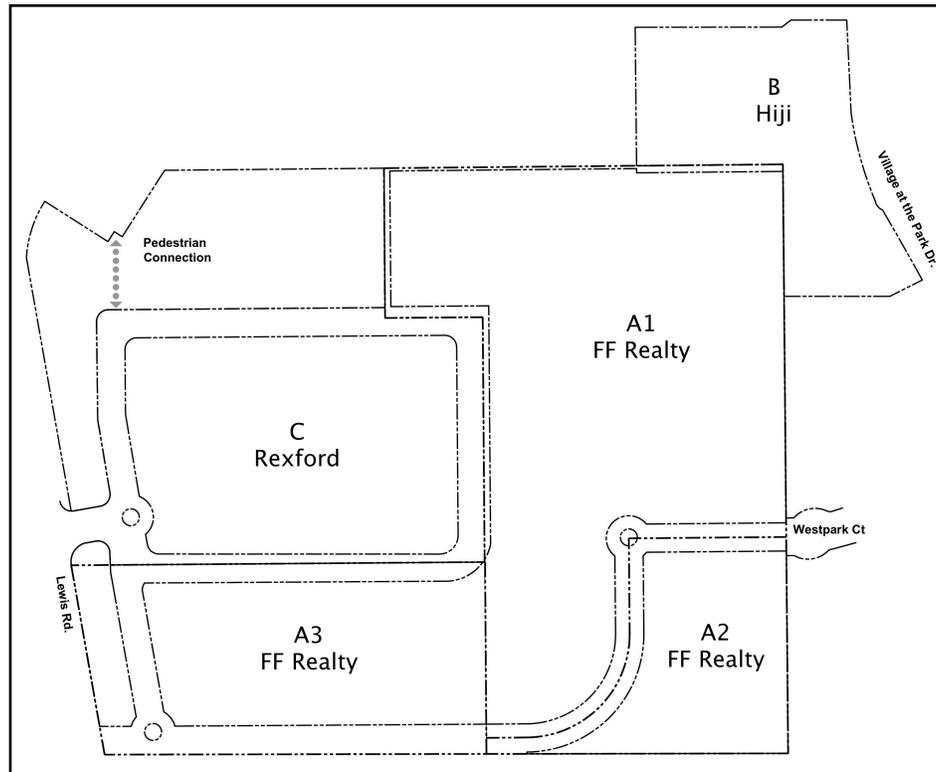


PRELIMINARY FINAL
MITIGATED NEGATIVE
DECLARATION
FOR
VILLAGE GATEWAY
CITY OF CAMARILLO, CALIFORNIA



August 2013

Prepared by:



The City of Camarillo has independently reviewed and approved the information presented in this document.

TABLE OF CONTENTS

Section	Page
Introduction	1
Responses to Comments Received on the Draft Mitigated Negative Declaration	5
Department of the Navy, Naval Base Ventura County	7
State of California, Native American Heritage Commission	13
State of California, Department of Transportation, District 7	22
County of Ventura, Resource Management Agency, Planning Division	27
County of Ventura, Public Works Agency, Transportation Department	29
Ventura County Watershed Protection District, Planning and Regulatory Division	31
Ventura County Cultural Heritage Board	36
Coastal Band of the Chumash Nation	40
Pierce Law Firm	43
Susie Ruix-Parra	50
Corrections and Additions the Draft Mitigated Negative Declaration	57
Mitigation Monitoring and Reporting Program	63

INTRODUCTION

This Introduction is intended to provide the reader with general information regarding the Final Mitigated Negative Declaration requirements for the proposed Village Gateway project.

PROJECT SUMMARY

FF Realty, Hiji Investment Co., and Rexford Industrial were requesting approval from the City of Camarillo to change the land use, zoning, and specific plan designations of five parcels (properties) of land totaling approximately 47.78 acres to permit the development of multi-family apartment units. FF Realty (Component A) and Rexford Industrial (Component C) were requesting approval of the amended Dawson Drive Area Concepts and Design Guidelines (amended Guidelines) to identify residential as the preferred land use for the former Imation site and to incorporate new building design standards consistent with the Village at the Park Specific Plan for the residential uses that would be developed at their two properties. Hiji Investment Co. (Component B) is requesting approval of the Village at the Park Specific Plan 2013 Addendum to include APN 229-0-320-085 in the Specific Plan area and to identify residential as the preferred land use for the Hiji property within the Specific Plan area.

The Draft Mitigated Negative Declaration and Draft Initial Study evaluated the potential environmental impacts of two separate project development scenarios. Development Scenario 1 assumed the partial development of the project site with residential development occurring at the vacant FF Realty and Hiji properties with the Rexford property continuing to operate with light industrial uses. A total of up to 722 apartment units would be developed under Development Scenario 1. Development Scenario 2 assumed the demolition of the existing industrial building at the Rexford property and the ultimate development of the project site with up to 1,072 apartment units.

