Impact. The project does not include any new housing or businesses and does not extend any infrastructure to areas where growth is unplanned.</p> <p>Less Than Significant Impact. The project includes new housing and/or businesses, but the site has been planned for urban uses in the City of Camarillo General Plan, and the project does not extend any infrastructure to areas where growth is unplanned.</p> <p>Potentially Significant Impact. The project includes new housing and/or businesses and the site has not been planned for urban uses in the City of Camarillo General Plan.</p> <p>and/or</p> <p>The project extends infrastructure to areas where growth is unplanned.</p>
<p>b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</p>	<p>No Impact. The project does not result in the displacement of any existing housing units.</p> <p>Less Than Significant Impact. The project results in the displacement of 10 or fewer existing housing units.</p> <p>Potentially Significant Impact. The project results in the displacement of more than 10 existing housing units.</p>

PUBLIC SERVICES AND RECREATION

Background Information

The City of Camarillo receives fire protection and emergency services from the Ventura County Fire Department (VCFD). The VCFD engages in activities that are aimed at preventing fires and compliance with California Building Standards Code, Chapters 7 and 7A, and the California Fire Code (California Code of Regulations, Title 24, Part 9). The VCFD provides fire protection engineering, building inspections for code compliance, and hazardous materials inspections. The VCFD also provides education and training in public safety and emergency preparedness.

There are three fire stations which serve the City: Station 50 at 189 S. Las Posas Road; Station 52 at 5353 Santa Rosa Road.; and Station 54 at 2160 Pickwick Drive. According to the City of Camarillo Safety Element 2013, it is anticipated that average emergency response times within Camarillo are five minutes or less.

Police Protection Services for the City of Camarillo have been provided on a contract basis by the Ventura County Sheriff's Department since the City's incorporation in 1964. The City is served by the Camarillo Police Station, located at 3701 East Las Posas Road.

Public education is provided to the residents of Camarillo by the Pleasant Valley School District (PVSD) for grades K-8 and the Oxnard Union High School District (OUHSD) for grades 9-12. In addition, there are several public charter and private schools operating within Camarillo.

Attendance at area schools is dependent upon the boundaries drawn by the local school districts and students often do not attend the school that is physically closest to their homes. The attendance boundaries of individual schools are adjusted by the school districts periodically on an as-needed basis.

Public parks are primarily provided to the residents of Camarillo by the Pleasant Valley Recreation and Park District (PVRPD). The PVRPD was formed in 1962 under the State Public Resources Code of California and serves an area of approximately 44 square miles. The PVRPD operates 28 parks in the Camarillo area. A variety of recreational facilities exist, including swimming pools (indoor and outdoor), lighted ball fields, tennis courts, racquetball courts, a running track, children's play equipment, picnic shelters and barbecues, and an equestrian center. In addition, the City of Camarillo owns and operates Constitution Park adjacent to Camarillo City Hall and Dizdar Park in Old Town Camarillo. As a general standard, the Pleasant Valley Recreation and Park District and the City of Camarillo recommends that for each 1,000 persons, a total of 2½ acres of neighborhood parks and 2½ acres of community parks should be required for a combined total of 5 acres of parkland per 1,000 residents.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
<p>Would the project:</p> <p>a. Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services?</p> <ul style="list-style-type: none"> • Fire Protection • Police Protection • Schools • Parks • Other Public Services 	<p>No Impact. The project does not increase a demand for new or additional public services and recreation.</p> <p>Less Than Significant Impact. The project results in an increased demand for new public services and recreation, but no new or physically altered government facilities are needed to accommodate the increased demand.</p> <p>Potentially Significant Impact. The project results in an increased demand for new public services and recreation and new or physically altered government facilities are needed to accommodate the increased demand.</p>
<p>b. 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?</p>	<p>No Impact. The project does not increase the use of existing neighborhood parks or other recreational facilities.</p> <p>Less Than Significant Impact. The project includes recreational facilities to accommodate the demands of the project population (five acres per 1,000 residents).</p> <p>Potentially Significant Impact. The project does not include recreational facilities to accommodate the demands of the project population (five acres per 1,000 residents).</p>

Background Information

- (1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.
- (2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

- (3) **Qualitative Analysis.** If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.
- (4) **Methodology.** A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<p>No Impact. The project does not affect the existing or planned circulation system and/or does not require the provision of transit, roadway, bicycle, and pedestrian facilities.</p> <p>Less Than Significant Impact. The project affects the existing or planned circulation system and/or requires the provision of transit, roadway, bicycle, and pedestrian facilities, but is consistent with the City of Camarillo Circulation Element policies for these facilities.</p> <p>Potentially Significant Impact. The project affects the existing or planned circulation system and/or requires the provision of transit, roadway, bicycle, and pedestrian facilities and is inconsistent with one or more of the City of Camarillo Circulation Element policies for these facilities.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) for the reduction of vehicle miles travelled (VMT)?	<p>No Impact. The project does not change VMT or decreases VMT in the project area as compared to existing conditions.</p> <p>Less Than Significant Impact. The project is within one-half 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.</p> <p>or</p> <p>The project generates fewer than 110 trips per day.</p> <p>Potentially Significant Impact. Residential project results in per capita VMT that exceeds 85 percent of existing regional or city average VMT. Office project results in per employee VMT that exceeds 85 percent of existing regional average VMT.</p>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?	<p>No Impact. The project does not require the construction of roadway infrastructure or create an incompatible use.</p> <p>Less Than Significant Impact. The project meets City standards for the design of roadway and site access infrastructure, and the project does not introduce incompatible uses onto the surrounding roadway infrastructure.</p> <p>Potentially Significant Impact. The project does not meet City standards for the design of roadway and site access infrastructure, and/or the project introduce incompatible uses onto the surrounding roadway infrastructure.</p>
d. Result in inadequate emergency access?	<p>No Impact. The project does not require the provision of emergency access.</p> <p>Less Than Significant Impact. The project meets City standards for the design and provision of emergency access.</p> <p>Potentially Significant Impact. The project does not meet City standards for the design and provision of emergency access.</p>

UTILITIES AND SERVICE SYSTEMS

Background Information

The City of Camarillo is served by a total of six water purveyors. The majority of the City, however, is served by the Camarillo Water Division, which operates within the City of Camarillo Department of Public Works, and the Camrosa Water District. The Camarillo Water Division supplies nearly 60 percent of the City with potable water while the Camrosa Water District supplies nearly 40 percent of the City. Based on the recent drought conditions, both the Camarillo Water Division and the Camrosa Water District have adopted water conservation ordinances that require the developers of new developments to provide water supplies from existing sources so that no increase in water supplies is needed to be obtained by these purveyors.

