

PRELIMINARY FINAL ENVIRONMENTAL IMPACT REPORT

For

CAMARILLO VILLAGE HOMES

SCH #2015091025



July 2016

Prepared by:



PRELIMINARY FINAL
ENVIRONMENTAL IMPACT REPORT

For
TENTATIVE TRACT 5812, SPRINGVILLE LLC
SCH #2015091025

Prepared for:

City of Camarillo
Department of Community Development
601 Carmen Drive
Camarillo, CA 93010
805-388-5360
Contact: Steve Mitchell, Principal Planner

Prepared by:

Cadence Environmental Consultants
Camarillo, CA 93010
805-504-2140



July 2016

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INTRODUCTION

This introduction is intended to provide the reader with general information regarding the Final Environmental Impact Report (EIR) requirements for the Camarillo Village Homes project.

CEQA REQUIREMENTS

EJM-Arizona Commerceplex and Hawkeye Investments II, LLC are requesting approval of a General Plan Amendment from the City of Camarillo to change the land use designation of the site from Industrial to approximately 19.5 acres of Medium Density Residential and approximately 3.2 acres of Commercial Mixed Use. The proposed project would involve the development of up to 309 multi-family residential units throughout the site along with up to 12,000 square feet of commercial uses. The requested changes in land use designations would also necessitate a zone change from M-1 (Light Manufacturing) to RPD 15U (Residential Planned Development, 15 Units per Acre Max) and CMU (Village Commercial Mixed Use) as well as an amendment to the Dawson Drive Area Concepts & Design Guidelines to identify residential and commercial mixed use as the preferred land use for the project site within the Specific Plan area.

The potential impacts of the proposed project have been evaluated in a Draft EIR (State Clearinghouse No. 2015091025) in accordance with Section 15084 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines). The Draft EIR describes the environmental setting of the project site and vicinity that are relevant to the proposed project, evaluates the potential environmental impacts of the project, and identifies mitigation measures and alternatives to reduce or avoid the potentially significant impacts of the proposed project.

In accordance with Section 21091 of the California Environmental Quality Act (CEQA), the Draft EIR was circulated for public review and comment for 45 days from February 17, 2016 through April 1, 2016. During this time period, public agencies, organizations, and the public in general were afforded the opportunity to review the Draft EIR and submit written comments regarding the Draft EIR and the proposed project in accordance with Section 15087 of the CEQA Guidelines.

Prior to deciding whether to approve or deny the proposed project, the City is required to prepare a Final EIR. Pursuant to Section 15132 of the CEQA Guidelines, the Final EIR shall consist of the following:

- a. The Draft EIR or a revision of the Draft EIR.
- b. Comments and recommendations received on the Draft EIR either verbatim or in summary.
- c. A list of persons, organizations, and public agencies commenting on the Draft EIR.
- d. The responses of the lead agency to significant environmental points raised in the review and consultation process.

e. Any other information added by the lead agency.

Section 15097 of the CEQA Guidelines also requires a lead agency to adopt a program to monitor the measures it has imposed to mitigate or avoid significant environmental effects.

CONTENT AND FORMAT

It is the practice of the City of Camarillo to present its Planning Commission and City Council with copies of the Draft EIR, responses to comments received in regard to the Draft EIR, changes to the text of the Draft EIR (if any), and the mitigation monitoring and reporting program when considering whether to approve or deny a proposed project. Together, these items comprise the Final EIR for the project. Following certification of the Final EIR and approval of the mitigation monitoring and reporting program by the Planning Commission or City Council, the materials are incorporated into a single Final EIR document that also includes the resolution certifying the Final EIR and approving of the mitigation monitoring and reporting program.

This Preliminary Final EIR includes each of the Final EIR sections required for the proposed Camarillo Village Homes project. The Responses to Comments Received on the Draft EIR section identifies all of the agencies that submitted comments to the City of Camarillo in response to the Draft EIR. Each comment is identified along with the City's responses to the comment. The Corrections and Additions to the Draft EIR section identifies the changes to the text of the Draft EIR and technical studies that occur in response to the comments received in response to the Draft EIR, as well as City staff directed changes. The Mitigation Monitoring and Reporting Program for the proposed project is included at the end of this document. The Responses to Comments Received on the Draft EIR section will be incorporated as Appendix G to the Final EIR and the Mitigation Monitoring and Reporting Program will be incorporated as Appendix H.

RESPONSES TO COMMENTS RECEIVED ON THE DRAFT EIR

INTRODUCTION

The Draft EIR for the proposed Camarillo Village Homes project was circulated for public review on February 17, 2016. The public review period, during which public agencies, organizations, and the public in general were afforded the opportunity to review the Draft EIR and submit written comments regarding the Draft EIR and the proposed project in accordance with Section 15087 of the CEQA Guidelines. The public review period ended on April 1, 2017. By the end of the public review period, the City of Camarillo had received seven letters commenting on the Draft EIR.

Written comment letters were received from the following public agencies:

LIST OF COMMENTING AGENCIES	
Commenting Agency	Letter Date
State of California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit	April 4, 2016
State of California, California State Transportation Agency, Department of Transportation	March 28, 2016
Fox Canyon Groundwater Management Agency	March 30, 2016
County of Ventura Resource Management Agency, Planning Division	March 31, 2016
Ventura County Air Pollution Control District	March 28, 2016
County of Ventura Public Works Agency, Transportation Department	March 16, 2016
Ventura County Watershed Protection District, Groundwater Resources	March 28, 2016

PUBLIC COMMENTS AND RESPONSES

The following pages provide the written comment letters, the specific comments regarding the Draft EIR, and the city's responses to these comments.



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



April 4, 2016

Steve Mitchell
City of Camarillo
601 Carmen Drive
Camarillo, CA 93010

Subject: GPA 2014-3, Camarillo Village Homes
SCH#: 2015091025

Dear Steve Mitchell:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on April 1, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

RECEIVED

APR 07 2016

CITY OF CAMARILLO
COMMUNITY DEVELOPMENT

**Document Details Report
State Clearinghouse Data Base**

SCH# 2015091025
Project Title GPA 2014-3, Camarillo Village Homes
Lead Agency Camarillo, City of

Type EIR Draft EIR
Description The project co-applicants are requesting approval from the City of Camarillo to change the land use designation for the site to approximately 19.5 acres of Medium Density Residential and approximately 3.2 acres of Commercial Mixed Use. The proposed project would involve the development of up to 309 multi-family residential units throughout the site along with up to 12,000 sf of commercial uses.

Lead Agency Contact

Name Steve Mitchell
Agency City of Camarillo
Phone 805 388 5370 **Fax**
email
Address 601 Carmen Drive
City Camarillo **State** CA **Zip** 93010

Project Location

County Ventura
City Camarillo
Region
Lat / Long
Cross Streets Lewis Road at Pleasant Valley Road
Parcel No.

Township	Range	Section	Base
-----------------	--------------	----------------	-------------

Proximity to:

Highways 34/Lewis Road
Airports
Railways
Waterways
Schools
Land Use Farming / Raw Crop / M-1 (Light Manufacturing)/Industrial

Project Issues Agricultural Land; Water Supply

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Department of Housing and Community Development; Air Resources Board; Regional Water Quality Control Board, Region 4; Native American Heritage Commission

Date Received 02/17/2016 **Start of Review** 02/17/2016 **End of Review** 04/01/2016

Letter from the State of California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit dated April 4, 2016

Comment Clearinghouse-1

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on April 1, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

Response to Comment Clearinghouse-1

This letter acts as a transmittal for the State Clearinghouse's Document Details Report for the proposed project as well as the letter submitted in response to the Draft EIR by the California Department of Transportation. It does not question the content or conclusions of the Draft EIR. Based on the contents of this letter, the California Department of Transportation is the only state agency to submit comments regarding the Draft EIR to the State Clearinghouse within the 45-day public review period. No formal response on the part of the city is required.

Comment Clearinghouse-2

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Response to Comment Clearinghouse-2

This letter also acknowledges that the City of Camarillo has complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to CEQA. No formal response on the part of the City is required.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7-OFFICE OF TRANSPORTATION PLANNING
 100 S. MAIN STREET, MS 16
 LOS ANGELES, CA 90012
 PHONE (213) 897-9140
 FAX (213) 897-1337
 www.dot.ca.gov

4-1-16

E



*Serious drought.
 Help save water!*

March 28, 2016

Governor's Office of Planning & Research

MAR 28 2016

STATE CLEARINGHOUSE

Mr. Steve Mitchell
 Department of Community Development
 City of Camarillo
 601 Carmen Drive
 Camarillo, CA 93010

RE: Camarillo Village Homes
 Vic. VEN-101/ PM 13.942, VEN-34/PM 12.803
 Ref. IGR/CEQA No. 150921AL-NOP
 IGR/CEQA No. 160247AL-DEIR
 SCH # 2015091025

Dear Mr. Mitchell:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project would involve the development of up to 309 multi-family residential units throughout the site along with up to 12,000 square feet of commercial uses.

The project will generate a 4,090 daily trips and 247/251 AM/PM peak hour trips. Page 117 of the Draft Environmental Impact Report (DEIR) dated February 2016 states, "the City of Camarillo has contributed a fair-share contribution towards mainline freeway improvements by reconstructing freeway interchange bridges with longer spans to accommodate future mainline widening projects. Furthermore, the project developer would pay Traffic Mitigation Fees to the City that would partially finance off-site projects that accommodate future widening on the mainline freeway, e.g., interchange reconstruction, ramp improvements, and intersection improvements adjacent to freeway ramps." Please provide clarification as to whether or not the fair-share contribution has actually been collected.

Page 117 also states:

- Southbound U.S. Highway 101 south of Lewis Road operates in the LOS F range during the AM peak hour. The proposed project would add 21 AM peak hour trips to the southbound U.S. Highway 101.
- Northbound U.S. Highway 101 operates in the LOS F range during the PM peak hour. The proposed project would add 13 PM peak hour trips to northbound U.S. Highway 101.

Mr. Steve Mitchell
March 28, 2016
Page 2

On page 20 of the Traffic and Circulation Study prepared on April 27, 2015, Exhibit 10 Project-Added Peak Hour Traffic Volumes on US-101 does not match the peak hour volumes indicated in the DEIR. Please justify the 21/13 AM/PM peak hour trips on US-101. These numbers may be used to calculate fair share contribution on the State facility improvements.

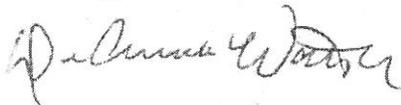
Please be reminded that any work performed within the State Right-of-way will require an Encroachment Permit from Caltrans. Any modifications to State facilities must meet all mandatory design standard and specifications.

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful that projects should be designed to discharge clean run-off water. Additionally, discharge of storm water run-off is not permitted onto State highway facilities without a storm water management plan.

Transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways, will require a transportation permit from Caltrans. It is recommended that large size truck trips be limited to off-peak commute periods.

If you have any questions, please feel free to contact Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 160247AL-DEIR.

Sincerely,



DIANNA WATSON
Branch Chief
LD-IGR/CEQA Review

cc: Scott Morgan, State Clearinghouse

**Letter from the State of California, California State Transportation Agency,
Department of Transportation (Caltrans) dated March 28, 2016**

Comment Caltrans-1

The project will generate 4,090 daily trips and 247/251 AM/PM peak hour trips. Page 117 of the Draft Environmental Impact Report (DEIR) dated February 2016 states, “the City of Camarillo has contributed a fair-share contribution towards mainline freeway improvements by reconstructing freeway interchange bridges with longer spans to accommodate future mainline widening projects. Furthermore, the project developer would pay Traffic Mitigation Fees to the City that would partially finance off-site projects that accommodate future widening on the mainline freeway, e.g., interchange reconstruction, ramp improvements, and intersection improvements adjacent to freeway ramps.” Please provide clarification as to whether or not the fair-share contribution has actually been collected.