On August 15, 2013, representatives of Rexford Industrial formally requested that the City remove the Rexford component from the proposed project. Therefore, the City will only be considering the requested actions for the FF Realty and Hiji properties and the potential impacts of the proposed project as evaluated under Development Scenario 1.

CEQA REQUIREMENTS

The potential impacts of the proposed project have been evaluated in a Draft Mitigated Negative Declaration and Draft Initial Study in accordance with Section 15070 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines). The Draft Initial Study 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 as proposed, and identifies mitigation measures to reduce or avoid the potentially significant impacts of the proposed project.

In accordance with Section 21091 of the California Environmental Quality Act (CEQA) and Section 15073 of the CEQA Guidelines, the Draft Mitigated Negative Declaration was circulated for public review and comment for 30 days from July 3, 2013 through August 2, 2013. During this time period, public agencies, organizations, and the public in general were afforded the opportunity to review the Draft Mitigated Negative Declaration and Draft Initial Study, and submit written comments regarding the documents and the proposed project.

Prior to deciding whether to approve or deny the proposed project, the City of Camarillo is required to consider the Mitigated Negative Declaration together with any comments received during the public review process. The City may adopt the Mitigated Negative Declaration only if it finds on the basis of the whole record before it (including the Initial Study and any comments received) that there is no substantial evidence that the project will have a significant adverse effect on the environment and that the Mitigated Negative Declaration reflects the independent judgement of the City.

When adopting a Mitigated Negative Declaration, the City is also required to adopt a program for reporting on and monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects.

As discussed previously, the Rexford Industrial property is no longer a component of the proposed project. The Draft Mitigated Negative Declaration and Draft Initial Study evaluated the potential impacts of only the FF Realty and Hiji developments under Development Scenario 1 and identified mitigation measures specific to these properties. Therefore, the Mitigated Negative Declaration provides the CEQA-required information necessary for the City of Camarillo to make an informed decision whether to approve the project with the elimination of the Rexford property. The text of the Draft Mitigated Negative Declaration has not been changed, however, to eliminate the references to, and evaluations of, the Rexford property since these changes are not necessary for the City to consider the project under Development Scenario 1 and such changes would fundamentally change the draft document that was circulated for public review.

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 Mitigated Negative Declaration, responses to comments received in regard to the Draft Mitigated Negative Declaration, changes to the text of the Draft Mitigated Negative Declaration and Draft Initial Study (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 Mitigated Negative Declaration for the project. Following adoption of the Final Mitigated Negative Declaration and

approval of the Mitigation Monitoring and Reporting Program by the Planning Commission or City Council, the materials are incorporated into a single Final Mitigated Negative Declaration document that also includes the resolution adopting the Final Mitigated Negative Declaration and approving of the Mitigation Monitoring and Reporting Program.

This Preliminary Final Mitigated Negative Declaration includes each of the Final Mitigated Negative Declaration sections required for the proposed Village Gateway project. The Responses to Comments Received on the Draft Mitigated Negative Declaration section identifies all of the agencies, organizations, and individuals that submitted comments to the City of Camarillo in response to the Draft Mitigated Negative Declaration. Each comment is identified along with the City's responses to the comment. The Corrections and Additions to the Draft Mitigated Negative Declaration section identifies the changes to the text of the Draft Mitigated Negative Declaration and Draft Initial Study that occur in response to the comments received in response to the Draft Mitigated Negative Declaration, 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 Mitigated Negative Declaration section will be incorporated as Appendix J to the Final Initial Study and the Mitigation Monitoring and Reporting Program will be incorporated as Appendix K.

This page intentionally left blank.

RESPONSES TO COMMENTS RECEIVED ON THE DRAFT MITIGATED NEGATIVE DECLARATION

INTRODUCTION

The Draft Mitigated Negative Declaration for the proposed Village Gateway project was circulated for public review on July 3, 2013. The public review period, during which public agencies, organizations, and the public in general were afforded the opportunity to review the Draft Mitigated Negative Declaration and submit written comments regarding the Draft Mitigated Negative Declaration and the proposed project in accordance with Section 15073 of Department of the Navy, Navy Base Ventura County the CEQA Guidelines. The public review period ended on August 2, 2013. By the end of the public review period, the City of Camarillo had received eight letters commenting on the Draft Mitigated Negative Declaration. Two additional letters were received by the City after the public review period had ended.