The City is also served by two wastewater treatment purveyors. The majority of the City is served by the Camarillo Sanitary District, which operates within the City of Camarillo Department of Public Works, while the remainder of the City is served by the Camrosa Water District. Sewage from the Camarillo Sanitary District service area is conveyed via sewer infrastructure to the Camarillo Wastewater Treatment Plant (CWTP). The CWTP has a current capacity of 7.25 million gallons per day. In addition to the treatment plant, the Camarillo Sanitary District maintains nearly 158 miles of underground sewer lines and four pump stations. Sewage from the Camrosa Water District service area is conveyed via sewer infrastructure to the Camrosa Wastewater Reclamation Facility located near Cal State Channel Islands. The Camrosa Wastewater Reclamation Facility has a current capacity of 1.5 million gallons per day (mgd) and a current average flow of approximately 1.3 mgd.

The City of Camarillo has an exclusive agreement with E.J. Harrison & Sons trash company for regular day-to-day refuse service. Refuse from the project would also be subject to this agreement as the project site is within the City of Camarillo. Trash from the City is taken to the following landfills and transfer stations:

- Chiquita Canyon Sanitary Landfill, 29201 Henry Mayo Drive, Valencia, CA.
- Simi Valley Landfill & Recycling Center, 2801 Madera Road, Simi Valley, CA.
- Toland Road Landfill, 3500 North Toland Road, Santa Paula, CA.
- Gold Coast Recycling and Transfer Station, 5275 Colt Street, Ventura, CA.

All solid-waste-generating activities within the City of Camarillo are subject to the requirements set forth in California Assembly Bill (AB) 939, which requires each city and county to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting.

Electricity is provided to customers in Camarillo by Southern California Edison (SCE). SCE provides electric power to more than 14 million persons in 15 counties and in 180 incorporated cities, within a service area encompassing approximately 50,000 square miles. SCE derives electricity from varied energy resources including fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power

generation, and wind farms. SCE also purchases from independent power producers and utilities, including out-of-state suppliers.

Natural gas is provided to customers in Camarillo by the Southern California Gas Company. Most of the natural gas used in California comes from out-of-state natural gas basins. In 2012, California customers received 35% of their natural gas supply from basins located in the Southwest, 16% from Canada, 40% from the Rocky Mountains, and 9% from basins located within California. The Southern California Gas Company owns and operates several natural gas storage fields that are located in northern and southern California. These storage fields, and four independently owned storage utilities – Lodi Gas Storage, Wild Goose Storage, Central Valley Storage, and Gill Ranch Storage – help meet peak seasonal natural gas demand and allow California natural gas customers to secure natural gas supplies more efficiently.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
<p>a. Require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</p>	<p>No Impact. The project does not increase a demand for new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities.</p> <p>Less Than Significant Impact. The project results in an increased demand for water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications services, but no new or expanded utilities facilities are needed to accommodate the increased demand.</p> <p>Potentially Significant Impact. The project results in an increased demand for water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications services and new or expanded utilities facilities are needed to accommodate the increased demand.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
<p>b. Comply with the applicable water purveyor water conservation ordinance requirements for new development projects?</p>	<p>No Impact. The project does not require the provision of potable water supplies from the applicable water purveyor.</p> <p>Less Than Significant Impact. The project requires the provision of potable water from the applicable water purveyor, but it complies with the applicable water conservation ordinance requirements for new development projects.</p> <p>Potentially Significant Impact. The project requires the provision of potable water from the applicable water purveyor and it does not comply with the applicable water conservation ordinance requirements for new development projects.</p>
<p>c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</p>	<p>No Impact. The project does not generate an increase in wastewater.</p> <p>Less Than Significant Impact. The project generates an increase in wastewater, but the applicable wastewater treatment facility has adequate capacity to accommodate the projected increase.</p> <p>Potentially Significant Impact. The project generates an increase in wastewater and the applicable wastewater treatment facility does not have adequate capacity to accommodate the projected increase.</p>
<p>d. 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?</p>	<p>No Impact. The project does not generate an increase in solid waste.</p> <p>Less Than Significant Impact. The project generates an increase in solid waste, but the project complies with applicable solid waste reduction goals.</p> <p>Potentially Significant Impact. The project generates an increase in solid waste and the project does not comply with applicable solid waste reduction goals.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
Would the project:	
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<p>No Impact. The project does not generate an increase in solid waste.</p> <p>Less Than Significant Impact. The project generates an increase in solid waste, but the project complies with applicable solid waste reduction goals.</p> <p>Potentially Significant Impact. The project generates an increase in solid waste and the project does not comply with applicable solid waste reduction goals.</p>

WILDFIRE

Background Information

A wildland fire is an uncontrolled fire spreading through vegetative fuels that may expose or consume structures. Although not located in a wilderness area, the threat of a wildland fire in or near Camarillo is high due to the wildland urban areas in and around the City, where structures and other human development meet or intermingle with wildland or vegetative fuels. The threat of wildfire is particularly significant during dry summer months and when there are strong Santa Ana winds. The fire season typically extends approximately five to six months, from late spring through fall. The aftermath of wildland fire produces new areas of potential landslide as burned and defoliated soils are exposed to winter rains.