Response to Comment Caltrans-1

Caltrans and the Ventura County Transportation Commission (VCTC) have previously documented that the segment of U.S. Highway 101 in the Camarillo area should be upgraded by adding one lane in each direction to provide a continuous eight-lane facility. The need for widening this facility is generated by regional traffic growth to the year 2030 and is not isolated to traffic generated by the proposed project. Improvements for mainline freeway segments are programmed through VCTC and are funded through various state and federal funding sources, local sales tax and gas taxes. No formal funding for widening the freeway has been committed at this time.

The fair-share contribution towards mainline freeway improvements refers to physical improvements and easements provided by the City of Camarillo; it does not specifically refer to a monetary amount provided by the City to Caltrans. The City of Camarillo along with Caltrans have improved three interchanges (at Lewis Road, at Carmen Drive, and at Las Posas Road) and constructed one new interchange (at Springville Drive) over the last two decades with bridges long enough to accommodate future mainline widening projects. The City also continues to work with Caltrans regarding required improvements to Caltrans facilities elsewhere in Camarillo. Therefore, the City’s fair-share contribution towards mainline freeway improvements have occurred and continue to occur.

Comment Caltrans-2

Page 117 also states:

- Southbound U.S. 101 Highway 101 south of Lewis Road operates in the LOS F range during the AM peak hour. The proposed project would add 21 AM per hour trips to the southbound U.S. Highway 101.
- Northbound U.S. Highway 101 operates in the LOS F range during the PM peak hour. The proposed project would add 13 PM peak hour trips to northbound U.S. Highway 101.

On page 20 of the Traffic and Circulation Study prepared on April 27, 2015, Exhibit 10 Project-Added Peak Hour Traffic Volumes on US-101 does not match the peak hour volumes indicated in the DEIR.

Please justify the 21/13 AM/PM peak trips on US-101. These numbers may be used to calculate fair share contributions to the State facility improvements.

Response to Comment Caltrans-2

During the AM peak hour, the project would add 16 trips to the southbound U.S. 101 Highway 101 segment from the interchange with Lewis Road (intersection 3 in Figure 10) and 5 trips from the interchange with Petit Street (intersection 7 in Figure 10) this equates to a total of 21 AM trips.

During the PM peak hour, the project would add 13 trips to the northbound U.S. 101 Highway 101 segment from the interchange with Lewis Road (intersection 1 in Figure 10).

As stated in the response to Comment Caltrans-1, improvements for mainline freeway segments are programmed through VCTC and are funded through various state and federal funding sources, local sales tax and gas taxes. The City of Camarillo (and other cities in Ventura County) does not collect traffic impact fees for specific payment to Caltrans for freeway widening. However, the traffic impact fees collected by the City for this project will be used by the City for roadway and interchange improvements throughout Camarillo.

Comment Caltrans-3

Please be reminded that any work performed within the State Right-of-way will require an Encroachment Permit from Caltrans. Any modifications to State Facilities must meet all mandatory design standard and specifications.

Response to Comment Caltrans-3

The City acknowledges that any work performed within the State right-of-way will require an Encroachment Permit from Caltrans and that any modifications to State Facilities must meet all mandatory design standard and specifications. This comment does not question the content or conclusions of the Draft EIR.

Comment Caltrans-4

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful that projects should be designed to discharge clean run-off water. Additionally, discharge of storm water run-off is not permitted onto State highway facilities without a storm water management plan.

Response to Comment Caltrans-4

Construction-related and operational storm water quality impacts are addressed on pages 102 and 103 of the Draft EIR. Construction activities would require a General Construction Activity Storm Water Permit from the State Water Resources Control Board (SWRCB) prior to the start of construction. 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. With implementation of the applicable grading and building permit requirements and the application of BMPs specifically designed to minimize construction-related water quality impacts, the construction of the proposed project would not violate any water quality standards or waste discharge requirements. Therefore, impacts from construction activities would be less than significant.

The proposed project would be designed to meet the requirements of the Ventura County Municipal Stormwater Permit (CAS004002, Order R4-2010-0108) 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. The current version of the TGM is dated May 2015 and includes site design, site-specific source control retention measures, and treatment control measures. Order R4-2010-0108 and the May 2015 TGM promote land development and redevelopment strategies that consider water quality and water management benefits associated with smart growth techniques. A key requirement is that all new development and redevelopment projects shall reduce the Effective Impervious Area (EIA) to five percent or less of the total project area by retaining the water quality volume of the design storm (e.g., 0.75" storm depth) using infiltration, reuse or evapotranspiration, or retention BMPs. In addition, treatment must be provided for the five percent EIA and developed pervious areas. If it is technically infeasible to reduce the EIA to five percent, then the project must biofilter 1.5 times the remaining volume. Alternative compliance measures are allowed when strict compliance is demonstrated to be technically infeasible. Per City requirements, the developers of this proposed project submitted a Post Construction Stormwater Quality Management Plan (PCSMP) dated April 23, 2015 which was approved by the Public Works Department on May 27, 2015. The project developers will be required to implement the approved PCSMP.

Compliance with all applicable federal, state, and local regulations, Code requirements, and permit provisions would ensure that the proposed project would not violate any water quality standards or waste discharge requirements and the impact of the project would be less than significant.

Comment Caltrans-5

Transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways, will require a transportation permit from Caltrans. It is recommended that large size truck trips be limited to off-peak commute period.

Response to Comment Caltrans-5

The City acknowledges that the transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways, will require a transportation permit from Caltrans and that Caltrans recommends that large size truck trips be limited to off-peak commute period. This is common for development projects in Camarillo. This comment does not question the content or conclusions of the Draft EIR.

FOX CANYON GROUNDWATER MANAGEMENT AGENCY

A STATE OF CALIFORNIA WATER AGENCY



BOARD OF DIRECTORS

Lynn E. Maulhardt, Chair, *Director, United Water Conservation District*
Charlotte Craven, Vice Chair, *Councilperson, City of Camarillo*
David Borchard, *Farmer, Agricultural Representative*
Steve Bennett, *Supervisor, County of Ventura*
Eugene F. West, *Director, Camrosa Water District*

EXECUTIVE OFFICER
Jeff Pratt, P.E.

March 30, 2016

Mr. Steve Mitchell, Principal Planner
City of Camarillo, Department of Community Development
601 Carmen Drive
Camarillo, California 93010

**SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT DATED FEBRUARY 2016 FOR
CAMARILLO VILLAGE HOMES, SCH NO. 2010081043**

Dear Mr. Mitchell:

The subject document was reviewed. The Fox Canyon Groundwater Management Agency (FCGMA) has several concerns regarding the proposed project.

BACKGROUND:

The project is a residential and commercial development to be located on the northeast corner of Pleasant Valley Road and Lewis Road on a 23.32 acre parcel (APN 229-0-070-240) in Camarillo, California. The proposed development is to include up to 309 multi-family dwelling units, and up to 12,000 square feet of commercial uses. The project site (Site) has been used for agricultural purposes since at least 1938 (page 1). There are no groundwater extraction wells located on the parcel. Water for the agricultural use has been provided by the City of Camarillo Water Division as an agricultural customer since November of 2000 (Appendix F, Stantec Consulting Services, Inc., 2015). The source of irrigation water prior to 2000 is not known (Appendix F, Stantec Consulting Services, Inc., 2015).

DISCUSSION:

It is not clear if there will be adequate groundwater resources available for the proposed project. During review of the subject document a number of key water supply concerns were identified.

Water Supply Concerns

The Water Supply concerns are related to:

1. Past and proposed groundwater usage;
2. The State of California, Sustainable Groundwater Management Act;
3. Groundwater Sustainability Plan for the Pleasant Valley Basin;
4. Reliance on an allocation transfer system not in use; and
5. Proof of water supply for the development.

1. Past and Proposed Groundwater Usage

The source of water to the site prior to November 2000 is not known. It is reported that the City of Camarillo has been supplying water since November 2000. The average reported water usage for the

800 South Victoria Avenue, Ventura, CA 93009-1610
(805) 654-2014 FAX: (805) 654-3350
Website: www.fcgma.org

period November 2000 to February 2014 was 37.1 acre-feet per year (AFY) (Penfield & Smith letter to FCGMA, October 9, 2014). The historic water usage is likely a blend of groundwater, surface water, and import water. Camarillo Water Division has historically served its customers a blend of groundwater and imported water. It is not clear how much groundwater was supplied annually. The proposed water demand is approximately 39.29 AFY (Cadence, DEIR, February 2016, page 75), which exceeds the reported average water usage.

The site is located in the Pleasant Valley groundwater basin and the City of Camarillo's wells are located in the Pleasant Valley groundwater basin. The Pleasant Valley groundwater basin is currently identified by the State of California as a "Critically Overdrafted Groundwater Basin." The impact on the groundwater basin cannot be evaluated as it is not known how much groundwater is to be used. Please clarify what portion of the estimated water demand that is to be supplied by imported water, surface water, and groundwater. Any increase in groundwater demand would be detrimental.

2. The State of California, Sustainable Groundwater Management Act

On January 1, 2015, California began implementing the Sustainable Groundwater Management Act (SGMA). Groundwater Sustainability Plans (GSPs) are to be developed by local Groundwater Sustainability Agencies (GSAs) for each of the high and medium priority basins (as designated by the California Statewide Groundwater Elevation Monitoring (CASGEM) program) by 2020 for attaining sustainability by 2040. If the GSPs are found to be incomplete or inadequate, SGMA allows the State to intervene. There is no mention of SGMA and its potential impact on the proposed groundwater supply in the subject document.

3. Groundwater Sustainability Plan for the Pleasant Valley Basin

The GSP for the Pleasant Valley Basin is currently being developed. Among the issues to be addressed is the overdrafted condition of the basin, the overdrafted condition contributing to seawater intrusion, water quality degradation within the basin, and land subsidence. As part of the effort to attain sustainability a new basin specific allocation system is being developed. It is anticipated that the new allocation system will replace the past allocation systems.

4. Reliance on an Allocation Transfer System Not in Use

The analysis in the subject document relies heavily on a currently not in use FCGMA allocation transfer system. We further understand that the City's water credit program is a temporary measure applicable during "drought" conditions, and therefore should not be considered to be a mitigation measure for the proposed project. The project water supply analysis should evaluate the project in light of current conditions with the existing groundwater allocation system.

Additional Comments

Additional comments regarding statements made in the subject document that should be factually supported and or clarified.

Page 67: "*The Pleasant Valley Basin historically has been replenished by subsurface inflow from the ...West Las Posas Basin.*" Please identify where this occurs. Provide supporting data.

Page 67: "*Over-pumping in the other basins has lowered their water tables and prevented subsurface inflows into the Pleasant Valley Basin.*" Provide the supporting data for this statement.

RECOMMENDATIONS:

We recommend that:

1. The issues of concern and the comments identified above be addressed.
2. An analysis be performed such that it is clear as to whether the proposed water demand (clearly identifying groundwater portion of demand) at the site will be greater than, less than, or equal to past water demand (clearly identifying groundwater portion of demand).
3. It should be clearly stated if the City of Camarillo will provide a Will Serve Letter.

CLOSURE:

If you have any questions please call me at (805) 654-2954.

Sincerely,



Kathleen Riedel, CEG
Groundwater Specialist

cc: Lucia McGovern, City of Camarillo

Letter from the Fox Canyon Groundwater Management Agency (FCGMA) dated March 30, 2016**Comment FCGMA-1**

It is not clear if there will be adequate groundwater resources available for the proposed project. During review of the subject document a number of key water supply concerns were identified.

The Water Supply concerns are related to:

1. Past and proposed groundwater usage;
2. The State of California, Sustainable Groundwater Management Act;
3. Groundwater Sustainability Plan for the Pleasant Valley Basin;
4. Reliance on an allocation transfer system not in use; and
5. Proof of water supply for the development.

Response to Comment FCGMA-1

The issues raised in this summary of comments are addressed in the following Responses to Comments FCGMA-2 through FCGMA-6

Comment FCGMA-2

The source of water to the site prior to November 2000 is not known. It is reported that the City of Camarillo has been supplying water since November 2000. The average reported water usage for the period November 2000 to February 2014 was 37.1 acre-feet per year (AFY) (Penfield & Smith letter to FCGMA, October 9, 2014). The historic water usage is likely a blend of groundwater, surface water, and import water. Camarillo Water Division has historically served its customers a blend of groundwater and imported water. It is not clear how much groundwater was supplied annually. The proposed water demand is approximately 39.29 AFY (Cadence, DEIR, February 2016, page 75), which exceeds the reported average water usage.