Written comment letters were received from the following public agencies, organizations, and individuals:

LIST OF COMMENTING AGENCIES, ORGANIZATIONS, AND INDIVIDUALS	
<i>Commenting Agency, Organization, or Individual</i>	<i>Date Received</i>
Department of the Navy, Navy Base Ventura County	July 26, 2013
State of California Native America Heritage Commission	July 15, 2013
State of California, Department of Transportation, District 7	August 7, 2013
County of Ventura, Resource Management Agency, Planning Division	August 2, 2013
County of Ventura, Public Works Agency, Transportation Department	July 16, 2013
Ventura County Watershed Protection District, Planning and Regulatory Division	July 31, 2013
Ventura County Cultural Heritage Board	July 22, 2013
Coastal Band of the Chumash Nation	Undated
Pierce Law Firm	July 31, 2013
Susie Ruiz-Parra	August 6, 2013

PUBIC COMMENTS AND RESPONSES

The following pages provide the written comment letters, the specific comments regarding the Draft Mitigated Negative Declaration, and the City's responses to these comments. Although CEQA does not require lead agencies to respond to comments received after the end of the Draft Mitigated Negative Declaration review period, the City is including all of the letters received to date and is providing responses to the applicable comments.



DEPARTMENT OF THE NAVY
NAVAL BASE VENTURA COUNTY
311 MAIN ROAD, SUITE 1
POINT MUGU, CA 93042-5033

IN REPLY REFER TO:

11010
Ser PRV12/0837
26 Jul 13

Dave Norman
Director, Community Development
City of Camarillo
601 Carmen Drive
Camarillo, CA 93010

Dear Mr. Norman:

Thank you for the opportunity to comment on the City of Camarillo's Draft Mitigated Negative Declaration (MND) number 2013-5 for the Village Gateway project at 300 Lewis Road, which proposes to change zoning and land use from industrial to high-density residential on approximately 43 acres. The proposed project is within Naval Base Ventura County's (NBVC) Military Influence Area and is approximately one-half mile from NBVC Point Mugu's 60 Community Noise Equivalent Level noise contours, as shown in the attached map. As NBVC Point Mugu's flight paths are near the proposed project, NBVC's comments as attached focus on the project's potential impacts on flight operations and its relationship to aircraft noise.

NBVC is a major aviation shore command and a construction force mobilization base that provides a broad range of mission capabilities to the Navy and the Department of Defense. NBVC employs more than 19,000 military and civilian personnel and is a major employer in Ventura County, with many of its employees residing in Camarillo. As a potentially affected landowner, we hope that you will consider our comments in the final MND. If you have any questions or need further information, please contact Ms. Anna Shepherd, AICP, Community Plans and Liaison Officer at 805-989-9752 or e-mail anna.shepherd@navy.mil.