The undeveloped hillside areas in and adjacent to the City present a potentially serious hazard due to the high potential for large-scale wildland fires. These areas are shown in Exhibit 11-7 of the City of Camarillo Safety Element 2013. The hills along the northern and eastern boundaries of the City are notorious for their threat of wildland fires that move quickly through the area. According to the Ventura County Community Wildfire Protection Plan and Cal Fire, these areas are within the "Very High" Fire Severity Zone. Other portions of land to the north and east are within the "Moderate" Fire Severity Zone.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
If located in or near areas or lands classified in the City of Camarillo's General Plan Safety Element as very high or high fire hazard severity zones, would the project:	
a. Substantially impair an adopted emergency evacuation plan?	<p>No Impact. The project does not provide any physical impediments to any of the City's designated evacuation routes.</p> <p>Less Than Significant Impact. The project temporarily limits one or more of the City's designated evacuation routes.</p> <p>Potentially Significant Impact. The project permanently limits one or more of the City's designated evacuation routes.</p>
b. 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?	<p>No Impact. The project does not involve a direct or reasonably foreseeable indirect physical change in the environment.</p> <p>Less Than Significant Impact. The project is determined by the Ventura County Fire Department to not be designed in a manner that would exacerbate wildfire risks.</p> <p>Potentially Significant Impact. The project is determined by the Ventura County Fire Department to be designed in a manner that would exacerbate wildfire risks.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
If located in or near areas or lands classified in the City of Camarillo's General Plan Safety Element as very high or high fire hazard severity zones, would the project:	
<p>c. Require the installation and 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?</p>	<p>No Impact. The project does not require the installation and maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) to protect it from wildfire.</p> <p>Less Than Significant Impact. The Ventura County Fire Department has determined that the installation and maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) to protect the project from wildfire would not exacerbate wildfire risks.</p> <p>Potentially Significant Impact. The Ventura County Fire Department has determined that the installation and maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) to protect the project from wildfire would exacerbate wildfire risks.</p>
<p>d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</p>	<p>No Impact. The project site is not located within or immediately adjacent to a High Fire Hazard Zone as designated in the City of Camarillo Safety Element.</p> <p>Less Than Significant Impact. The project site is not located within a High Fire Hazard Zone as designated in the City of Camarillo Safety Element but is located immediately adjacent to a High Fire Hazard Zone as designated in the City of Camarillo Safety Element and complies with the recommendations from the project soils and drainage reports.</p> <p>Potentially Significant Impact. The project site is located within or immediately adjacent to a High Fire Hazard Zone as designated in the City of Camarillo Safety Element and does not comply with the recommendations from the project soils and drainage reports.</p>

MANDATORY FINDINGS OF SIGNIFICANCE

Background Information

Sections 15065(a) of the CEQA Guidelines mandates that lead agencies find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur:

1. The project has the potential to: substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare or threatened species; or eliminate important examples of the major periods of California history or prehistory.
2. The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
3. The project has possible environmental effects that are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
4. The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

Thresholds of Significance

Environmental Issue/Significance Criteria	Threshold of Significance
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<p>No Impact. The preceding analyses demonstrate that no project impacts would occur.</p> <p>Less Than Significant Impact. The preceding analyses demonstrate that all project impacts would be less than significant.</p> <p>Potentially Significant Impact. The preceding analyses demonstrate that one or more project impacts would be potentially significant.</p>

Environmental Issue/Significance Criteria	Threshold of Significance
<p>b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>	<p>No Impact. The preceding analyses demonstrate that no project impacts would occur.</p> <p>Less Than Significant Impact. Cumulative impacts for the preceding topics are analyzed and demonstrate that all project impacts would not be cumulatively considerable.</p> <p>Potentially Significant Impact. Cumulative impacts for the preceding topics are analyzed and demonstrate that one or more project impacts would be cumulatively considerable.</p>
<p>c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<p>No Impact. The preceding analyses demonstrate that no project impacts would occur.</p> <p>Less Than Significant Impact. The preceding analyses demonstrate that all project impacts would be less than significant.</p> <p>Potentially Significant Impact. The preceding analyses demonstrate that one or more project impacts would be potentially significant.</p>



CITY OF CAMARILLO APPENDIX G ENVIRONMENTAL CHECKLIST

Project Title: _____

Case Numbers: _____

City of Camarillo Contact Person, Phone Number, and Email: _____

Project Location: _____

Project Sponsor's Name and Contact Information: _____

Project Site General Plan Land Use Designation: _____

Project Site Zoning Designation: _____

Description of Project: (Describe the whole action involved, including but not limited to later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional pages if necessary.) _____

Surrounding Land Uses: _____

Other Public Agencies Whose Approval is Required: _____

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? _____

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS AFFECTED

The environmental topics checked below would be potentially affected by this project in an adverse manner, involving at least one Environmental Issue/Significance Criteria that is a "Potentially Significant Impact" as indicated by the analysis in the following Evaluation of Environmental Impacts.

-
- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics and Scenic Resources | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources and Tribal Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise and Vibration | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services and Recreation |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | | |
-

Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets.

An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature of City Representative

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

The following instructions are for the evaluation of project impacts in the CEQA Environmental Checklist:

5. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the City cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
6. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the City staff has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The analysis must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross- referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration pursuant to State CEQA Guidelines Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. City staff and consultants are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances).
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

PROJECT EVALUATION

Under CEQA, impacts are determined to be:

No Impact: The project will result in no direct or indirect impact on the environment.

Less Than Significant Impact: The project will result in a direct or indirect impact on the environment, but the impact is not substantially adverse.

Less Than Significant With Mitigation Incorporated: The project will result in a potentially significant adverse impact on the environment, but mitigation measures are identified to reduce the impact to a less than significant level.

Potentially Significant Impact: The project may result in a direct or indirect impact on the environment and the impact may be substantially adverse, but information is not known at the time to determine whether the impact would not be substantially adverse. If the impact is confirmed to be substantially adverse, it is determined to be a **Significant Impact**.

The thresholds of significance adopted by the City of Camarillo for each potential impact are defined in the Thresholds of Significance section of the City of Camarillo Environmental Guidelines and Thresholds of Significance document.

AESTHETICS AND SCENIC RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially alter or damage a scenic resource that is visible from a City scenic corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with applicable General Plan policies or zoning regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AGRICULTURE RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Farmland of Statewide Importance, or Unique Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AIR QUALITY	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the current Ventura County Air Quality Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of ROC and/or NOx emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations of fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions that create objectionable odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally regulated and/or protected wetlands through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the City shall consider the significance of the resource to a local California Native American tribe?				
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENERGY	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. Consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in substantial soil erosion or the loss of topsoil during project construction and/or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

g. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Substantially physically interfere with the City's designated evacuation routes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Be located in a flood hazard zone and risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established neighborhood or community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- b. 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?