The site is located in the Pleasant Valley groundwater basin and the City of Camarillo's wells are located in the Pleasant Valley groundwater basin. The Pleasant Valley groundwater basin is currently identified by the State of California as a "Critically Overdrafted Groundwater Basin." The impact on the groundwater basin cannot be evaluated as it is not known how much groundwater is to be used. Please clarify what portion of the estimated water demand that is to be supplied by imported water, surface water, and groundwater. Any increase in groundwater demand would be detrimental.

Response to Comment FCGMA-2

The specific amount of groundwater that has historically been provided to the agricultural uses at the project site is not know since these supplies are a mix of groundwater and imported water. As stated on

page 66 of the Draft EIR, the blended water distributed by the Camarillo Water Division has historically consisted of approximately 42% groundwater and 58% imported water. This would imply that approximately 15.6 acre-feet per year of the historical water supplied to the project site has been obtained from groundwater supplies.

The water supply effects of the current multi-year drought on City of Camarillo water supplies are discussed on pages 67 and 69 through 73 of the Draft EIR. This includes the suspension of groundwater allocation transfers under Emergency Ordinance E.

As discussed on page 75 of the Draft EIR, the City of Camarillo has requested and received from the FCGMA a conditional approval of an agricultural to municipal and industrial location transfer in the amount of 34.98 acre-feet per year for the proposed project site. The groundwater allocation transfer was considered in the Draft EIR and the Revised Water Use and Supply Study prepared for the proposed project as the primary source of water for the proposed project once Emergency Ordinance is no longer in effect. The remaining water supplies needed to serve the project would be obtained through water conservation efforts agreed to between the project applicant and the Pleasant Valley School District.

The City of Camarillo understands, however, that the conditional approval has been rescinded in light of Emergency Ordinance E and the new allocation system that is being developed by the FCGMA. In light of these conditions, the City of Camarillo is now requiring the project developer to obtain all of the water necessary to serve the demand of the project without any increase in groundwater use. This requirement is reflected in new mitigation measures WS-1 and WS-2, which replace mitigation measure WS-1 from the Draft EIR. These new mitigation measures are as follows:

WS-1 Prior to the issuance of any grading permits, and prior to issuance of any will serve letter, the project developer shall submit to the City of Camarillo a Water Supply Study (WSS) that identifies the amount of water required for the uses approved and entitled by the City and the sources that will provide 100% of the identified water demand. The WSS must include a description of the entitled project, the estimated water demand for the entitled uses, and the sources and quantities of the water that will be obtained to supply the entitled uses. The following requirements shall apply to the WSS:

- A. The water demand estimates for the entitled uses must use water demand rates approved in writing by the City.
- B. The water demand for this project is estimated to be 39.29 acre-feet per year, but this estimate must be updated based on the entitled uses and the WSS.
- C. Contracts
 - a) The project developer shall enter into written contract or contracts (Contract) with public and/or private entities that are existing water customers of the City of Camarillo (Entity or Entities) to offset 100% of the water demand of the project.
 - b) The Entities must be located within City of Camarillo water service area.

D. Contents of Contract

The Contract must include, but not be limited to, the following provisions:

- 1) Identification of specific water conservation measures (WCMs)
- 2) The Entity and the successors in interest of that Entity will be responsible for the on-going maintenance, and replacement when necessary, of the WCMs.
- 3) A statement that reads:

The Camarillo Village Homes developer and _____ (insert name of Entity) agree that the City of Camarillo is expressly made a third party beneficiary of this Contract and the City may, at its sole discretion, enforce the terms of this Contract by all lawful means. If and when the City initiates legal action to enforce the terms of this Contract, then the prevailing party will be entitled to recover reasonable attorney's fees and costs.

E. Requirements for WCMs

- 1) The WCMs must be permanent and measurable.
- 2) The WCMs must be implemented within the City of Camarillo water service area.
- 3) WCMs must be approved in writing by the City. The City will consider the following measures as possibly permissible: permanent turf removal and replacement with materials other than artificial turf, landscape irrigation control and sensor systems that are proven to reduce water consumption, high-efficiency irrigation nozzles, high-efficiency plumbing fixtures, and such other WCMs as the City may approve in writing.
- 4) WCMs which are not permissible include: artificial turf, soil amendments and conditioners, specialty products that have not been verified to permanently improve water efficiency, and other such WCMs as the City may disapprove in writing.

F. The WSS must include engineering reports or other information or documentation acceptable to the City that describe the WCMs in detail, the amount of water savings by each WCM, and the methods of measuring the water savings for each WCM. The engineering reports, other information, or documentation must be referenced in and made part of the Contract.

G. The WSS must be submitted to, and approved in writing by, the City of Camarillo Public Works Department and Community Development Department prior to the issuance of any grading permit and water will-serve letter.

H. Mitigation measure WS-1 will be completed prior to starting mitigation measure WS-2.

WS-2 Prior to the issuance of any building permits, and a water will-serve letter, the project developer shall submit to the City of Camarillo an update to the WSS, and water will-serve letter required under mitigation measure WS-1 that demonstrates that approved water conservation measures

(WCMs) are implemented, 100% operational, and providing the specified water reductions at a minimum subject to confirmation by the City of Camarillo Public Works Department and Community Development Department. All terms and conditions required for the WSS under mitigation measure WS-1 apply to the WSS update under this mitigation measure.

Implementation of these mitigation measures would ensure that all of the water necessary to serve the demand of the project would be obtained without any increase in groundwater use or reduction in existing water supplies. The impact of the proposed project would continue to be less than significant.

Comment FCGMA-3

On January 1, 2015, California began implementing the Sustainable Groundwater Management Act (SGMA). Groundwater Sustainability Plans (GSPs) are to be developed by local Groundwater Sustainability Agencies (GSAs) for each of the high and medium priority basins (as designated by the California Statewide Groundwater Elevation Monitoring (CASGEM) program) by 2020 for attaining sustainability by 2040. If the GSPs are found to be incomplete or inadequate, SGMA allows the State to intervene. There is no mention of SGMA and its potential impact on the proposed groundwater supply in the subject document.

Response to Comment FCGMA-3

It is understood that the FCGMA is in the process of preparing a GSP for submission to the California Department of Water resources as required by the Sustainable Groundwater Management Act (SGMA). The GSP must describe the sustainability goal and it must explain how the goal will be achieved in 20 years, with a 50-year planning and implementation horizon, and monitoring data. Until the GSP is prepared, the City of Camarillo does not have the ability to estimate the potential impact on the regional groundwater supply and present this in the Final EIR for the proposed project. However, the following paragraph has been added to the text of the Final EIR to address this issue:

In late 2014, the California Legislature enacted the Sustainable Groundwater Management Act (SGMA) which requires that groundwater basins within California be managed sustainably. The FCGMA was designated the groundwater Sustainability Agency (GSA) for the Fox Canyon management area. The SGMA requires that GSAs prepare groundwater sustainability plans (GSPs) for groundwater basins that do not meet objectives related to groundwater levels and quality, subsidence, and sea water intrusion. The FCGMA is currently preparing a GSP which will include strategies for allocating groundwater pumping. The adopted GSP will replace Ordinance E. It is unknown whether groundwater allocation transfers from agricultural operations would resume once a GSP is adopted.

Comment FCGMA-4

The GSP for the Pleasant Valley Basin is currently being developed. Among the issues to be addressed is the overdrafted condition of the basin, the overdrafted condition contributing to seawater intrusion, water quality degradation within the basin, and land subsidence. As part of the effort to attain

sustainability a new basin specific allocation system is being developed. It is anticipated that the new allocation system will replace the past allocation systems.

Response to Comment FCGMA-4

The City of Camarillo understands that the FCGMA is developing a new groundwater allocation system to replace the past allocation systems that were considered in the preparation of the Draft EIR for the proposed project. Implementation of the new mitigation measures WS-1 and WS-2 would ensure that all of the water necessary to serve the demand of the project would be obtained without any increase in groundwater use or the need for a new groundwater allocation system.

Comment FCGMA-5

The analysis in the subject document relies heavily on a currently not in use FCGMA allocation transfer system. We further understand that the City's water credit program is a temporary measure applicable during "drought" conditions, and therefore should not be considered to be a mitigation measure for the proposed project. The project water supply analysis should evaluate the project in light of current conditions with the existing groundwater allocation system.

Response to Comment FCGMA-5

Please see the Response to Comment FCGMA-2.

Comment FCGMA-6

Additional comments regarding statements made in the subject document that should be factually supported and or clarified.

Page 67: "The Pleasant Valley Basin historically has been replenished by subsurface inflow from the ... West Las Posas Basin." Please identify where this occurs. Provide supporting data.

Page 67: "Over-pumping in the other basins has lowered their water tables and prevented subsurface inflows into the Pleasant Valley Basin." Provide the supporting data for this statement.

Response to Comment FCGMA-6

As stated on page 67 of the Draft EIR, the sentences referenced in this comment are excerpted from the City of Camarillo 2010 Urban Water Management Plan (UWMP). The specific reference for these two sentences is page 3-5 of the 2010 UWMP.

Comment FCGMA-7

We recommend that:

1. The issues of concern and the comments identified above be addressed.

Response to Comment FCGMA-7

The concerns and comments of the FCGMA have been addressed in the preceding responses.

Comment FCGMA-8

2. An analysis be performed such that it is clear as to whether the proposed water demand (clearly identifying groundwater portion of demand) at the site will be greater than, less than, or equal to past water demand (clearly identifying groundwater portion of demand).

Response to Comment FCGMA-8

Please see the Response to Comment FCGMA-2.

Comment FCGMA-9

3. It should be clearly stated if the City of Camarillo will provide a Will Serve Letter.

Response to Comment FCGMA-9

A water will-serve letter may be issued for the proposed project after the Water Supply Study (WSS) required under new mitigation measure WS-1 is submitted to, and approved in writing by, the City of Camarillo Public Works Department and Community Development Department. Please see the Response to Comment FCGMA-2.

county of ventura

March 31, 2016

City of Camarillo
Attn: Steve Mitchell
601 Carmen Drive
Camarillo, CA 93010

Email: smitchell@cityofcamarillo.org

Subject: Comments on the Draft EIR for the Camarillo Village Homes Project

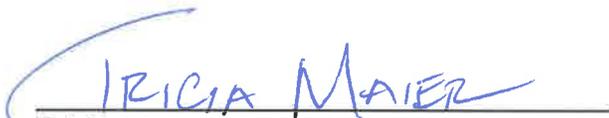
Dear Mr. Mitchell:

Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document. Additional comments may have been sent directly to you by other County agencies.

Your proposed responses to these comments should be sent directly to the commenter, with a copy to Laura Hocking, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.

If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Laura Hocking at (805) 654-2443.

Sincerely,


Tricia Maier, Manager
Planning Programs Section

Attachments

County RMA Reference Number 16-005



Letter from the County of Ventura Resource Management Agency, Planning Division (VCPD) dated March 31, 2016

Comment VCPD-1

Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document. Additional comments may have been sent directly to you by other County agencies.

Your proposed responses to these comments should be sent directly to the commenter, with a copy to Laura Hocking, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.

Response to Comment VCPD-1

This letter serves as a cover letter for the comments that were received from intra-county review of the Draft EIR. Comments provided in the attached letters from Ventura County departments are responded to on the following pages in this section.

VENTURA COUNTY
AIR POLLUTION CONTROL DISTRICT
Memorandum

TO: Laura Hocking, Planning

DATE: March 28, 2016

FROM: Alicia Stratton

SUBJECT: Request for Review of Draft Environmental Impact Report for Camarillo Village Homes, City of Camarillo (Reference No. 16-005)

Air Pollution Control District staff has reviewed the subject draft environmental impact report (DEIR), which is a project involving a zone change of 19.5 acres from industrial to medium density residential and 3.2 acres of commercial mixed use. Approval would allow development of up to 309 multi-family residential units and up to 12,000 sq. ft. of commercial uses. The project location is in the City of Camarillo on the south boundary of the Dawson Drive industrial area, bordered by Lewis Road on the west, the former Imation industrial site on the north, Constitution Avenue industrial area on the east and Pleasant Valley Road on the South.