Sincerely,

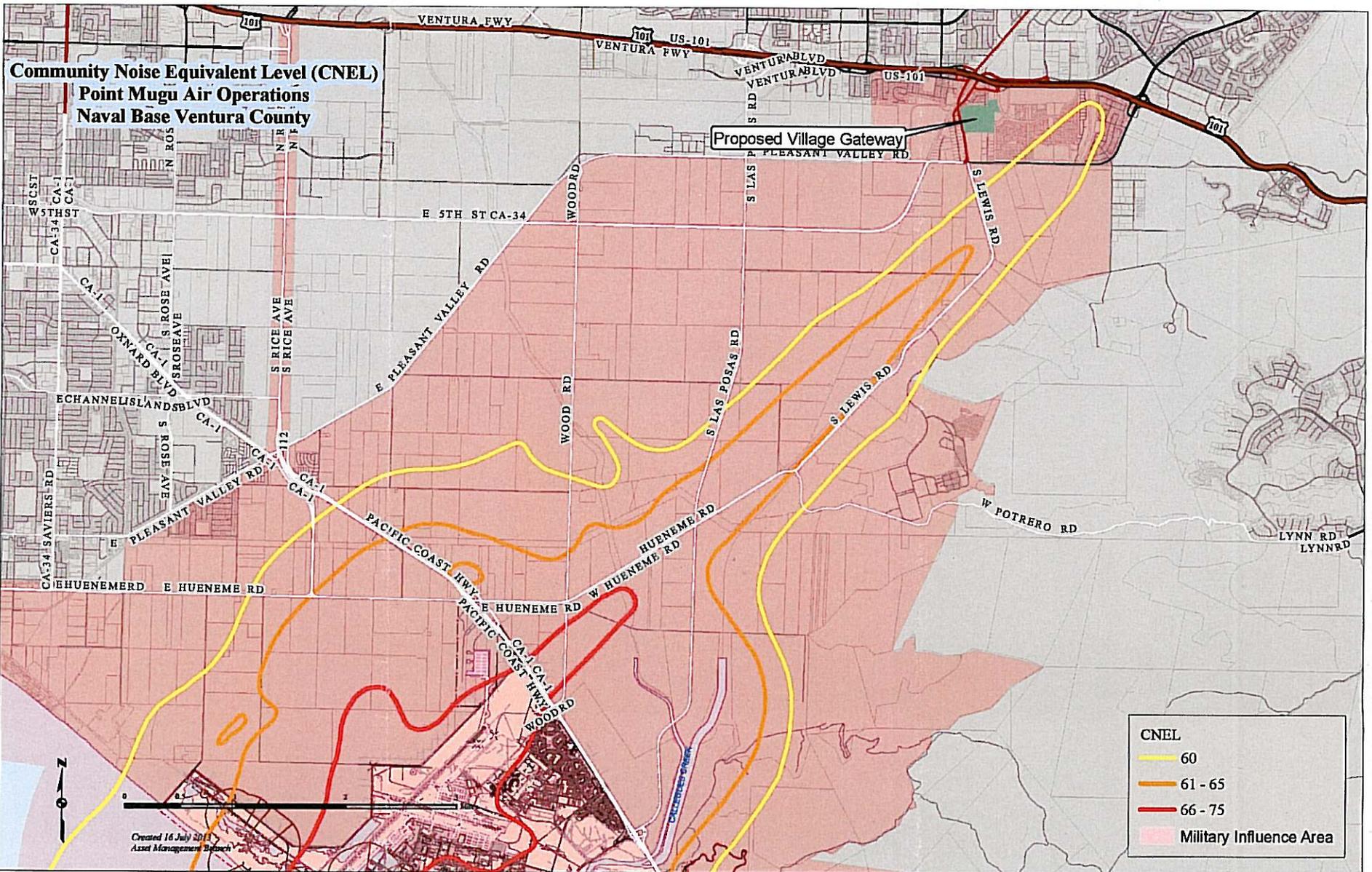
J. E. BROWN
By direction

Encl: (1) NBVC AICUZ and Project Location Map
(2) City of Camarillo's Draft MND 2013-5

RECEIVED

AUG -7 2013

Community Development



Draft Mitigated Negative Declaration for Village Gateway, City of Camarillo
 Naval Base Ventura County Comments
 July 16, 2013

Page	Paragraph	Comment
27	1	The MND indicates that the building design guidelines for Village in the Park do not involve design styles with highly reflective materials - to ensure that daytime glare sources do not negatively affect flight operations at NBVC Point Mugu, please specify that highly reflective surfaces be prohibited for use as exterior building materials within the project.
28	3	Please include analysis of the impact after mitigation to airports, as it relates to lighting and glare.
106	2	<p>Please provide additional information as it relates to aircraft noise at this site. The City of Camarillo's General Plan Noise Element includes the following language, which may be appropriate:</p> <p style="padding-left: 40px;">"Current operations at PMTC Point Mugu significantly impact areas south of the city. The 60 CNEL contour extends northeasterly almost to the 101 Freeway near the Pleasant Valley/Santa Rosa interchange. Individual aircraft overflights cause short-term high level noise disturbances along the same northeasterly flight path to the end in Upland Road and beyond, impacting residential and noise-sensitive land uses."</p> <p>The majority of aircraft noise complaints that NBVC Point Mugu receives are from residents of Camarillo.</p>
110	4	Please address short-term high-level noise disturbances, as referenced in the Noise Element in this analysis. The majority of aircraft noise complaints that NBVC Point Mugu receives are from residents of Camarillo.
110-111	1	Please address cumulative impacts as it relates to aircraft noise and NBVC Point Mugu.

Letter from the Department of the Navy, Naval Base Ventura County (NBVC) dated July 26, 2013

Comment NBVC-1

The MND indicates that the building design guidelines for Village at the Park do not involve design styles with highly reflective materials - to ensure that daytime glare sources do not negatively affect flight operations at NBVC Point Mugu, please specify that highly reflective surfaces be prohibited for use as exterior building materials within the project.

Response to Comment NBVC-1

Sources of glare that typically cause daytime glare include exterior building materials such as glass walls and highly reflective facade materials and finishes. These types of materials are typically utilized for office building projects, but not residential uses, such as those proposed for the project site. As stated on page 27 of the Draft Initial Study, the building design guidelines of the amended Guidelines and the Village at the Park Specific Plan do not involve design styles with highly reflective materials. The proposed residential buildings are proposed to comply with the building design guidelines of the amended Guidelines and the Village at the Park Specific Plan. Therefore, highly reflective exterior building materials would already be prohibited from use at the project site. No further restrictions for the proposed residential buildings are required. Any request to deviate from the building design guidelines of the amended Guidelines and the Village at the Park Specific Plan would require a new discretionary approval from the City of Camarillo, which would be subject to further environmental review.

Comment NBVC-2

Please include analysis of the impact after mitigation to airports, as it relates to lighting and glare.

Response to Comment NBVC-2

As stated in the Response to Comment NBVC-1, highly reflective exterior building materials would already be prohibited from use at the project site and no further restrictions for the proposed residential buildings are required. Therefore, the analysis on pages 26 and 26 of the Draft Initial Study adequately evaluates the potential impacts associated with light and glare from the proposed project site. No further restrictions or analyses are required.

Comment NBVC-3

Please provide additional information as it relates to aircraft noise at this site. The City of Camarillo's General Plan Noise Element includes the following language, which may be appropriate:

“Current operations at PMTC Point Mugu significantly impact areas south of the city. The 60 CNEL contour extends northeasterly almost to the 101 Freeway near the Pleasant Valley/Santa Rosa interchange. Individual aircraft overflights cause short-term high level noise disturbances

along the same northeasterly flight path to the end in Upland Road and beyond, impacting residential and noise-sensitive land uses.”