☐☐☐☐

NOISE AND VIBRATION

Potentially
Significant
Impact

Less Than
Significant
With
Mitigation

Less Than
Significant
Impact

No
Impact

Would the project:

- a. Generate construction noise levels that exceed the Noise Ordinance exterior or interior noise standards at residential properties during the hours that are specified in Section 10.34.120 of the City of Camarillo Municipal Code?
- b. Generate a substantial temporary (non-construction) or permanent increase in noise levels at existing sensitive receptors in the vicinity of the project site?
- c. Generate excessive ground borne vibration?
- d. Expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport?

☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐

POPULATION AND HOUSING

Potentially
Significant
Impact

Less Than
Significant
With
Mitigation

Less Than
Significant
Impact

No
Impact

Would the project:

- a. Induce substantial unplanned population growth in an area, either directly or indirectly?
- b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

☐☐☐☐☐☐☐☐

PUBLIC SERVICES AND RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Fire Protection • Police Protection • Schools • Parks • Other Public Services 				
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TRANSPORTATION	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) for the reduction of vehicle miles travelled (VMT)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a. Require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WILDFIRE	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
If located in or near areas or lands classified in the City of Camarillo's General Plan Safety Element as very high or high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| c. Require the installation and 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

MANDATORY FINDINGS OF SIGNIFICANCE
**Potentially
Significant
Impact**
**Less Than
Significant
With
Mitigation**
**Less Than
Significant
Impact**
**No
Impact**

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



CITY OF CAMARILLO APPENDIX N IN-FILL CHECKLIST

Project Title: _____

Case Numbers: _____

City of Camarillo Contact Person, Phone Number, and Email: _____

Project Location: _____

Project Sponsor's Name and Contact Information: _____

Project Site General Plan Land Use Designation: _____

Project Site Zoning Designation: _____

Prior Environmental Document(s) Analyzing the Effects of the In-fill Project (including State Clearinghouse number if assigned): _____

Location of Prior Environmental Document(s) Analyzing the Effects of the In-fill Project: _____

Description of Project: (Describe the whole action involved, including but not limited to later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional pages if necessary.) _____

Surrounding Land Uses and Setting. Briefly describe the project site surroundings, including any prior uses of the project site, or, if vacant, describe the urban uses that exist on at least 75% of the project site perimeter: _____

Other Public Agencies Whose Approval is Required: _____

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? _____

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

SATISFACTION OF STATE CEQA GUIDELINES APPENDIX M PERFORMANCE STANDARDS

Provide the information demonstrating that the in-fill project satisfies the performance standards in State CEQA Guidelines Appendix M below. For mixed-use projects, the predominant use will determine which performance standards apply to the entire project.

1. Does the non-residential in-fill project include a renewable energy feature? If so, describe below. If not, explain below why it is not feasible to do so.

2. If the project site is included on any list compiled pursuant to Section 65962.5 of the Government Code for hazardous waste, either provide documentation of remediation or describe the recommendations provided in a preliminary endangerment assessment or comparable document that will be implemented as part of this project.

3. If the project includes residential units located within 500 feet of U.S. Highway 101, Lewis Road, or other substantial source of air pollution, as defined in State CEQA Guidelines Appendix M, describe the measures that the project will implement to protect public health. Such measures may include policies and standards in the City of Camarillo General Plan, specific plans, zoning code, or measures recommended in a health risk assessment, to promote the protection of public health. Identify the policy or standards, or refer to the site-specific analysis, below.

4. For residential projects, the project satisfies which of the following?

- ☐ Located within a low vehicle travel area, as defined in State CEQA Guidelines Appendix M. (Attach VMT map.)
- ☐ Located within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor. (Attach map illustrating proximity to transit.)

- ☐ Consist of 300 or fewer units that are each affordable to low income households. (Attach evidence of legal commitment to ensure the continued availability and use of the housing units for lower income households, as defined in Section 50079.5 of the Health and Safety Code, for a period of at least 30 years, at monthly housing costs, as determined pursuant to Section 50053 of the Health and Safety Code.)
5. For commercial projects with a single building floor-plate below 50,000 square feet, the project satisfies which of the following?
- ☐ Located within a low vehicle travel area, as defined in State CEQA Guidelines Appendix M. (Attach VMT map.)
 - ☐ The project is within ½ mile of at least 1,800 dwelling units. (Attach map illustrating proximity to households.)
6. For office building projects, the project satisfies which of the following?
- ☐ Located within a low vehicle travel area, as defined in State CEQA Guidelines Appendix M. (Attach VMT map.)
 - ☐ Located within ½ mile of an existing major transit stop or within ¼ mile of an existing stop along a high-quality transit corridor. (Attach map illustrating proximity to transit.)
7. For school projects, the project does all of the following:
- ☐ The project complies with the requirements in Sections 17213, 17213.1, and 17213.2 of the California Education Code.
 - ☐ The project is an elementary school and is within one mile of 50% of the student population or is a middle school or high school and is within two miles of 50% of the student population. Alternatively, the school is within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor. (Attach map and methodology.)
 - ☐ The project provides parking for bicycles and scooters.
8. For small walkable community projects, the project must be a residential project that has a density of at least eight units to the acre or a commercial project with a floor area ratio of at least 0.5, or both.

ENVIRONMENTAL FACTORS AFFECTED

The in-fill project could potentially result in one or more of the following environmental effects.

-
- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics and Scenic Resources | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources and Tribal Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise and Vibration | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services and Recreation |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | | |
-

Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed in-fill project WOULD NOT have any significant effects on the environment that either have not already been analyzed in a prior EIR or that are more significant than previously analyzed, or that uniformly applicable development policies would not substantially mitigate. Pursuant to Public Resources Code Section 21094.5, CEQA does not apply to such effects. A Notice of Determination (State CEQA Guidelines Section 15094) will be filed.
- ☐ I find that the proposed in-fill project will have effects that either have not been analyzed in a prior EIR or are more significant than described in the prior EIR, and that no uniformly applicable development policies would substantially mitigate such effects. With respect to those effects that are subject to CEQA, I find that such effects WOULD NOT be significant and a NEGATIVE DECLARATION, or if the project is a Transit Priority Project a SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT, will be prepared.
- ☐ I find that the proposed in-fill project will have effects that either have not been analyzed in a prior EIR or are more significant than described in the prior EIR, and that no uniformly applicable development policies would substantially mitigate such effects. I find that although those effects could be significant, there will not be a significant effect in this case because revisions to the in-fill project have been made by or agreed to by the project proponent. A NEGATIVE DECLARATION,

or if the project is a Transit Priority Project a SUSTANABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT, will be prepared.