Air quality issues are discussed in the Air Quality Section beginning on Page 82 of the DEIR. Although air quality is not identified in the topics of known concern, both short-term, construction related emissions and long-term, operational emissions will result from the project. Project construction-related emissions are temporary and not counted toward thresholds of significance for air quality analysis; however they are required to be mitigated to the greatest amount feasible. Mitigation Measures AQ-1 through AQ-3 address short-term air emissions associated with construction activities.

Project operational, long-term emissions are subject to VCAPCD's recommended 25 pounds per day threshold for reactive organic compounds (ROC) and oxides of nitrogen (NO_x), as described in the Ventura County Air Quality Assessment Guidelines. As indicated in Table 12 of the DEIR, both ROC and NO_x emissions from the project would exceed the APCD thresholds of significance and would be a significant air quality impact. Mitigation Measure AQ-4 addresses air emissions associated with long-term, operational air quality impacts. Implementation of this measure would reduce air quality impacts to a level of less than significant and no further air quality mitigation is needed.

Thank you for the opportunity to comment on this project. If you have any questions, please call me at (805) 645-1426.

Memorandum from the Ventura County Air Pollution Control District (VCAPCD) dated March 28, 2016

Comment VCAPCD-1

Air quality issues are discussed in the Air Quality Section beginning on Page 82 of the DEIR. Although air quality is not identified in the topics of known concern, both short-term, construction related emissions and long-term, operational emissions will result from the project. Project construction-related emissions are temporary and not counted toward thresholds of significance for air quality analysis; however they are required to be mitigated to the greatest amount feasible. Mitigation Measures AQ-1 through AQ-3 address short-term air emissions associated with construction activities.

Project operational, long-term emissions are subject to VCAPCD's recommended 25 pounds per day threshold for reactive organic compounds (ROC) and oxides of nitrogen (NO_x), as described in the Ventura County Air Quality Assessment Guidelines. As indicated in Table 12 of the DEIR, both ROC and NO_x emissions from the project would exceed the APCD thresholds of significance and would be a significant air quality impact. Mitigation Measure AQ-4 addresses air emissions associated with long-term, operational air quality impacts. Implementation of this measure would reduce air quality impacts to a level of less than significant and no further air quality mitigation is needed.

Response to Comment VCAPCD-1

This comment summarizes the analysis and potential air quality impacts as presented in the Draft EIR and concurs with the conclusions of the analysis. This comment does not question the content or conclusions of the Draft EIR.



County of Ventura
Public Works Agency
Transportation Department
MEMORANDUM

DATE: March 16, 2016

TO: RMA – Planning Division
Attention: Laura Hocking

FROM: Transportation Department *Ben ✓*

SUBJECT: REVIEW OF DOCUMENT 16-005 Draft Environmental Impact Report (DEIR)
Project: **Camarillo Village Homes**
Lead Agency: **City of Camarillo**
Change land use designation of 23 acres in Dawson Drive Industrial Area to accommodate development of 309 multi-family residential units and 12,000 SF of commercial space.
Northeast corner of Lewis Road (SR 34) and Pleasant Valley Road (city).

Pursuant to your request, the Public Works Agency Transportation Department has reviewed the DEIR for the Camarillo Village Homes.

This project is a change in land use designation of a large parcel in the 180-acre Dawson Drive Industrial Area that has been in agricultural use to grow row crops since the 1930s to accommodate the construction of 309 multi-family residential units and 12,000 SF of commercial space in six (6) distinct neighborhoods. The project is located at the northeast corner of Lewis Road (State Route 34) and Pleasant Valley Road.

We offer the following comments:

1. We generally concur with the four (4) Mitigation Measures (MMs) in the table on page 28 of the DEIR by Cadence dated February 2016 for those areas under the purview of the Transportation Department. The nearest county-maintained roadways to the project are (1) Lewis Road south of Pleasant Valley Road, (2) Pleasant Valley Road west of Las Posas Road, and (3) Las Posas Road south of Pleasant Valley Road.
2. The DEIR did not include a statement that the project will pay a Traffic Impact Mitigation Fee (TIMF) to the County of Ventura. The cumulative impacts of the development of this project, when considered with the cumulative impact of all other approved (or anticipated) development projects in the County, will be potentially significant. To address the cumulative adverse impacts of traffic on the County's Regional Road Network, the appropriate TIMF should be paid to the County as the development occurs in accordance with the reciprocal traffic agreement between the City of Camarillo and the County of Ventura.
3. We have the following comments with regard to the Traffic Study (TS) by Stantec dated April 27, 2015.

- a. The TS/DEIR should clarify why the improvements to the intersection of East Fifth Street (State Route 34) and Pleasant Valley Road are not included as a mitigation measure for the project (see page 35 of the TS).
- b. The state highway is not properly identified in the TS. State Route 34 includes East Fifth Street south of Pleasant Valley Road, Pleasant Valley Road from East Fifth Street to Lewis Road, and Lewis Road north of Pleasant Valley Road.
- c. The TS should address and analyze the potential impacts of the project at the intersection of Pleasant Valley Road and Las Posas Road.

4. Please send us the FEIR when it is available for our review and comment.

Our review is limited to the impacts this project may have on the County's Regional Road Network.

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Memorandum from the County of Ventura Public Works Agency, Transportation Department (VCTD) dated March 16, 2016**Comment VCTD-1**

We generally concur with the four (a) Mitigation Measures (MMs) in the table on page 28 of the DEIR by Cadence dated February 2016 for those areas under the purview of the Transportation Department. The nearest county-maintained roadways to the project are (1) Lewis Road south of Pleasant Valley Road, (2) Pleasant Valley Road west of Las Posas Road, and (3) Las Posas Road south of Pleasant Valley Road.

Response to Comment VCTD-1

This comment concurs with the mitigation measures for impacts associated with transportation/traffic. This comment does not question the content or conclusions of the Draft EIR.

Comment VCTD-2

The DEIR did not include a statement that the project will pay a Traffic Impact Mitigation Fee (TIMF) to the County of Ventura. The cumulative impacts of the development of this project, when considered with the cumulative impact of all other approved (or anticipated) development projects in the County, will be potentially significant. To address the cumulative adverse impacts of traffic on the County's Regional Road Network, the appropriate TIMF should be paid to the County as the development occurs in accordance with the reciprocal traffic agreement between the City of Camarillo and the County of Ventura.

Response to Comment VCTD-2

The TIMF is a component of the City of Camarillo Traffic Mitigation Fee program. Contribution to the TIMF is required of all new development projects in Camarillo and is one of the city's standard Conditions of Approval. City staff calculates the final contribution at a later stage of project development using the methodology approved by the City of Camarillo City Council. Upon payment of the Traffic Mitigation Fee, the city would forward the TIMF portion to the county.

Comment VCTD-3

We have the following comments with regard to the Traffic Study (TS) by Stantec dated April 27, 2015.

- a. The TS/DEIR should clarify why the improvements to the intersection of East Fifth Street (State Route 34) and Pleasant Valley Road are not included as a mitigation measure for the project (see page 35 of the TS).

Response to Comment VCTD-3

As stated on pages 30, 31, 32, and 35 of the Traffic and Circulation Study, the Pleasant Valley Road/E. 5th Street intersection is forecast to operate at LOS F under buildout conditions (emphasis added). This is not

an impact of the proposed project. As discussed on page 30 of the Traffic and Circulation Study, the project would add one AM peak hour trip per lane to the critical movements of the intersection, which is acceptable based on the City's impact threshold of 10 per lane peak hour critical movement trips for LOS F. Page 32 of the Traffic and Circulation Study states that the project would add four PM peak hour trip per lane to the critical movements of the intersection, which also would not exceed the City's impact threshold of 10 per lane peak hour critical movement trips for LOS F. Therefore, any improvements to this intersection would not be the responsibility of the proposed project.

As discussed on page 35 of the Traffic and Circulation Study, city staff have previously identified the improvement for this intersection and have submitted documents to Caltrans in support of the proposed channelization of northbound traffic. The channelization concept is under review by Caltrans. TIMF fees collected by the city for the proposed project could be used to help fund the improvements to this intersection once the improvements are approved by Caltrans.

Comment VCTD-4

- b. The state highway is not properly identified in the TS. State Route 34 includes East Fifth Street south of Pleasant Valley Road, Pleasant Valley Road from East Fifth Street to Lewis Road, and Lewis Road north of Pleasant Valley Road.

Response to Comment VCTD-4

Although the discussion of Lewis Road on page 6 of the Traffic and Circulation Study describes the roadway as a Primary Arterial that extends in a northerly direction from Hueneme Road south of U.S. 101 to Upland Road, at which point it turns into Somis Road and extends to Los Angeles Avenue (State Route 118) in Ventura County, the designation of Lewis Road as State Route 34 is in reference to the segments of Lewis Road within the study area of the Traffic and Circulation Study.

Comment VCTD-5

- c. The TS should address and analyze the potential impacts of the project at the intersection of Pleasant Valley Road and Las Posas Road.

Response to Comment VCTD-4

The intersection of Pleasant Valley Road and Las Posas Road was not evaluated in the traffic and Circulation Study since it is well beyond the study area of the proposed project site. However, impacts to this intersection were recently evaluated in a traffic and circulation study for another project in Camarillo. The Traffic and Circulation Study for the Springville Commercial Project (August 27, 2014) calculates that this intersection is expected to operate at LOS B during the AM peak hour and LOS D under existing + approved + Springville Commercial Project conditions. As shown in Exhibit 10 of the Traffic and Circulation Study for the Camarillo Village Homes project, the proposed project is expected to add seven trips to the segment of Pleasant Valley Road west of E. 5th Street during the AM peak hour and six trips to this roadway segment during the PM peak hour. Assuming that all of these trips extend to the Pleasant Valley Road and Las Posas Road intersection, the six PM trips would not exceed the City's impact

threshold of 30 per lane peak hour critical movement trips for LOS D. Therefore, any project impacts to this intersection would be less than significant.

Comment VCTD-5

Please provide us the Final EIR when it is available for our review and comment.

Response to Comment VCTD-5

The City of Camarillo's responses to the VCTD's comments will be provided prior to consideration of the proposed project by the City of Camarillo Planning Commission and City Council.



Ventura County Watershed Protection District Groundwater Resources

MEMORANDUM

DATE: March 28, 2016

TO: Laura Hocking, RMA/Planning Technician

FROM: Alma Quezada, Groundwater Specialist

SUBJECT: RMA Ref. #16-005, Draft Environmental Impact Report for Camarillo Village Homes, SCH #2015091025

As requested, the Ventura County Watershed Protection District (VCWPD) – Groundwater Resources Division has reviewed the Draft Environmental Impact Report dated February 2016 and provides the following comments:

PROJECT LOCATION:

The proposed project site is located in the City of Camarillo in Ventura County. It is located within the Dawson Drive Industrial Area, which is a 180-acre area located to the east of Old Town Camarillo, situated between Lewis Road and the residential neighborhoods of Calleguas Gardens and Village at the Park. Many of the city's industrial businesses are located in this area, in addition to large parcels of vacant and underutilized land, such as the former Imation and EJM (the proposed project site) properties. The proposed project site is located at the northeastern corner of Lewis Road and Pleasant Valley Road. The proposed project site consists of one parcel (APN 229007024) of land totaling approximately 23 acres that has been used for agricultural purposes since at least 1938, and is presently used year-round for the production of irrigated row crops. Water for the agricultural use is provided by the City of Camarillo Water Division as an agricultural customer.

PROJECT DESCRIPTION:

EJM-Arizona Commerceplex and Hawkeye Investments II, LLC are requesting approval from the City of Camarillo to change the land use designation of the site from agricultural to approximately 19.5 acres of Medium Density Residential and approximately 3.2 acres of Commercial Mixed Use. The proposed project would involve the development of up to 309 multi-family residential units throughout the site along with up to 12,000 square feet of commercial uses. The requested changes in land use designations would also necessitate a zone change as well as an amendment to the Dawson Drive Area Concepts & Design Guidelines.