The majority of aircraft noise complaints that NBVC Point Mugu receives are from residents of Camarillo.

Response to Comment NBVC-3

The City of Camarillo understands that the eastern part of the City is affected by noise levels associated with aircraft flight operations from NBVC as this issue is addressed in the Noise Element of the City of Camarillo General Plan. As discussed on page 103 of the Draft Initial Study, Figure 4 of the Noise Element of the City of Camarillo General Plan provides the State of California matrix on recommended land use compatibility with community noise environments. These suggested noise standards are utilized by the City of Camarillo for community planning purposes. The standards suggest that exterior noise levels of up to 65 dBA CNEL are acceptable for multi-family residential uses based upon the assumption that any buildings are of normal conventional construction without any special noise insulation requirements. As discussed on page 106 of the Draft Initial Study, Figure 7 of the Noise Element of the City of Camarillo General Plan illustrates that future noise levels at the project site under General Plan buildout of will be less than 65 dBA CNEL where the proposed residential buildings would be constructed. The Enclosure 1 provided in the NBVC comment letter illustrates that the project site is approximately one-half mile from the NBVC 60 dBA CNEL noise contour and even further away from the 65 dBA CNEL noise contour. Therefore, ambient noise levels at the project site associated with roadway and airborne traffic would not exceed the City’s noise standards for multi-family residential uses.

That is not to say that there will not be times when noise levels from military aircraft do not cause a disturbance at the proposed project site or elsewhere in Camarillo. The majority of aircraft overflights to NBVC do not cause disruptive noise levels in Camarillo. However, there are occasions when jet fighter aircraft fly over the eastern part of the City and generate high noise levels that can be heard throughout the City. There are also times when jet operations occur at NBVC that can be heard throughout Camarillo. These situations do not occur on a regular basis and they are not unique to the proposed project site. Therefore, it is acknowledged that occasional jet aircraft operations may disturb residents of the proposed project. However, this is not an environmental impact of the proposed proposed project that requires a specialized analysis or special mitigation that is not required elsewhere in Camarillo.

Comment NBVC-4

Please address short-term high-level noise disturbances, as referenced in the Noise Element in this analysis. The majority of aircraft noise complaints that NBVC Point Mugu receives are from residents of Camarillo.

Response to Comment NBVC-4

Please see the Response to Comment NBVC-3.

Comment NBVC-5

Please address cumulative impacts as it relates to aircraft noise and NBVC Point Mugu.

Response to Comment NBVC-5

Page 12.13 of the Noise Element of the City of Camarillo General Plan states that future operations at NBVC Point Mugu are projected to remain essentially the same as current operations. As discussed in the Response to Comment NBVC-3, ambient noise levels at the project site associated with roadway and airborne traffic would not exceed the City's noise standards for multi-family residential uses. Therefore, the cumulative noise impact associated with ambient roadway and aircraft traffic would be less than significant.

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Boulevard
West Sacramento, CA 95691
(916) 373-3715
(916) 373-5471 – FAX
e-mail: ds_nahc@pacbell.net

July 15, 2013

Mr. Steve Mitchell, Planner

City of Camarillo

Department of Community Development

601 Carmen Drive; P.O. Box 248
Camarillo, CA 93011

RE: SCH# 2013071022 CEQA Notice of Completion; proposed Mitigated Negative Declaration for the "GPA 2012-01; Village Gateway Project," located in the City of Camarillo; Ventura County, California

Dear Mr. Mitchell:

The Native American Heritage Commission (NAHC) has reviewed the CEQA Notice regarding the above referenced project. In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites.

The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064.5(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

Contact the appropriate Information Center for a record search to determine if a part or all of the area of project effect (APE) has been previously surveyed for cultural places(s). The NAHC recommends that known traditional cultural resources recorded on or adjacent to the APE be listed in the draft Environmental Impact Report (DEIR).

If an additional archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey. We suggest that this be coordinated with the NAHC, if possible. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to

RECEIVED

JUL 19 2013

Community Development

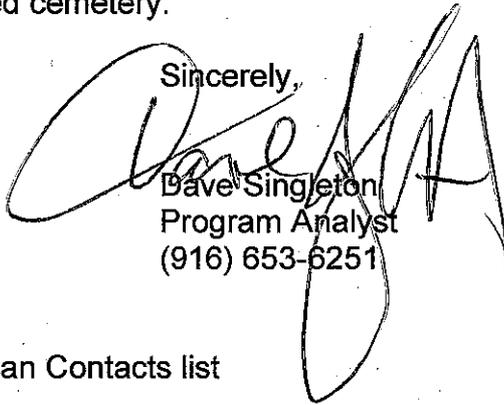
the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure pursuant to California Government Code Section 6254.10.