- ☐ I find that the proposed in-fill project will have effects that either have not been analyzed in a prior EIR or are more significant than described in the prior EIR, and that no uniformly applicable development policies would substantially mitigate such effects. I find that those effects WOULD be significant, and an ENVIRONMENTAL IMPACT REPORT is required to analyze those effects that are subject to CEQA.

Signature of City Representative

Date

EVALUATION OF ENVIRONMENTAL IMPACTS OF IN-FILL PROJECTS

The following instructions are for the evaluation of project impacts in the In-fill Environmental Checklist:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the City cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. For the purpose of this checklist, "prior EIR" means the environmental impacts report certified for a planning level decision, as supplemented by any subsequent or supplemental environmental impact reports, negative declarations, or addenda to those documents. "Planning level decision" means the enactment or amendment of a general plan, community plan, specific plan, or zoning code. (State CEQA Guidelines Section 15183.3(e).)
4. Once the City staff has determined that a particular physical impact may occur as a result of an in-fill project, then the checklist answers must indicate whether the impact has already been analyzed in a prior EIR. If the effect of the in-fill project is not more significant than what has already been analyzed, that effect of the in-fill project is not subject to CEQA. The brief explanation accompanying this determination should include page and section references to the portions of the prior EIR containing the analysis of that effect. The brief explanation shall also indicate whether the prior EIR included any

mitigation measures to substantially lessen that effect and whether those measures have been incorporated into the in-fill project.

5. If the in-fill project would cause a significant adverse effect that either is specific to the project or project site and was not analyzed in a prior EIR, or is more significant than was analyzed in a prior EIR, the City must determine whether uniformly applicable development policies or standards that have been adopted by the City would substantially mitigate that effect. If so, the checklist shall explain how the in-fill project's implementation of the uniformly applicable development policies will substantially mitigate the effect. That effect of the in-fill project is not subject to CEQA if the City makes a finding, based upon substantial evidence, that the development policies or standards will substantially mitigate that effect.
6. If all effects of an in-fill project were either analyzed in a prior EIR or are substantially mitigated by uniformly applicable development policies or standards, CEQA does not apply to the project, and the City shall file a Notice of Determination.
7. Effects of an in-fill project that either have not been analyzed in a prior EIR, or that uniformly applicable development policies or standards do not substantially mitigate, are subject to CEQA. With respect to those effects of the in-fill project that are subject to CEQA, the checklist shall indicate whether those effects are significant, less than significant with mitigation, or less than significant. If there are one or more "Significant Impact" entries when the determine is made, an in-fill EIR is required. The in-fill EIR should be limited to analysis of those effects determined to be significant. (State CEQA Guidelines Sections 15128, 15183.3(d).)
8. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures will reduce an effect of an in-fill project that is subject to CEQA from "Significant Impact" to a "Less Than Significant Impact." The City must describe the mitigation measures, and briefly explain how those measures reduce the effect to a less than significant level. If the effects of an in-fill project that are subject to CEQA are less than significant with mitigation incorporated, the City may prepare a Mitigated Negative Declaration. If all of the effects of the in-fill project that are subject to CEQA are less than significant, the City may prepare a Negative Declaration.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

PROJECT EVALUATION

AESTHETICS AND SCENIC RESOURCES	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially alter or damage a scenic resource that is visible from a City scenic corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with applicable General Plan policies or zoning regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AGRICULTURE RESOURCES	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Convert Prime Farmland, Farmland of Statewide Importance, or Unique Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AIR QUALITY

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Conflict with or obstruct implementation of the current Ventura County Air Quality Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of ROG and/or NOx emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations of fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions that create objectionable odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BIOLOGICAL RESOURCES

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally regulated and/or protected wetlands through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:					
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the City shall consider the significance of the resource to a local California Native American tribe?					
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENERGY	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
GEOLOGY AND SOILS					
Would the in-fill project:					
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in substantial soil erosion or the loss of topsoil during project construction and/or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GAS EMISSIONS

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**HAZARDS AND
HAZARDOUS MATERIALS**

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Substantially physically interfere with the City's designated evacuation routes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- g. Expose people or structures, either directly or indirectly, to significant risk of loss, injury, or death involving wildland fires?

☐☐☐☐☐

HYDROLOGY AND WATER QUALITY

Significant
Impact

Less Than
Significant
or Less
Than
Significant
With
Mitigation

No
Impact

Analyzed
in the Prior
EIR

Substantially
Mitigated by
Uniformly
Applicable
Development
Policies

Would the in-fill project:

- a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- c. 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. 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. 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. 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. Be located in a flood hazard zone and risk the release of pollutants due to project inundation?
- h. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

☐☐

LAND USE AND PLANNING

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Physically divide an established neighborhood or community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MINERAL RESOURCES

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOISE AND VIBRATION

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Generate construction noise levels that exceed the Noise Ordinance exterior or interior noise standards at residential properties during the hours that are specified in Section 10.34.120 of the City of Camarillo Municipal Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generate a substantial temporary (non-construction) or permanent increase in noise levels at existing sensitive receptors in the vicinity of the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Generate excessive ground borne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

POPULATION AND HOUSING

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Induce substantial unplanned population growth in an area, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PUBLIC SERVICES AND RECREATION	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Fire Protection • Police Protection • Schools • Parks • Other Public Services 					
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TRANSPORTATION	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) for the reduction of vehicle miles travelled (VMT)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d. Result in inadequate emergency access? ☐ ☐ ☐ ☐ ☐

UTILITIES AND SERVICE SYSTEMS

Would the in-fill project:

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
a. Require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WILDFIRE	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
If located in or near areas or lands classified in the City of Camarillo's General Plan Safety Element as very high or high fire hazard severity zones, would the in-fill project:					
a. Substantially impair an adopted emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require the installation and 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MANDATORY FINDINGS OF SIGNIFICANCE	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
a. Does the in-fill project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the in-fill project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the in-fill project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Chapter 19.84

Public Hearing Notice Procedures

Sections:

19.84.010 Contents.

19.84.020 Publication and posting.

19.84.030 Mailing.

19.84.040 On-site public notice sign.

19.84.010 Contents.

The notice of a public hearing must contain the time and place of the hearing, a summary of the proposed action and use, and the location of the subject property.