ENVIRONMENTAL IMPACT ANALYSIS:

Item 2a. Groundwater Quantity

The proposed project is located within the service area of the Camarillo Water Division (CWD) and overlies the Pleasant Valley Basin, which was identified as a Critically Overdrafted Groundwater Basin by the Department of Water Resources (DWR) in January 2016. CWD has historically served its customers a blend of groundwater (42%) and imported water (58%). The existing agricultural uses at the project site are provided potable water by the CWD via two water mains located on Lewis Road and Pleasant Valley Road and use an average (based on usage from 2004-2013) of 36.9 acre-feet per year (AFY). The proposed residential and commercial uses would obtain their potable water sources from the same water mains currently supplying the parcel for agricultural uses. A conditionally approved Agricultural to Municipal and Industrial Historical Allocation (HA) transfer of 34.95 AFY has been granted to the project for when the agricultural land designation changes to municipal and industrial and the Fox Canyon Groundwater Management Agency's (FCGMA) Emergency Ordinance E is no longer in effect and providing the HA system remains in effect.

The project proposes a total annual water demand of 39.29 AFY and exceeds the average historical water use by 4.31 AFY. Any project which results in a net annual increase in groundwater extraction of 1.0 AFY or greater is considered to have a significant impact.

Swimming pool facilities are also proposed in the development concept. Under the City of Camarillo's Water Conservation Ordinance, the initial filling of residential swimming pools is prohibited during drought conditions

Construction of the proposed project includes buildings and roadways which impede recharge of groundwater to shallower water-bearing strata. Proposed projects that decrease groundwater recharge are considered to have a significant impact.

Item 2b. Groundwater Quality

The proposed project may have the potential to adversely impact the quality of groundwater. The proposed project site has been used for active agricultural production since at least 1938 and is presently used year-round. A Phase II Environmental Site Assessment evaluated the levels of pesticides and other potentially hazardous materials in the soil. Toxaphene and arsenic were both found in concentrations that exceed California Human Health Screening Levels (CHHSLs) and Regional Screening Levels (RSLs). Toxaphene concentrations in seven of the 22 soil samples analyzed ranged from 510 micrograms per kilogram ($\mu\text{g}/\text{kg}$) to 1,900 $\mu\text{g}/\text{kg}$ exceeding CHHSLs (460 $\mu\text{g}/\text{kg}$) and RSLs (480 $\mu\text{g}/\text{kg}$) established for toxaphene in soil. Arsenic was detected in 12 soil samples with concentrations ranging from 3.2 milligram per kilogram (mg/kg) to 4.0 mg/kg and exceed the CHHSLs for arsenic in residential (0.07 mg/kg) and industrial (0.24 mg/kg) soil.

Item 2c. Surface Water Quantity

The proposed project does not rely on surface water supplies in a fully appropriated stream reach as designated by SWRCB and is considered to have no impact on surface water quantity.

Item 28b. Water Supply – Quantity

It is not clear if a permanent water supply will be available for the proposed project. The proposed project is located within the service area of the CWD which has historically served its customers a blend of groundwater (42%) and imported water (58%). The project proposes total annual water usage of 39.29 acre-feet per year (AFY). The total annual water demand for the proposed project exceeds the average historical water use (36.9 AFY) by 4.31 AFY. The additional 4.31 AFY needed to supply the proposed project is dependent on a partnership between Pleasant Valley School District (PVSD) in Camarillo and the project proponent. The project proponent has agreed to provide a monetary investment to PVSD for the improvement of their current irrigation system in an effort to provide water savings to the City of Camarillo. Upgrades to PVSD's irrigation system are expected to result in a water reduction of 5.8 AFY and does not constitute a permanent water supply. The project proponent shall confirm a permanent water supply for the project by obtaining a valid Will Serve letter from the City of Camarillo Water Division.

Memorandum from the Ventura County Watershed Protection District (VCWPD), Groundwater Resources dated March 28, 2016

Comment VCWPD-1

Item 2a. Groundwater Quantity

The proposed project is located within the service area of the Camarillo Water Division (CWD) and overlies the Pleasant Valley Basin, which was identified as a Critically Overdrafted Groundwater Basin by the Department of Water Resources (DWR) in January 2016. CWD has historically served its customers a blend of groundwater (42%) and imported water (58%). The existing agricultural uses at the project site are provided potable water by the CWD via two water mains located on Lewis Road and Pleasant Valley Road and use an average (based on usage from 2004-2013) of 36.9 acre-feet per year (AFY). The proposed residential and commercial uses would obtain their potable water sources from the same water mains currently supplying the parcel for agricultural uses. A conditionally approved Agricultural to Municipal and Industrial Historical Allocation (HA) transfer of 34.95 AFY has been granted to the project for when the agricultural land designation changes to municipal and industrial and the Fox Canyon Groundwater Management Agency's (FCGMA) Emergency Ordinance E is no longer in effect and providing the HA system remains in effect.

The project proposes a total annual water demand of 39.29 AFY and exceeds the average historical water use by 4.31 AFY. Any project which results in a net annual increase in groundwater extraction of 1.0 AFY or greater is considered to have a significant impact.

Response to Comment VCWPD-1

As discussed on page 75 of the Draft EIR, the City of Camarillo has requested and received from the FCGMA a conditional approval of an agricultural to municipal and industrial location transfer in the amount of 34.98 acre-feet per year for the proposed project site. The groundwater allocation transfer was considered in the Draft EIR and the Revised Water Use and Supply Study prepared for the proposed project as the primary source of water for the proposed project once Emergency Ordinance is no longer in effect. The remaining water supplies needed to serve the project would be obtained through water conservation efforts agreed to between the project applicant and the Pleasant Valley School District.

The City of Camarillo understands, however, that the conditional approval has been rescinded in light of Emergency Ordinance E and the new allocation system that is being developed by the FCGMA. In light of these conditions, the City of Camarillo is now requiring the project developer to obtain all of the water necessary to serve the demand of the project without any increase in groundwater use. This requirement is reflected in new mitigation measures WS-1 and WS-2, which replace mitigation measure WS-1 from the Draft EIR. These new mitigation measures are as follows:

WS-1 Prior to the issuance of any grading permits, and prior to issuance of any will serve letter, the project developer shall submit to the City of Camarillo a Water Supply Study (WSS) that identifies the amount of water required for the uses approved and entitled by the City and the

sources that will provide 100% of the identified water demand. The WSS must include a description of the entitled project, the estimated water demand for the entitled uses, and the sources and quantities of the water that will be obtained to supply the entitled uses. The following requirements shall apply to the WSS:

- A. The water demand estimates for the entitled uses must use water demand rates approved in writing by the City.
- B. The water demand for this project is estimated to be 39.29 acre-feet per year, but this estimate must be updated based on the entitled uses and the WSS.

C. Contracts

- a) The project developer shall enter into written contract or contracts (Contract) with public and/or private entities that are existing water customers of the City of Camarillo (Entity or Entities) to offset 100% of the water demand of the project.
- b) The Entities must be located within City of Camarillo water service area.

D. Contents of Contract

The Contract must include, but not be limited to, the following provisions:

- 1) Identification of specific water conservation measures (WCMs)
- 2) The Entity and the successors in interest of that Entity will be responsible for the on-going maintenance, and replacement when necessary, of the WCMs.
- 3) A statement that reads:

The Camarillo Village Homes developer and _____ (insert name of Entity) agree that the City of Camarillo is expressly made a third party beneficiary of this Contract and the City may, at its sole discretion, enforce the terms of this Contract by all lawful means. If and when the City initiates legal action to enforce the terms of this Contract, then the prevailing party will be entitled to recover reasonable attorney's fees and costs.

E. Requirements for WCMs

- 1) The WCMs must be permanent and measurable.
- 2) The WCMs must be implemented within the City of Camarillo water service area.
- 3) WCMs must be approved in writing by the City. The City will consider the following measures as possibly permissible: permanent turf removal and replacement with materials other than artificial turf, landscape irrigation control and sensor systems that are proven to reduce water consumption, high-efficiency irrigation nozzles, high-efficiency plumbing fixtures, and such other WCMs as the City may approve in writing.

- 4) WCMs which are not permissible include: artificial turf, soil amendments and conditioners, specialty products that have not been verified to permanently improve water efficiency, and other such WCMs as the City may disapprove in writing.
- F. The WSS must include engineering reports or other information or documentation acceptable to the City that describe the WCMs in detail, the amount of water savings by each WCM, and the methods of measuring the water savings for each WCM. The engineering reports, other information, or documentation must be referenced in and made part of the Contract.
- G. The WSS must be submitted to, and approved in writing by, the City of Camarillo Public Works Department and Community Development Department prior to the issuance of any grading permit and water-will serve letter.
- H. Mitigation measure WS-1 will be completed prior to starting mitigation measure WS-2.
- WS-2 Prior to the issuance of any building permits, and a water will-serve letter, the project developer shall submit to the City of Camarillo an update to the WSS, and water will-serve letter required under mitigation measure WS-1 that demonstrates that approved water conservation measures (WCMs) are implemented, 100% operational, and providing the specified water reductions at a minimum subject to confirmation by the City of Camarillo Public Works Department and Community Development Department. All terms and conditions required for the WSS under mitigation measure WS-1 apply to the WSS update under this mitigation measure.

Implementation of these mitigation measures would ensure that all of the water necessary to serve the demand of the project would be obtained without any increase in groundwater use or reduction in existing water supplies. The impact of the proposed project would continue to be less than significant.

Comment VCWPD-2

Swimming pool facilities are also proposed in the development concept. Under the City of Camarillo's Water Conservation Ordinance, the initial filling of residential swimming pools is prohibited during drought conditions

Response to Comment VCWPD-2

As discussed in the footnote on page 40 of the Draft EIR, pool facilities are shown within the current illustrative site plan. Under the city's Water Conservation Ordinance, new pool facilities may not be filled during drought conditions. Construction of pools within the project site may need to be delayed until permitted during non-drought conditions.

Comment VCWPD-3

Construction of the proposed project includes buildings and roadways which impede recharge of groundwater to shallower water-bearing strata. Proposed projects that decrease groundwater recharge are considered to have a significant impact.

Response to Comment VCWPD-3

The City of Camarillo is located in the Pleasant Valley Basin at the western end of the Santa Clara River Valley. This river flood plain forms a groundwater drainage system composed of nine identifiable groundwater basins, including the Pleasant Valley Basin. Historically, groundwater within this network flows westward from basin to basin. Successive basins in the network chain depend on the preceding basins for part or all of their natural recharge. In the past, the Pleasant Valley Basin has been replenished by subsurface inflows from the Oxnard Plain Basin, the East and West Las Posas Basins and the Santa Rosa Basin, however recent drought conditions and overpumping have lowered the water tables in some of the upstream basins such that the only flows currently adding to the Pleasant Valley Basin are the Oxnard Plain Basin and the East Las Posas Basin.

Most of the groundwater within the Pleasant Valley Basin is contained within alluvial deposits and the Fox and Grimes Canyon aquifers. The alluvial deposits in the upper strata of the Basin average 400 feet in thickness and consist of waterbearing sands and gravels separated by impervious clay lenses. The Fox Canyon aquifer is within the bottom of the San Pedro formation, which underlies these alluvial deposits. The San Pedro formation varies in thickness from 400 to 1,500 feet and is effectively sealed from percolation of water from above by the impervious materials located at the bottom of the alluvial deposits. The Grimes Canyon Aquifer lies in the Santa Barbara formation, which is seated below the San Pedro formation.

Although the proposed project would increase the amount of impervious surface area on the site, direct groundwater recharge via infiltration of direct precipitation, either natural or artificial (i.e. irrigation), within the Pleasant Valley Basin is insignificant for the reasons discussed above. Therefore, the proposed project would not interfere with groundwater recharge of the Fox Canyon or Grimes Canyon aquifers in any significant way. In addition, the proposed project would not involve the construction of substructures at depths which could significantly impair or alter the direction or rate of flow of groundwater.