A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the proposed active might impinge on any cultural resources. Lack of surface evidence of archeological resources does not preclude their subsurface existence.

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Health & Safety Code Section 7050.5 and California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.

Also, CEQA Guidelines Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5 (a)(b)(f). Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans. Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Dave Singleton', is written over the typed name and title.

Dave Singleton
Program Analyst
(916) 653-6251

CC: State Clearinghouse

Attachment: Native American Contacts list

**Native American Contacts
Ventura County
July 15, 2013**

Beverly Salazar Folkes
1931 Shadybrook Drive
Thousand Oaks, CA 91362
folkes9@msn.com
805 492-7255
(805) 558-1154 - cell
folkes9@msn.com

Chumash
Tataviam
Fernandeño

Patrick Tumamait
992 El Camino Corto
Ojai, CA 93023
(805) 640-0481
(805) 216-1253 Cell

Chumash

Santa Ynez Band of Mission Indians
Vincent Armenta, Chairperson
P.O. Box 517
Santa Ynez, CA 93460
varmenta@santaynezchumash.
(805) 688-7997
(805) 686-9578 Fax

Chumash

San Luis Obispo County Chumash Council
Chief Mark Steven Vigil
1030 Ritchie Road
Grover Beach CA 93433
(805) 481-2461
(805) 474-4729 - Fax

Chumash

Fernandeno Tataviam Band of Mission Indians
Ronnie Salas, Cultural Preservation Department
1019 - 2nd Street, Suite #1
San Fernando CA 91340
rortega@tataviam-nsn.gov
(818) 837-0794 Office
(818) 837-0796 Fax

Fernandeno
Tataviam

Owl Clan
Qun-tan Shup
48825 Sapaque Road
Bradley, CA 93426
mupaka@gmail.com
(805) 472-9536 phone/fax
(805) 835-2382 - CELL

Chumash

Barbareno/Ventureno Band of Mission Indians
Julie Lynn Tumamait-Stennslie, Chair
365 North Poli Ave
Ojai, CA 93023
jtumamait@sbcglobal.net
(805) 646-6214

Chumash

Stephen William Miller
189 Cartagena
Camarillo, CA 93010
(805) 484-2439

Chumash

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed
**SCH#2013071022; cEQA Notice of Completion; proposed Mitigated negative Declaration for MND 2013-05; GPA2012-01; Village Gateway
Project located in the City of Camarillo, Ventura County, California**

**Native American Contacts
Ventura County
July 15, 2013**

Santa Ynez Tribal Elders Council
Adelina Alva-Padilla, Chair Woman
P.O. Box 365 Chumash
Santa Ynez , CA 93460
elders@santaynezchumash.org
(805) 688-8446
(805) 693-1768 FAX

Santa Ynez Band of Mission Indians
Tribal Admin/Counsel Sam Cohen
P.O. Box 517 Chumash
Santa Ynez , CA 93460
info@santaynezchumash.org
(805) 688-7997
(805) 686-9578 Fax

Randy Guzman - Folkes
6471 Cornell Circle Chumash
Moorpark , CA 93021 Fernandefio
ndnRandy@yahoo.com Tataviam
(805) 905-1675 - cell Shoshone Paiute
Yaqui

Carol A. Pulido
165 Mountainview Street Chumash
Oak View , CA 93022
805-649-2743 (Home)

Coastal Band of the Chumash Nation
P.O. Box 4464 Chumash
Santa Barbara CA 93140

Melissa M. Parra-Hernandez
119 North Balsam Street Chumash
Oxnard , CA 93030
envyy36@yahoo.com
805-983-7964
(805) 248-8463 cell

Charles S. Parra
P.O. Box 6612 Chumash
Oxnard , CA 93031
(805) 340-3134 (Cell)
(805) 488-0481 (Home)

Frank Arredondo
PO Box 161 Chumash
Santa Barbara CA 93102
ksen_sku_mu@yahoo.com

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed
**SCH#2013071022; cEQA Notice of Completion; proposed Mitigated negative Declaration for MND 2013-05; GPA2012-01; Village Gateway
Project located in the City of Camarillo, Ventura County, California**

**Native American Contacts
Ventura County
July 15, 2013**

Santa Ynez Tribal Elders Council
Freddie Romero, Cultural Preservation Consint
P.O. Box 365 Chumash
Santa Ynez , CA 93460
805-688-7997, Ext 37
freddyromero1959@yahoo.
com

Coastal Band of the Chumash Nation
Crystal Baker
P.O. Box 723 Chumash
Atascadero , CA 93423
805-466-8406

Barbareno/Ventureno Band of Mission Indians
Kathleen Pappo
2762 Vista Mesa Drive Chumash
Rancho Pales Verdes CA 90275
310-831-5295

Coastal Band of the Chumash Nation
Michael Cordero
5246 El Carro Lane Chumash
Carpinteria , CA 93013
805-684-8281