(Ord. No. 1153, § 3, 5-25-2018)

19.84.20 Publication and posting.

A. The notice must be published at least once in a newspaper of general circulation in the city not less than ten days before the hearing date.

B. The notice must be posted on the city's website not less than ten days before the hearing date.

(Ord. No. 1153, § 3, 5-25-2018)

19.84.30 Mailing.

A. As part of the application process, the applicant must provide the city with a list of property owners and their addresses within a radius of six hundred feet of the exterior boundaries of the subject property, including properties outside of the city limits ("mailing list"). The mailing list must be certified as being from the most recent county equalized assessment roll.

B. The city will mail the notice, postage prepaid, to the applicant and all property owners on the mailing list not less than ten days before the hearing date.

C. The city will also mail the notice, postage prepaid, not less than ten days before the hearing date to all property owners associations and home owners associations on record with the city as having an interest in the subject property, as well as those associations that have an interest in prop-

erties that are within a radius of six hundred feet of the exterior boundaries of the subject property to the extent such interests can be readily identified in existing city records, including any property located outside of the city limits.

D. The city will also mail notice to any person who has filed a written request for such notices with the community development department. Such a request may be submitted at any time during the calendar year and will apply for the balance of such calendar year. The city may impose a reasonable fee on persons requesting such notice for the purpose of recovering the cost of such mailing.

E. The date of mailing is the date of notice. The failure of any person to receive the mailed notice provided under this section will not affect or invalidate any action taken by the city on the application.

(Ord. No. 1153, § 3, 5-25-2018)

19.84.040 On-site public notice sign.

A sign providing notice of the public hearing must be posted on the subject project site not less than ten days before the hearing date. The sign must conform to the city's public hearing notice administrative procedures prepared by and available at the community development department.

(Ord. No. 1153, § 3, 5-25-2018)

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CITY OF CAMARILLO

ON-SITE PUBLIC HEARING NOTICE SIGN TEMPLATE

SPECIFICATIONS FOR THE SIGN INCLUDE:

1. **Size.** If sufficient land space is available, the sign must be 32 square feet in sign area and must not exceed 7 feet in height. If land is not available, a notice of at least 11 inches by 17 inches in sign area must be posted in a window facing the public street.
2. **Location.** The sign must be not less than 5 feet inside the property line in residential zones, and not less than one (1) foot inside the property line in commercial and industrial areas. One sign is allowed per street frontage of the property to which it refers. The location selected must be the location most visible to the public. Where no clear street frontage exists, or where multiple frontages exist, the location must be approved by the Community Development Director.
3. **Restriction:** No illumination.
4. **Information.** Sign must include only the following factual information:
 - Appropriate heading and content as to type of project, number of units, etc.
 - Adequate space to note public hearing date, time and location. To be inserted when date for public hearing has been set at least 11 days prior to the hearing date. Dates must be changed for Commission items continuing on to the City Council.
 - Adequate space must be provided for the applicant and City Hall telephone numbers.
5. **Posting Deadline.** Not less than 11 days before the hearing date.
6. **Removal.** Sign must be removed not more than 11 days after final action by the City.
7. **Sample Sign.**

NOTICE OF PUBLIC HEARING

CASE NO. _____

Project Description: _____

PUBLIC HEARING	FOR INFORMATION CALL:	
Date:	<u>Applicant</u>	<u>Case Planner</u>
Time:	Jon Doe	Jane Doe
601 Carmen Drive	(123) 456-7890	(987) 654-3210
Camarillo CA 93010	Email Address	Email Address



**DECLARATION OF PLANNING COMMISSION
PUBLIC HEARING NOTICE ON-SITE SIGN POSTING
(Camarillo Municipal Code § 19.84.040)**

I, _____, declare that:
(Printed name)

I am a representative of the applicant for _____, and am authorized to
act on behalf of the applicant. (Project Number)

The address/location of the proposed project is: _____
(Project address/Location)

I understand the above-named project has been scheduled for the _____ Planning
Commission meeting as a public hearing. (Public Hearing Date)

On _____ a public hearing notice on-site sign in accordance with Camarillo
(Date Public Hearing Notice was Posted)
Municipal Code section 19.84.040, and the template provided by the case planner, was erected on the site
at least 10 days before the scheduled public hearing. A picture is attached from the of the public hearing
notice posted on the property.

The sign is scheduled to be removed on _____, which permits the time needed for
the appeal period. (10 Days After Public Hearing Date)

The information regarding the posting of the sign in this declaration is within my personal knowledge, and I
declare under penalty of perjury that the foregoing is true and correct.

EXECUTED on _____, at _____, California

Printed Name

Signature

Date

Attachment:
Picture of on-site sign

F:\Departments\Community Development\-- TEMPLATES\PHN\DECLARATION OF PUBLIC HEARING SIGN POSTING for applicant PC.docx UD 9/11/2020



**DECLARATION OF CITY COUNCIL
PUBLIC HEARING NOTICE ON-SITE SIGN POSTING
(Camarillo Municipal Code § 19.84.040)**

I, _____, declare that:
(Printed name)

I am a representative of the applicant for _____ and am authorized to
act on behalf of the applicant. (Project Number)

The address/location of the proposed project is: _____.
(Project address/Location)

I understand the above-named project has been scheduled for the _____ City Council
meeting as a public hearing. (Public Hearing Date)

On _____, a public hearing notice on-site sign in accordance with Camarillo
(Date Public Hearing Notice was Posted)
Municipal Code section 19.84.040, and the template provided by the case planner, was erected on the site
at least 10 days before the scheduled public hearing. A picture is attached from the of the public hearing
notice posted on the property.

The sign is scheduled to be removed on _____.
(Day After City Council Hearing Date)

The information regarding the posting of the sign in this declaration is within my personal knowledge, and I
declare under penalty of perjury that the foregoing is true and correct.