Comment VCWPD-4

Item 2b. Groundwater Quality

The proposed project may have the potential to adversely impact the quality of groundwater. The proposed project site has been used for active agricultural production since at least 1938 and is presently used year-round. A Phase II Environmental Site Assessment evaluated the levels of pesticides and other potentially hazardous materials in the soil. Toxaphene and arsenic were both found in concentrations that exceed California Human Health Screening Levels (CHHSLs) and Regional Screening Levels (RSLs). Toxaphene concentrations in seven of the 22 soil samples analyzed ranged from 510 micrograms per kilogram ($\mu\text{g}/\text{kg}$) to 1,900 $\mu\text{g}/\text{kg}$ exceeding CHHSLs (460 $\mu\text{g}/\text{kg}$) and RSLs (480 $\mu\text{g}/\text{kg}$) established for toxaphene in soil. Arsenic was detected in 12 soil samples with concentrations ranging from 3.2 milligram per kilogram (mg/kg) to 4.0 mg/kg and exceed the CHHSLs for arsenic in residential (0.07 mg/kg) and industrial (0.24 mg/kg) soil.

Response to Comment VCWPD-4

The hazardous materials discussed in this comment are located within the surface soils at the project site and would be mitigated through the implementation of mitigation measure HHM-1 identified on page 100 of the Draft EIR. As discussed in the Response to Comment VCWPD-3 above, direct groundwater recharge at the project site via infiltration of direct precipitation, either natural or artificial (i.e. irrigation), within the Pleasant Valley Basin is insignificant. Therefore, construction of the proposed project would not cause hazardous materials at the project site to impact the quality of groundwater within the Fox Canyon or Grimes Canyon aquifers.

Comment VCWPD-5

Item 2c. Surface Water Quantity

The proposed project does not rely on surface water supplies in a fully appropriated stream reach as designated by SWRCB and is considered to have no impact on surface water quantity.

Response to Comment VCWPD-5

This comment confirms that the proposed project does not rely on surface water supplies in a fully appropriated stream reach as designated by SWRCB and is considered to have no impact on surface water quantity. The comment does not question the content of conclusions of the Draft EIR.

Comment VCWPD-6

Item 28b. Water Supply – Quantity

It is not clear if a permanent water supply will be available for the proposed project. The proposed project is located within the service area of the CWD which has historically served its customers a blend of groundwater (42%) and imported water (58%). The project proposes total annual water usage of 39.29 acre-feet per year (AFY). The total annual water demand for the proposed project exceeds the average historical water use (36.9 AFY) by 4.31 AFY. The additional 4.31 AFY needed to supply the proposed project is dependent on a partnership between Pleasant Valley School District (PVSD) in Camarillo and the project proponent. The project proponent has agreed to provide a monetary investment to PVSD for the improvement of their current irrigation system in an effort to provide water savings to the City of Camarillo. Upgrades to PVSD's irrigation system are expected to result in a water reduction of 5.8 AFY and does not constitute a permanent water supply. The project proponent shall confirm a permanent water supply for the project by obtaining a valid Will Serve letter from the City of Camarillo Water Division.

Response to Comment VCWPD-6

Please see the response to Comment VCWPD-1. A water will-serve letter may be issued for the proposed project after the Water Supply Study (WSS) required under new mitigation measure WS-1 is submitted to,

and approved in writing by, the City of Camarillo Public Works Department and Community Development Department.

CORRECTIONS AND ADDITIONS TO THE TEXT OF THE DRAFT EIR

The following corrections and additions are set forth to update the text of the Draft EIR for the Camarillo Village Homes project in response to the comments received during and after the public review period, as well as changes directed by city staff. Changes to the text of the Draft EIR are listed by section. The sections that have not been corrected or revised are not listed below. Changes are shown as red-colored strike-out of old text and red-colored new text.

Introduction

For the purpose of publishing the Final EIR, the text on page 6 of the Draft EIR is revised to read:

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

Steve Mitchell, Principal Planner
City of Camarillo Department of Community Development
601 Carmen Drive
Camarillo, CA 93010-0248
Telephone: (805) 383-5370
Fax: (805) 388-5388
Email: smitchell@cityofcamarillo.org

A copy of the Draft EIR ~~will be~~ **was** made available for public review by the general public at the City of Camarillo Department of Community Development at the address listed above.

Following the Draft EIR public review period and receipt of all written comments, the City of Camarillo ~~will~~ **prepared** a Final EIR. The Final EIR ~~will~~ **provides** additions and revisions to the Draft EIR as applicable, written responses to the written comments received by the city during the Draft EIR review period, and a Mitigation Monitoring and Reporting Program. Members of the public ~~will have also had~~ **additional** opportunities to participate in the review of the proposed project through attendance at the public hearings before the City of Camarillo Planning Commission and City Council.

Executive Summary

In response to comments provided by the Fox Canyon Groundwater Management Agency (FCGMA), the text on page 13 of the Draft EIR is revised to read:

<p>The project co-applicants would be required to either wait to develop and connect the project to the city's water service until Emergency Ordinance E is no longer in effect or make a payment to the city's water conservation credit program provide 100% of the water demand for the uses approved and entitled by the city. Either strategy This will enable the City of Camarillo Water Division to provide water to the project site with no reduction of existing water or groundwater supplies.</p>	<p>WS-1 The project developers shall wait to develop and connect the project to the city's water service until Emergency Ordinance E is no longer in effect. OR... The project developers shall make a payment to the city's water conservation credit program in an amount calculated by the city to reduce existing water use elsewhere within the city in an amount adequate to serve the proposed project minus the reductions implemented by the project developers with the Pleasant Valley School District.</p> <p>WS-1 Prior to the issuance of any grading permits, and prior to issuance of any will serve letter, the project developer shall submit to the City of Camarillo a Water Supply Study (WSS) that identifies the amount of water required for the uses approved and entitled by the City and the sources that will provide 100% of the identified water demand. The WSS must include a description of the entitled project, the estimated water demand for the entitled uses, and the sources and quantities of the water that will be obtained to supply the entitled uses. The following requirements shall apply to the WSS:</p> <ul style="list-style-type: none"> A. The water demand estimates for the entitled uses must use water demand rates approved in writing by the City. B. The water demand for this project is estimated to be 39.29 acre-feet per year, but this estimate must be updated based on the entitled uses and the WSS. C. Contracts <ul style="list-style-type: none"> a) The project developer shall enter into written contract or contracts (Contract) with public and/or private entities that are existing water customers of the City of Camarillo (Entity or Entities) to offset 100% of the water demand of the project. 	<p>Less than significant impact.</p>
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	<p>b) The project developer shall enter into written contract or contracts (Contract) with public and/or private entities that are existing water customers of the City of Camarillo (Entity or Entities) to offset 100% of the water demand of the project.</p> <p>D. Contents of Contract The Contract must include, but not be limited to, the following provisions:</p> <ol style="list-style-type: none"> 1) Identification of specific water conservation measures (WCMS) 2) The Entity and the successors in interest of that Entity will be responsible for the ongoing maintenance, and replacement when necessary, of the WCMS. 3) A statement that reads: The Camarillo Village Homes developer and _____ (insert name of Entity) agree that the City of Camarillo is expressly made a third party beneficiary of this Contract and the City may, at its sole discretion, enforce the terms of this Contract by all lawful means. If and when the City initiates legal action to enforce the terms of this Contract, then the prevailing party will be entitled to recover reasonable attorney's fees and costs. <p>E. Requirements for WCMS</p> <ol style="list-style-type: none"> 1) The WCMS must be permanent and measurable. 2) The WCMS must be implemented within the City of Camarillo water service area. 	
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	<p>3) WCMs must be approved in writing by the City. The City will consider the following measures as possibly permissible: permanent turf removal and replacement with materials other than artificial turf, landscape irrigation control and sensor systems that are proven to reduce water consumption, high-efficiency irrigation nozzles, high-efficiency plumbing fixtures, and such other WCMs as the City may approve in writing.</p> <p>4) WCMs which are not permissible include: artificial turf, soil amendments and conditioners, specialty products that have not been verified to permanently improve water efficiency, and other such WCMs as the City may disapprove in writing.</p> <p>F. The WSS must include engineering reports or other information or documentation acceptable to the City that describe the WCMs in detail, the amount of water savings by each WCM, and the methods of measuring the water savings for each WCM. The engineering reports, other information, or documentation must be referenced in and made part of the Contract.</p> <p>G. The WSS must be submitted to, and approved in writing by, the City of Camarillo Public Works Department and Community Development Department prior to the issuance of any grading permit and water-will serve letter.</p> <p>H. Mitigation measure WS-1 will be completed prior to starting mitigation measure WS-2.</p>	
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	<p>WS-2 Prior to the issuance of any building permits, and a water will-serve letter, the project developer shall submit to the City of Camarillo an update to the WSS, and water will-serve letter required under mitigation measure WS-1 that demonstrates that approved water conservation measures (WCMs) are implemented, 100% operational, and providing the specified water reductions at a minimum subject to confirmation by the City of Camarillo Public Works Department and Community Development Department. All terms and conditions required for the WSS under mitigation measure WS-1 apply to the WSS update under this mitigation measure.</p>	
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The text on page 28 of the Draft EIR has been revised by city staff to read:

<p>Transportation/Traffic: Implementation of the proposed project could increase hazards due to site access design features.</p>	<p>T-1 The new main northern driveway on Lewis Road shall either be realigned to provide additional left turn storage or the volumes and delays at the new main northern driveway shall be monitored and, if warranted and approved by Caltrans, a traffic signal installed by the developer as conditions warrant in the future.</p>	<p>Less than significant impact.</p>
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Water Supply

In response to comments provided by the FCGMA, the text on page 69 of the Draft EIR is revised to read:

Groundwater supply allocations to the city will **generally** increase as agricultural sites within the service area are converted to municipal and industrial uses. This will **generally** be the primary source of additional water supplies available to the city. In ~~general~~ **recent years**, the city **has** received about two acre-feet per year of increased groundwater allocation for each acre that is converted from agricultural uses, but this amount **is was** further reduced by 25 percent pursuant to the FCGMA Ordinance Code. The actual allocation transfer does not occur until the new development is ready to connect to the city’s water system.

The FCGMA has responded to the current drought conditions affecting California by adopting Emergency Ordinance E, which temporarily reduces groundwater extraction allocations for all municipal and industrial ~~uses by 10 percent as of July 1, 2014, 15 percent as of January 1, 2015, and 20 percent as of July 1, 2015~~ operators within southern Ventura County. During the time that Emergency Ordinance E is in effect, conservation credits may not be obtained and may not be used to avoid paying surcharges for groundwater extractions. The FCGMA has also suspended all agricultural groundwater allocation transfers ~~until as part of Emergency Ordinance E is no longer in effect.~~

In late 2014, the California Legislature enacted the Sustainable Groundwater Management Act (SGMA) which requires that groundwater basins within California be managed sustainably. The FCGMA was designated the groundwater Sustainability Agency (GSA) for the Fox Canyon management area. The SGMA requires that GSAs prepare groundwater sustainability plans (GSPs) for groundwater basins that do not meet objectives related to groundwater levels and quality, subsidence, and sea water intrusion. The FCGMA is currently preparing a GSP which will include strategies for allocating groundwater pumping. The GSP adopted will replace Ordinance E. It is unknown whether groundwater allocation transfers from agricultural operations would resume once a GSP is adopted.

In response to comments provided by the FCGMA, the text on page 75 of the Draft EIR is revised to read:

Impact: The project co-applicants would be required to ~~either wait to develop and connect the project to the city's water service until Emergency Ordinance E is no longer in effect or make a payment to the city's water conservation credit program~~ provide 100% of the water demand for the uses approved and entitled by the city. ~~Either strategy~~ This will enable the City of Camarillo Water Division to provide water to the project site with no reduction of existing water supplies. This would reduce the impact of the project to a less than significant level.