Barbareno/Ventureno Band of Mission Indians
Raudel Joe Banuelos, Jr.
331 Mira Flores Court Chumash
Camarillo , CA 93012
805-987-5314

Coastal Band of the Chumash Nation
Janet Darlene Garcia
P.O. Box 4464 Chumash
Santa Barbara CA 93140
805-689-9528

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed
**SCH#2013071022; cEQA Notice of Completion; proposed Mitigated negative Declaration for MND 2013-05; GPA2012-01; Village Gateway
Project located in the City of Camarillo, Ventura County, California**

**Letter from the State of California, Native American Heritage Commission (NAHC)
dated July 15, 2013**

Comment NAHC-1

The The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archaeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064.5(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

Contact the appropriate Information Center for a record search to determine if a part or all of the area of project effect (APE) has been previously surveyed for cultural place(s). The NAHC recommends that known traditional cultural resources recorded on or adjacent to the APE be listed in the draft Environmental Impact Report (DEIR).

Response to Comment NAHC-1

The FF Realty parcel was developed with an industrial facility between 1963 and 2011, the Rexford parcel has been developed with an industrial building since 1962, and the Hiji property was used for agriculture until around 2003.

As discussed on page 47 of the Draft Initial Study, a records search was conducted for the proposed project site and vicinity through the South Central Coastal Information Center. The records search indicated that no archaeological sites have been discovered within 1/2-mile of the project site. A Phase I Cultural Resource Investigation was also prepared in 2000 for the Village at the Park Specific Plan site, of which the Hiji parcels of the project site are included. No evidence of prehistoric resources was observed during the field survey of the Village at the Park site and previous research suggested that any such resources would most likely be present in a buried context near the Calleguas Creek channel. The proposed project site is located more than one mile west of the Calleguas Creek channel. Based on the results of the records search and the previous investigation of a portion of the project site, it was determined that the potential for prehistoric resources to be discovered at the project site was extremely low and no further survey was deemed necessary for this particular project site.

Comment NAHC-2

If an additional archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey. We suggest that this be coordinated with the NAHC, if possible. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects

should be in a separate confidential addendum, and not made available for public disclosure pursuant to California Government Code Section 6254.10.

Response to Comment NAHC-2

As discussed in the Response to Comment NAHC-1, it was determined that the potential for prehistoric resources to be discovered at the project site was extremely low and no further survey was deemed necessary for this particular project site.

Comment NAHC-3

A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the proposed active might impinge on any cultural resources.

Response to Comment NAHC-3

The City of Camarillo has contacted local Native American representatives regarding the proposed project and received written responses from the Coastal Band of the Chumash Nation and one individual of Chumash descent. The concerns of these two parties are addressed in the responses to their specific comments. The City also invited the applicable tribes to participate in consultation regarding the proposed project in accordance with the requirements of SB 18. Under SB 18, Native American contacts are required to respond within 90 days of a written request notifying them of the formal consultation process. The 90 day period ended on August 14, 2013 with no requests for an SB-18 follow-up meeting received. As of the date that the Preliminary Final Mitigated Negative Declaration was prepared, no tribes had responded to participate in a consultation meeting. By inviting local tribes to participate in a consultation meeting, the City has complied with the requirements of SB 18; therefore, no further attempt to consult with these individuals is required.

Comment NAHC-4

Lack of surface evidence of archaeological resources does not preclude their subsurface existence.

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archaeological resources, pursuant to California Health & Safety Code Section 7050.5 and California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.

Also, CEQA Guidelines Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5(a)(b)(f). Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

Response to Comment NAHC-4

The City of Camarillo agrees that the lack of surface evidence of archaeological resources does not preclude their subsurface existence. The Phase I Cultural Resource Investigation prepared for the Village at the Park Specific Plan site (including the Hiji parcels of the project site) as well the records search that was conducted for the proposed project site and vicinity through the South Central Coastal Information Center imply that the potential for prehistoric resources to be discovered at the project site is extremely low and no further survey was deemed necessary for this particular project site. However, the City has not ignored the potential for previously undiscovered archaeological resources to be unearthed at the project site during site grading activities. Mitigation measure 5-1 on page 48 of the Draft Initial Study requires the project developers to 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 then 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.

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.

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.

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.