EXECUTED on _____, at _____, California

Printed Name

Signature

Date

Attachment:

Picture of on-site sign

F:\Departments\Community Development\TEMPLATES\PHN\DECLARATION OF PUBLIC HEARING SIGN POSTING for applicant CC.docx UD 9/11/2020



**DECLARATION OF PUBLIC NOTICE ON-SITE SIGN POSTING
FOR ENVIRONMENTAL DOCUMENTS
(Camarillo Municipal Code § 19.84.040)**

I, _____, declare that:
(Printed name)

I am a representative of the applicant for _____ and am authorized to
act on behalf of the applicant. (Project Number)

The address/location of the proposed project is: _____
(Project address/Location)

I understand the above-named project has an environmental document available for public
comment between _____ and _____.
(Comment Period Starts) (Comment Period Ends)

On _____ a public notice on-site sign in accordance with Camarillo Municipal
(Date Public Hearing Notice was Posted)
Code section 19.84.040, and the template provided by the case planner, was erected on the site at least
10 days before the scheduled public comment period for the environmental document. A picture is attached
from the of the public hearing notice posted on the property.

The sign is scheduled to be removed on _____.
(10 Days After Public Comment Period Ends)

The information regarding the posting of the sign in this declaration is within my personal knowledge, and I
declare under penalty of perjury that the foregoing is true and correct.

EXECUTED on _____, at _____, California

Printed Name

Signature

Date

Attachment:
Picture of on-site sign

F:\Departments\Community Development\TEMPLATES\PHN\DECLARATION OF PUBLIC HEARING SIGN POSTING for applicant CEQA.docx UD 9/11/2020

NOTICE OF PUBLIC HEARING

CASE NO.

Project Description:

Project Location:

**PLANNING COMMISSION
HEARING**

Applicant

FOR INFORMATION CALL:

Case Planner

Date:

Time: 7:30 p.m.

City Council Chambers

601 Carmen Drive

Camarillo, CA 93010

7'

NOTICE OF PUBLIC HEARING

CASE NO.

Project Description:

Project Location:

CITY COUNCIL HEARING

Date:

Time: 7:30 p.m.

Camarillo City Hall Chambers
601 Carmen Drive Camarillo,
CA 93010

FOR INFORMATION CALL:

Applicant

Case Planner

7'

NOTICE OF AVAILABILITY OF DRAFT EIR 2017-4

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act, the City of Camarillo is circulating a Draft Environmental Impact Report (EIR) 2017-4 for public comment.

PROJECT DESCRIPTION: General Plan Amendment to modify the land use designation on approximately 14.17 acres from Industrial to High Density Residential (18.1-30 dwelling units per acre); Change of Zone from Limited Manufacturing (L-M) to Residential Planned Development, 30 dwelling units per acre maximum (RPD-30U); and Residential Planned Development Permit (RPD-201) for the construction of 385 residential apartment units across 14 buildings.

PROJECT LOCATION: Southeast corner of Verdugo Way and Camino Ruiz

REVIEW PERIOD: The 45-day public review period for the Draft EIR begins on June 26, 2020 and ends on August 10, 2020.

DOCUMENT AVAILABILITY: The Draft EIR 2017-4 is available for review at the following locations:

- City of Camarillo Department of Community Development, 601 Carmen Drive, Camarillo, CA 93010
- City of Camarillo website: https://www.cityofcamarillo.org/departments/community_development/pending_projects.php

In the event City Hall is closed while the Ventura County Public Health Officer's Stay Well at Home Order is still in effect, you may contact John Novi, Senior Planner at (805) 388-5361 or via e-mail at jnovi@cityofcamarillo.org to make an appointment.

COMMENTS: Written comments may be sent to: John Novi, AICP, Senior Planner, City of Camarillo, 601 Carmen Drive, Camarillo, CA 93010

Comments may also be sent by fax to (805) 388-5388 or by e-mail to jnovi@cityofcamarillo.org.

PUBLIC HEARING: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

PROJECT IMPACTS: Based on the analysis contained in the Environmental Impact Report, construction and operation of the proposed project would not result in any significant unavoidable environmental impacts. All potentially significant impacts of the proposed project would be reduced to less than significant levels with the mitigation measures recommended in this EIR. Areas with mitigation include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Traffic and Circulation, and Tribal Cultural Resources. Additionally, the project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

FOR INFORMATION CALL: John Novi, Senior Planner (805) 388-5361 or jnovi@cityofcamarillo.org

APPLICANT: Camino Ruiz LLC and ZDI, Inc., Attention: Dennis Hardgrave (805) 484-8303 or dennis@devplan.net

Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Monique Martinez al (805) 388-5360.

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City of Camarillo

601 Carmen Drive, Camarillo, CA 93010 / Ph: 805.388.5360 / Fax: 805.388.5388

February 7, 2020

Julie Lynn Tumamait-Stennslie, Chairperson
Barbareno / Ventureño Band of Mission Indians
P.O. Box 364
Ojai, CA 93024

SUBJECT: Notification of Consultation Opportunity, Pursuant to AB 52 for Rexford Industrial Mission Oaks LLC, Located at 3233 Mission Oaks Boulevard

The City of Camarillo will be the lead agency and will prepare a Mitigated Negative Declaration for the project identified below. Pursuant to AB 52 you have 30 days from the receipt of this letter to request consultation, in writing, with the City for the MND.

Below please find a description of the proposed project, a map showing the project location and the name of the project point of contact, pursuant to PRC § 21080.3.1(d).

Description of the Proposed Project: Modification to Industrial Planned Development Permit (IPD-53M(11)), is an application to demolish an existing 52,500-square-foot office building, construct a new 52,026-square-foot addition to an existing warehouse, and construct a new 111,500-square-foot multi-tenant industrial building. The proposed project also includes modification and improvement to the existing site landscaping and parking. The 31.89-acre project site is currently improved with an existing multi-tenant industrial building, an office building, surface parking lot, and landscaping.



Project Location: 3233 Mission Oaks Boulevard, on the north side of Mission Oaks Boulevard west of Flynn Road in the City of Camarillo. (APN: 160-0-010-730).

Lead Agency Point of Contact: John Novi, 601 Carmen Drive, Camarillo, CA 93010.
Phone: .805.388.5361 Email: jnovi@cityofcamarillo.org

Sincerely,

John Novi, AICP
Senior Planner
Department of Community Development

Notice of Preparation

To: _____ From: _____

(Address)

(Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

_____ will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☐ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to _____ at the address shown above. We will need the name for a contact person in your agency.