~~As discussed previously, the city receives about two acre-feet per year of increased groundwater allocation for each acre that is converted from agricultural uses, but this amount is further reduced by 25 percent pursuant to the FCGMA Ordinance Code. The City of Camarillo has requested and received from the FCGMA a conditional approval of an agricultural to municipal and industrial allocation transfer in the amount of 34.98 acre-feet per year based on 23.32 acres and 1.5 acre-feet per acre. This water will be available to the city when a development at the site is ready to connect to the city's service system and Emergency Ordinance E is no longer in effect.~~

In response to comments provided by the FCGMA, the text on page 76 of the Draft EIR is revised to read:

~~The total water demand for the proposed project would be greater than the historic water use at the project site. More importantly, it would be 4.31 acre-feet greater than the 34.98 acre-feet of water per year allocation transfer that the city would receive from the FCGMA. Therefore, the~~

~~City of Camarillo Water Division would need to obtain an additional supply of at least 4.31 acre-feet per year to serve the proposed project. The project co-applicants would be required to provide and facilitate the additional supply of water by a combination of providing imported water, recycled water, or facilitating savings of existing water customers and utilizing this savings to offset the increased project demand.—~~

~~The project co-applicants and the Pleasant Valley School District (PVSD) in Camarillo have agreed to enter into a partnership in which the co-applicants provide a monetary investment to the school district to facilitate the improvement of current irrigation standards and, thereby, provide water savings to the City of Camarillo Water Division. The PVSD utilizes approximately 96.0 acre-feet of potable water for the irrigation of 35.1 acres of turf at the eight school sites within the City of Camarillo Water Division service area. This equates to an average irrigation rates of 2.74 acre-feet per year for each acre of turf.—~~

~~According to the Revised Water Use and Supply Study, turf irrigation needs can reportedly be decreased by utilizing a Weathermatic on-site weather monitoring and irrigation control. These actions are expected to result in an estimated reduction of approximately 5.8 acre-feet or six percent of water for irrigation.—~~

~~The estimated cost for the PVSD to implement and use a Weathermatic on-site weather monitoring and irrigation control system is approximately \$58,300. This cost would be provided by the project co-applicants to the PVSD prior to connection to the city's water system.—~~

~~Because the project co-applicants are cable of offsetting at least 5.8 acre-feet of water by increasing the irrigation efficiency at the PVSD schools within the City of Camarillo Water Division service area, and the water supply deficit is 4.31 acre-feet per year, the water needs of the project could be met by the City of Camarillo Water Division. This would also increase the amount of water available to the City of Camarillo Water Division by at least 1.5 acre-feet per year, or the amount to serve almost 14 additional multi-family residential units.—~~

~~The City of Camarillo will not, however, be able to obtain the agricultural groundwater allocation transfers until Emergency Ordinance E is no longer in effect. This means that the project co-applicants will either need to wait to develop and connect the project to the city's water service until Emergency Ordinance E is no longer in effect or they will need to make a payment to the city's water conservation credit program discussed previously. Either strategy will enable the City of Camarillo Water Division to provide water to the project site with no reduction of existing water supplies.—~~

~~As discussed previously, the city previously received about two acre-feet per year of increased groundwater allocation for each acre that is converted from agricultural uses, but this amount was further reduced by 25 percent pursuant to the FCGMA Ordinance Code. The City of~~

Camarillo has requested and received from the FCGMA a conditional approval of an agricultural to municipal and industrial allocation transfer in the amount of 34.98 acre-feet per year based on 23.32 acres and 1.5 acre-feet per acre. However, the city understands that the conditional approval has been rescinded in light of Emergency Ordinance E and the new allocation system that is being developed by the FCGMA. In light of these conditions, the City of Camarillo is now requiring the project developer to obtain all of the water necessary to serve the demand of the project without any increase in groundwater use. The project developer would be required to enter into written contract or contracts with public and/or private entities that are existing water customers of the Camarillo Water Division to implement water conservation measures (WCMs) that would reduce existing water use by these entities in an amount that would cover all of the water demand of the project. Examples of WCMs that the city would allow include, but not be limited to, permanent turf removal and replacement with materials other than artificial turf, landscape irrigation control and sensor systems that are proven to reduce water consumption, high-efficiency irrigation nozzles, high-efficiency plumbing fixtures. Examples of WCMs which are not permissible by the city include, but are limited to, artificial turf, soil amendments and conditioners, specialty products that have not been verified to permanently improve water efficiency. The WCMs must be implemented, 100% operational, and providing the specified water reductions at a minimum subject to confirmation by the city prior to the issuance of any building permits for the projects. ~~This~~ These requirements ~~is~~ are reflected as mitigation measures WS-1 and WS-2, which would enable the City of Camarillo Water Division to provide water to the project site with no reduction of existing water supplies and reduce the potential impact of the proposed project to a less than significant level.

In response to comments provided by the FCGMA, the text on page 77 of the Draft EIR is revised to read:

The following mitigation measures ~~is~~ are recommended to enable the City of Camarillo Water Division to provide water to the project site with no reduction of existing water supplies:

~~WS-1—The project developers shall wait to develop and connect the project to the city’s water service until Emergency Ordinance E is no longer in effect.—~~

~~—OR—~~

~~—The project developers shall make a payment to the city’s water conservation credit program in an amount calculated by the city to reduce existing water use elsewhere within the city in an amount adequate to serve the proposed project minus the reductions implemented by the project developers with the Pleasant Valley School District.~~

WS-1 Prior to the issuance of any grading permits, and prior to issuance of any will serve letter, the project developer shall submit to the City of Camarillo a Water Supply Study (WSS) that identifies the amount of water required for the uses approved and entitled by the City and

the sources that will provide 100% of the identified water demand. The WSS must include a description of the entitled project, the estimated water demand for the entitled uses, and the sources and quantities of the water that will be obtained to supply the entitled uses. The following requirements shall apply to the WSS:

- A. The water demand estimates for the entitled uses must use water demand rates approved in writing by the City.
- B. The water demand for this project is estimated to be 39.29 acre-feet per year, but this estimate must be updated based on the entitled uses and the WSS.
- C. **Contracts**
 - a) The project developer shall enter into written contract or contracts (Contract) with public and/or private entities that are existing water customers of the City of Camarillo (Entity or Entities) to offset 100% of the water demand of the project.
 - b) The Entities must be located within City of Camarillo water service area.
- D. **Contents of Contract**

The Contract must include, but not be limited to, the following provisions:

- 1) Identification of specific water conservation measures (WCMs)
- 2) The Entity and the successors in interest of that Entity will be responsible for the on-going maintenance, and replacement when necessary, of the WCMs.
- 3) A statement that reads:

The Camarillo Village Homes developer and _____ (insert name of Entity) agree that the City of Camarillo is expressly made a third party beneficiary of this Contract and the City may, at its sole discretion, enforce the terms of this Contract by all lawful means. If and when the City initiates legal action to enforce the terms of this Contract, then the prevailing party will be entitled to recover reasonable attorney's fees and costs.

- E. **Requirements for WCMs**
 - 1) The WCMs must be permanent and measurable.
 - 2) The WCMs must be implemented within the City of Camarillo water service area.
 - 3) WCMs must be approved in writing by the City. The City will consider the following measures as possibly permissible: permanent turf removal and replacement with materials other than artificial turf, landscape irrigation control and sensor systems that are proven to reduce water consumption, high-efficiency irrigation nozzles,

high-efficiency plumbing fixtures, and such other WCMs as the City may approve in writing.

- 4) WCMs which are not permissible include: artificial turf, soil amendments and conditioners, specialty products that have not been verified to permanently improve water efficiency, and other such WCMs as the City may disapprove in writing.
- F. The WSS must include engineering reports or other information or documentation acceptable to the City that describe the WCMs in detail, the amount of water savings by each WCM, and the methods of measuring the water savings for each WCM. The engineering reports, other information, or documentation must be referenced in and made part of the Contract.
- G. The WSS must be submitted to, and approved in writing by, the City of Camarillo Public Works Department and Community Development Department prior to the issuance of any grading permit and water will serve letter.
- H. Mitigation measure WS-1 will be completed prior to starting mitigation measure WS-2.

WS-2 Prior to the issuance of any building permits, and a water will-serve letter, the project developer shall submit to the City of Camarillo an update to the WSS, and water will-serve letter required under mitigation measure WS-1 that demonstrates that approved water conservation measures (WCMs) are implemented, 100% operational, and providing the specified water reductions at a minimum subject to confirmation by the City of Camarillo Public Works Department and Community Development Department. All terms and conditions required for the WSS under mitigation measure WS-1 apply to the WSS update under this mitigation measure.

Impact: The project co-applicants would be required to ~~either need to wait to develop and connect the project to the city's water service until Emergency Ordinance E is no longer in effect or they will need to make a payment to the city's water conservation credit program~~ provide 100% of the water demand for the uses approved and entitled by the city. ~~Either strategy~~ This will enable the City of Camarillo Water Division to provide water to the project site with no decrease of existing groundwater supplies. Therefore, a less than significant impact would occur.

As discussed previously, the City of Camarillo **currently** will not be able to obtain the agricultural groundwater allocation transfers associated with the conversion of the project site from agricultural to municipal ~~until Emergency Ordinance E is no longer in effect. This means that the project co-applicants will either need to wait to develop and connect the project to the City's water service until Emergency Ordinance E is no longer in effect or they will need to make a payment to the city's water conservation credit program discussed previously. Either strategy will enable the City of Camarillo Water Division to provide water to the project site with no decrease of existing groundwater supplies. This would reduce the potential impact of the~~

~~proposed project to a less than significant level and no mitigation is required.~~ In response, the City of Camarillo is now requiring the project developer to obtain all of the water necessary to serve the demand of the project without any increase in groundwater use. This requirement is reflected as mitigation measures WS-1 and WS-2, which would enable the City of Camarillo Water Division to provide water to the project site with no reduction of existing water supplies and reduce the potential impact of the proposed project to a less than significant level.

Impacts Found to be Less Than Significant

The text on page 120 of the Draft EIR has been revised by city staff to read:

- T-1 The ~~new main northern driveway on Lewis Road shall either be realigned to provide additional left turn storage or the~~ volumes and delays at the new main northern driveway shall be monitored and, ~~if warranted and approved by Caltrans,~~ a traffic signal installed ~~by the developer~~ as conditions warrant in the future.

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MITIGATION MONITORING AND REPORTING PROGRAM

This section of the Final EIR provides the Mitigation Monitoring and Reporting Program (MMRP) that will be used to monitor the mitigation measures adopted for the Camarillo Village Homes project.

INTRODUCTION

CEQA requires the adoption of feasible mitigation measures to reduce the severity and magnitude of potentially significant environmental impacts associated with development projects. However, simply adopting these measures is not adequate under State law. Lead agencies are also required to adopt a program that will be used to ensure that the mitigation measures are in fact implemented. The requirements for mitigation monitoring or reporting are codified in Section 15097 of the CEQA Guidelines.

The Final EIR for the Camarillo Village Homes project identifies project-specific mitigation measures to reduce the potentially significant impacts of the project as proposed. Following certification of the Final EIR and approval of this MMRP by the City of Camarillo City Council, the project-specific mitigation measures identified in the Final EIR will be implemented and monitored as described in this MMRP.

LIST OF MITIGATION MEASURES

The mitigation measures adopted for the Camarillo Village Homes project are listed in the following table along with the action required, the timing for implementation of each measure, and the department within the City of Camarillo responsible for monitoring the mitigation measure.

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MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Water Supply			
<p>WS-1 Prior to the issuance of any grading permits, and prior to issuance of any will serve letter, the project developer shall submit to the City of Camarillo a Water Supply Study (WSS) that identifies the amount of water required for the uses approved and entitled by the City and the sources that will provide 100% of the identified water demand. The WSS must include a description of the entitled project, the estimated water demand for the entitled uses, and the sources and quantities of the water that will be obtained to supply the entitled uses. The following requirements shall apply to the WSS:</p> <p>A. The water demand estimates for the entitled uses must use water demand rates approved in writing by the City.</p> <p>B. The water demand for this project is estimated to be 39.29 acre-feet per year, but this estimate must be updated based on the entitled uses and the WSS.</p> <p>C. Contracts</p> <p>a) The project developer shall enter into written contract or contracts (Contract) with public and/or private entities that are existing water customers of the City of Camarillo (Entity or Entities) to offset 100% of the water demand of the project.</p>	<p>Review of project water supply study.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Public Works and Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>b) The project developer shall enter into written contract or contracts (Contract) with public and/or private entities that are existing water customers of the City of Camarillo (Entity or Entities) to offset 100% of the water demand of the project.</p> <p>D. Contents of Contract</p> <p>The Contract must include, but not be limited to, the following provisions:</p> <ol style="list-style-type: none"> 1) Identification of specific water conservation measures (WCMs) 2) The Entity and the successors in interest of that Entity will be responsible for the on-going maintenance, and replacement when necessary, of the WCMs. 3) A statement that reads: <p>The Camarillo Village Homes developer and _____ (insert name of Entity) agree that the City of Camarillo is expressly made a third party beneficiary of this Contract and the City may, at its sole discretion, enforce the terms of this Contract by all lawful means. If and when the City initiates legal action to enforce the terms of this Contract, then the prevailing party will be entitled to recover reasonable attorney's fees and costs.</p>			

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>E. Requirements for WCMs</p> <ol style="list-style-type: none"> 1) The WCMs must be permanent and measurable. 2) The WCMs must be implemented within the City of Camarillo water service area. 3) WCMs must be approved in writing by the City. The City will consider the following measures as possibly permissible: permanent turf removal and replacement with materials other than artificial turf, landscape irrigation control and sensor systems that are proven to reduce water consumption, high-efficiency irrigation nozzles, high-efficiency plumbing fixtures, and such other WCMs as the City may approve in writing. 4) WCMs which are not permissible include: artificial turf, soil amendments and conditioners, specialty products that have not been verified to permanently improve water efficiency, and other such WCMs as the City may disapprove in writing. <p>F. The WSS must include engineering reports or other information or documentation acceptable to the City that describe the WCMs in detail, the amount of water savings by each WCM, and the methods of measuring the water savings for each WCM. The engineering reports, other information, or documentation must be referenced in and made part of the Contract.</p>			

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>G. The WSS must be submitted to, and approved in writing by, the City of Camarillo Public Works Department and Community Development Department prior to the issuance of any grading permit and water-will serve letter.</p> <p>H. Mitigation measure WS-1 will be completed prior to starting mitigation measure WS-2.</p>			
<p>WS-2 Prior to the issuance of any building permits, and a water will-serve letter, the project developer shall submit to the City of Camarillo an update to the WSS, and water will-serve letter required under mitigation measure WS-1 that demonstrates that approved water conservation measures (WCMS) are implemented, 100% operational, and providing the specified water reductions at a minimum subject to confirmation by the City of Camarillo Public Works Department and Community Development Department. All terms and conditions required for the WSS under mitigation measure WS-1 apply to the WSS update under this mitigation measure.</p>	<p>Review of updated project water supply study and will-serve letter.</p>	<p>Prior to issuance of building permits.</p>	<p>Department of Public Works and Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Aesthetics			
A-1 To avoid potential significant impacts to adjacent residential properties and roadways, the project developers shall include in contract specifications that temporary construction lighting within 200 feet of adjoining residential properties and roadways with direct lines of sight to the lighting source shall be shielded from the affected residential properties and roadways. This shall include permanent and temporary lighting provided within the new residential and mixed-use buildings.	Review of project lighting plans to confirm that lighting controls required by mitigation measure AES-1 are included.	Prior to issuance of building permits.	Department of Community Development
Air Quality			
AQ-1 All developers of new buildings at the project site shall implement fugitive dust control measures throughout all phases of construction. The project developers shall include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following: <ul style="list-style-type: none"> • Minimize the area disturbed on a daily basis by clearing, grading, earthmoving, and/or excavation operations. 	The project developers shall implement dust control measures during grading and construction.	During grading and construction.	Department of Public Works

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<ul style="list-style-type: none"> • Pre-grading/excavation activities shall include watering the area to be graded or excavated before the commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during these activities. • All trucks shall be required to cover their loads as required by California Vehicle Code §23114. • All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary. • Material stockpiles shall be enclosed, covered, stabilized, or otherwise treated, to prevent blowing fugitive dust offsite. 			

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<ul style="list-style-type: none"> • Graded and/or excavated inactive areas of the construction site shall be monitored by a city-designated monitor at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust. • Signs shall be posted on-site limiting on-site traffic to 15 miles per hour or less. • During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the VCAPCD in determining when winds are excessive. • Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads. 			

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<ul style="list-style-type: none"> Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations. 			
<p>AQ-2 All developers of new buildings at the project site shall implement and agree to enforce measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project site throughout the project construction phases. The project developer shall include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> Maintain all construction equipment in good condition and in proper tune in accordance with manufacturer’s specifications. Limit truck and equipment idling time to five minutes or less. Minimize the number of vehicles and equipment operating at the same time during the smog season (May through October). Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, to the extent feasible. 	<p>The project developers shall provide evidence to city staff that emissions controls for heavy-duty diesel-powered equipment operating at the project site are included in construction documents.</p>	<p>Prior to issuance of grading permits and during grading and construction.</p>	<p>Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>AQ-3 All developers of new buildings at the project site shall include in construction and building management contracts the following requirements or measures shown to be equally effective:</p> <ul style="list-style-type: none"> • Use solar or low-emission water heaters in new buildings. • Require that commercial landscapers providing services at the common areas of project site use electric or battery-powered equipment, or other internal combustion equipment that is either certified by the California Air Resources Board or is three years old or less at the time of use, to the extent that such equipment is reasonably available and competitively priced in Ventura County (meaning that the equipment can be easily purchased at stores in Ventura County and the cost of the equipment is not more than 20 percent greater than the cost of standard equipment). 	<p>Review of construction and building management contracts to confirm that the features required by mitigation measure AQ-3 are included.</p>	<p>Prior to issuance of building permits.</p>	<p>Department of Community Development</p>
<p>AQ-4 Prior to the issuance of a zoning clearance, the developers of new buildings at the project site shall pay a total of \$21,167 to the city TDM fund to reduce vehicle trips and associated air pollutant emissions.</p>	<p>The project developers shall pay the applicable TDM fees to the city.</p>	<p>Prior to issuance of building permits.</p>	<p>Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Biological Resources			
<p>BR-1 To avoid potential significant impacts to nesting birds, including migratory birds and raptors, one of the following shall be implemented by the developers of the proposed project:</p> <ul style="list-style-type: none"> • Conduct tree removal associated with construction from September 1st through January 31st, when birds are not nesting. <p>OR...</p> <ul style="list-style-type: none"> • Conduct pre-construction surveys for nesting birds if tree removal is initiated during the nesting season with results of the survey provided to the Department of Community Development. A qualified wildlife biologist shall conduct weekly pre-removal bird surveys no more than 30 days prior to tree removal to provide confirmation on the presence or absence of active nests in the affected trees. The last survey should be conducted no more than three days prior to the tree removal. If active nests are encountered, removal of the affected trees shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist shall be maintained during construction depending on the species and location. A copy of the buffer plan shall be provided to the Department of Community Development prior to fencing. The perimeter of the nest-setback zone shall be fenced or 	<p>Review of construction contracts verifying that tree removal will only occur September 1st through January 31st or review of pre-construction survey report for the project project site.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the Department of Community Development prior to the issuance of a grading permit. The qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.</p>			
Cultural Resources			
<p>CR-1 The project developers shall include in construction contracts the requirement that construction activities be halted if any archaeological materials are encountered during the course of project development. The services of a professional archaeologist shall be secured by contacting the Center for Public Archaeology – California State University Fullerton, or a member of the Society of Professional Archaeologists (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact.</p>	<p>Review of project construction contracts to confirm that the requirements of mitigation measure CR-1 are included.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>In the event that cultural resources are discovered, the handling will differ depending on the nature of the artifacts. However, it is understood that all artifacts with the exception of human remains and related grave goods or sacred objects belong to the property owner. All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. In the event that the archaeologist identifies resources of a prehistoric or Native American origin, a Native American observer of Chumash origin shall be retained to accompany the archaeologist for the duration of the grading phase to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. All items found in association with Native American human remains will be considered grave goods or sacred in origin and subject to special handling pursuant to State law. The remainder of the Native American artifact assemblage will be inventoried, analyzed, and prepared in a manner for reburial at the project site and/or curation, and the archaeological consultant will deliver the materials to an accredited curation facility approved by the City of Camarillo within a reasonable amount of time.</p>			

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>Nonnative American artifacts will be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation or returned to the property owner, as deemed appropriate.</p> <p>A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered artifacts. The report and inventory, when submitted to the City of Camarillo Department of Community Development and the UCLA Archaeological Information Center, will signify completion of the program to mitigate impacts to archaeological and/or cultural resources.</p>			
<p>CR-2 The project developer shall include in construction contracts the requirement that the project be halted if any paleontological materials are encountered during the course of project development. The services of a paleontologist shall be secured by contacting the Center for Public Paleontology, which can be found at the following universities; USC, UCLA, California State University at Los Angeles, or California State University at Long Beach, to assess the resources and evaluate the impact. Copies of the paleontological survey, study, or report shall be submitted to the Department of Community Development.</p>	<p>Review of project construction contracts to confirm that the requirements of mitigation measure CR-2 are included.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Hazards and Hazardous Materials			
<p>HHM-1 The project developers shall contact the Ventura County Environmental Health Department (VCEHD) or the California Department of Toxic Substances Control (DTSC) to enroll in their voluntary oversight program for the mitigation of the toxaphene by general grading and site preparation with conformation sampling or risk analysis.</p> <p>OR</p> <p>If mitigation is not permissible by the VCEHD or the DTSC, the project developers shall perform remedial excavation and disposal to remediate the toxaphene concentrations exceeding applicable screening levels.</p>	<p>Verification of enrollment in the voluntary oversight program for the mitigation of the toxaphene or review of the soil remediation plans.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>
Hydrology and Water Quality			
<p>HWC-1 All portions of the project site shall be maintained at the current elevation or higher as part of project development and all new residential structures shall be constructed a minimum of 12 inches above the 100 year flood levels.</p>	<p>Review of project grading plans verifying that all portions of the project site shall be maintained at the current elevation or higher and all new residential structures shall be constructed a minimum of 12 inches above the 100 year flood levels.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Public Works</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO VILLAGE HOMES PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Noise			
N-1 Prior to the issuance of building permits for residential buildings located along Lewis Road and Pleasant Valley Road, the developers of these units shall submit an exterior noise study that demonstrates that walls along the western and southern townhouse yards have been designed to ensure that future exterior noise levels within the private back yard/patio areas of these units will not exceed 65 dBA CNEL.	Review of project building plans to confirm that the requirements of mitigation measure N-1 are included.	Prior to issuance of building permits.	Community Development
Transportation/Traffic			
T-1 The volumes and delays at the new main northern driveway shall be monitored and, if warranted and approved by Caltrans, a traffic signal installed by the developer as conditions warrant in the future.	City Public Works staff shall monitor the operational status of the driveway based on traffic studies performed by the developer.	Traffic signal warrant studies shall be performed one year and three years after 100 percent occupancy permits have been issued.	Department of Public Works
T-2 Prior to approval of the final site design, the applicant shall provide a sight distance analysis for the new main northern driveway on Lewis Road that demonstrates that sufficient sight distance is provided.	Review of sight distance analysis demonstrating that sufficient sight distance is provided.	Prior to approval of final site design.	Department of Public Works
T-3 The southbound left-turn pocket to the new main northern driveway on Lewis Road shall provide a minimum depth of 285 feet including taper if permitted by Caltrans. It is understood that the layout is subject to Caltrans review and that additional length may be required by Caltrans staff before an encroachment permit is issued.	Review of final site design demonstrating that the southbound left-turn pocket to the new main northern driveway on Lewis Road provides a minimum depth of 285 feet including taper if permitted by Caltrans	Prior to approval of final site design.	Department of Public Works

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Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
T-4 Prior to approval of the final site design, the applicant shall provide a truck turning analysis that confirms that adequate space is provided for garbage trucks, moving trucks, and emergency vehicles within the residential parcel, and for delivery trucks and emergency vehicles within the mix-use parcel.	Review of truck turning analysis demonstrating that adequate space is provided for garbage trucks, moving trucks, and emergency vehicles within the residential parcel, and for delivery trucks and emergency vehicles within the mix-use parcel.	Prior to approval of final site design.	Department of Public Works