Project Title: _____

Project Applicant, if any: _____

Date _____ Signature _____

Title _____

Telephone _____

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

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NOTICE OF AVAILABILITY OF DRAFT EIR 2017-4

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act, the City of Camarillo is circulating a Draft Environmental Impact Report (ER) 2017-4 for public comment.

Project/Location: General Plan Amendment (GPA 2017-1), Zone Change (CZ-331), and Residential Planned Development Permit (RPD-201); Southeast corner of Verdugo Way and Camino Ruiz

Project Description: General Plan Amendment to modify the land use designation on approximately 14.17 acres from Industrial to High Density Residential (18.1-30 dwelling units per acre); Change of Zone from Limited Manufacturing (L-M) to Residential Planned Development, 30 dwelling units per acre maximum (RPD-30U); and Residential Planned Development Permit (RPD-201) for the construction of 385 residential apartment units across 14 buildings.

Document Availability: The Draft EIR 2017-4 is available for review at the following locations:

- City of Camarillo Department of Community Development, 601 Carmen Drive, Camarillo, CA 93010
- City of Camarillo website: https://www.cityofcamarillo.org/departments/community_development/pending_projects.php

In the event City Hall is closed while the Ventura County Public Health Officer's Stay Well at Home Order is still in effect, you may contact John Novi, Senior Planner at (805) 388-5361 or via e-mail at jnovi@cityofcamarillo.org to make an appointment.

Public Review Period: The 45-day public review period for the Draft EIR begins on June 26, 2020 and ends on August 10, 2020.

Comments: Written comments may be sent to: John Novi, AICP, Senior Planner, City of Camarillo, 601 Carmen Drive, Camarillo, CA 93010

Comments may also be sent by fax to (805) 388-5388 or by e-mail to jnovi@cityofcamarillo.org.

Project Impacts: Based on the analysis contained in the Environmental Impact Report, construction and operation of the proposed project would not result in any significant unavoidable environmental impacts. All potentially significant impacts of the proposed project would be reduced to less than significant levels with the mitigation measures recommended in this EIR. Areas with mitigation include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Traffic and Circulation, and Tribal Cultural Resources. Additionally, the project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

Public Hearing: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Monique Martinez al 805.388.5360.



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Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____

Lead Agency: _____ Contact Person: _____

Mailing Address: _____ Phone: _____

City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____

Cross Streets: _____ Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: _____

Lead Agency: _____

Contact Name: _____

Email: _____ Phone Number: _____

Project Location: _____
City County

Project Description (Proposed actions, location, and/or consequences).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Revised September 2011

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION 2020-8

Notice of Intent to Adopt a Mitigated Negative Declaration for a Modification to an Industrial Planned Development Permit (IPD-35M(11)) – Rexford Industrial Mission Oaks LLC

An application has been received from Rexford Industrial Mission Oaks LLC requesting approval of a modification to an Industrial Planned Development Permit (IPD-53M(11)) for the demolition of the existing 52,500 square foot (sf) office building on the southern portion of the project site (adjacent to Mission Oaks Boulevard), construction of a new 120,500 sf multi-tenant industrial building (Building A), and the addition of 55,810 sf (Building B) to an existing industrial building. An existing 373,951 sf of industrial space and 33,672 sf of office space would remain. The final building footprint would cover 583,933 sf of the 1,389,128 sf (31.9-acre) lot. The project would reduce landscaped area from 246,697 sf to 140,282 sf and increase parking spaces from 616 to 823 stalls.

An Initial Study has been prepared to determine if the proposed project could significantly affect the environment. Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval (MND 2020-8). A Mitigated Negative Declaration has been prepared outlining a Mitigation Monitoring Plan to mitigate the potentially significant impacts of the project to less than significant impact or no impact.

Please take note that the City intends to adopt a Mitigated Negative Declaration (MND) 2020-8 for IPD-53M(11) for the above referenced project, which was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines as well as the City's environmental guidelines.

The Public Review Period of the Initial Study/Mitigated Negative Declaration is from June 30, 2020 to July 20, 2020. Any person who wishes to comment on the City's intent to adopt the Mitigated Negative Declaration must submit written comments to the case planner, John Novi, AICP, no later than 5:00 p.m. on **Thursday July 20, 2020**.

Document Availability: The Initial Study/Mitigated Negative Declaration will be available for review at the following locations beginning on June 30, 2020:

- The Department of Community Development at Camarillo City Hall, 601 Carmen Drive Camarillo, CA 93010
- The City's website at www.cityofcamarillo.org/pendingprojects.

In the event City Hall is closed while the Ventura County Public Health Officer's Stay Well at Home Order is still in effect, you may contact John Novi, Senior Planner at (805) 388-5361 or via e-mail at jnovi@cityofcamarillo.org to make an appointment.

The City of Camarillo Planning Commission will conduct a public hearing on IPD-53M(11) at a future date after being duly noticed in accordance with Camarillo Municipal Code (CMC) Chapter 19.84.

For further information regarding this application or Mitigated Negative Declaration, you may contact the City of Camarillo, Department of Community Development and speak with the case planner, John Novi, AICP, at 805.388.5361 or via email at jnovi@cityofcamarillo.org.

Para asistencia en español, por favor póngase en contacto con el Departamento de Desarrollo Comunitario y comuníquese con Monique Martinez en (805) 388-5360.

(F:\Departments\Community Development\IPD\0-100\53 + mods\M11 - Rexford Industrial\Initial Study\Notice of Intent.docx)

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601 Carmen Drive | Camarillo | CA | 93010

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Notice of Determination**Appendix D****To:**

☐ Office of Planning and Research
U.S. Mail: *Street Address:*
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☐ County Clerk
 County of: _____
 Address: _____

From:

Public Agency: _____
 Address: _____

 Contact: _____
 Phone: _____

Lead Agency (if different from above): _____
 Address: _____

 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: _____

Project Applicant: _____

Project Location (include county): _____

Project Description:

This is to advise that the _____ has approved the above
 (☐ Lead Agency or ☐ Responsible Agency)

described project on _____ and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☐ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☐ was not] adopted for this project.
6. Findings [☐ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

 Signature (Public Agency): _____ Title: _____

Date: _____ Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.

Revised 2011

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Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency _____

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____