Comment NAHC-5

Lead agencies should provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Response to Comment NAHC-5

As discussed on page 47 of the Draft Initial Study, the project site has been utilized for industrial and agricultural operations for several decades and, as such, is not expected to contain human remains, including those interred outside of formal cemeteries. Due to the lack of any indication of a formal cemetery or informal family burial plots on-site, the proposed project would have no impact on known human remains. In the unlikely event that suspected human remains are uncovered during construction, all activities in the vicinity of the remains shall cease and the contractor shall notify the County Coroner immediately pursuant to Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the California Public Resources Code. Compliance with these codes is required of all ground disturbing activities in California and would ensure that any impacts to previously undiscovered human remains would be reduced to a less than significant level.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7 - OFFICE OF TRANSPORTATION PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-9140
FAX: (213) 897-1337



*Flex your power!
Be energy efficient!*

August 7, 2013

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

Re: **Village Gateway, GPA 2012-01**
Mitigated Negative Declaration (MND)
IGR#130707/EA, SCH#2013071022
Vic: VEN/101/ 13.84

Dear Mr. Mitchell:

The California Department of Transportation (Caltrans) has reviewed the Traffic Study included in the Mitigated Negative Declaration for the proposed Village Gateway project. The proposed project consists of two scenarios: scenario one would keep existing industrial uses and build 722 residential apartments, while scenario 2 would demolish existing industrial uses and build 1,072 residential apartments. The project is located just east of Lewis Road (State Route 34) and south of US-101.

Caltrans reviewed the traffic study included in the MND with special interest to potential impacts to highways US 101, State Route 34, and State Route 1 in the vicinity of the project and submits the following comments:

It is estimated that scenario 2, the worst case scenario for traffic, would generate 5,574 average daily vehicle trips with 497 occurring during the AM peak hour and 360 during the PM peak hour. Of these trips, 99 are assigned to go southbound on US101 or 1.7% of the highway's capacity (99/6000). According to Ventura County's Congestion Management Criteria these vehicle trip contribution is not significant as it is less than 2% of the highway's capacity. However, the California Environmental Quality Act (CEQA) requires that impacts are evaluated in the context of potential cumulative effects from past projects, current projects, and probable future projects. Given that the proposed project could add 100 vehicle trips to a highway that already operates over capacity (LOS F) during AM peak commuting periods, this impact should be considered cumulatively significant. Potential effects to highway operations may include extension of the congestion period, which in-turn may increase the likelihood of weaving accidents and worsening of air quality.

Caltrans acknowledges that the project will be required to pay traffic mitigation fees to the City which will partially finance off-site project that accommodate future widening of mainline US101. Those improvements may include interchange reconstruction, ramp improvements, and intersection improvements adjacent to freeway ramps. This mitigation approach is appropriate if the project's funding contribution is commensurate with its impacts. Please include more specific information as to the project's payment and future improvements that will mitigate impacts to US101.

Mr. Steve Mitchell

August 7, 2013

Page 2 of 2

Caltrans is available to cooperate with the City to identify future improvements. The intersection of Ventura Boulevard and US101 southbound ramps is projected to operate at LOS D in the build-out plus project scenario. Caltrans requests that a queue analysis is performed of the southbound off-ramp ramp at this location to determine whether the 85th percentile queue would be adequately accommodated within the off-ramp. Please consider ramp and/or intersection improvements to avoid queues extension to mainline freeway lanes.

It is recommended the project include incentives for future residents to utilize public transit, for instance a one-month transit pass.

Thank you for the opportunity to review the traffic study. You may contact myself or project coordinator Elmer Alvarez at (213) 897 - 6696 or electronically at Elmer_Alvarez@dot.ca.gov. Please refer to Caltrans internal record number 130707/EA.

Sincerely,



DIANNA WATSON
IGR/CEQA Branch Chief
Caltrans, District 7

cc: Scott Morgan, State Clearinghouse

Letter from the State of California, Department of transportation (Caltrans) dated August 7, 2013

Comment Caltrans-1

It is estimated that scenario 2, the worst case scenario for traffic, would generate 5,574 average daily vehicle trips with 497 occurring during the AM peak hour and 360 during the PM peak hour. Of these trips, 99 are assigned to go southbound on US 101 or 1.7% of the highway's capacity (99/6000). According to Ventura County's Congestion Management Criteria these vehicle trip contribution is not significant as it is less than 2% of the highway's capacity. However, the California Environmental Quality Act (CEQA) requires that impacts are evaluated in the context of potential cumulative effects from past projects, present projects, and probable future projects. Given that the proposed project could add 100 vehicle trips to a highway that already operates over capacity (LOS F) during AM commuting periods, this impact should be considered cumulatively significant. Potential effects to highway operations may include extension of the congestion period, which in-turn may increase the likelihood of weaving accidents and worsening of air quality.

Response to Comment Caltrans-1

As discussed on page 133 of the Draft Initial Study, Southbound U.S. Highway 101 south of Lewis Road operates in the LOS F range during the AM peak hour. Project Development Scenario 1 would add 71 AM peak hour trips and Development Scenario 2 would add 99 AM peak hour to southbound U.S. Highway 101. Northbound U.S. Highway 101 operates in the LOS F range during the PM peak hour. Project Development Scenario 1 would add 24 PM peak hour trips and Development Scenario 2 would add 31 PM peak hour trips to northbound U.S. Highway 101. These traffic additions would not result in a significant impact based on City of Camarillo and Ventura County CMP traffic impact thresholds.

Page 133 of the Draft Initial Study also discusses how 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 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. The City has also required recent projects adjacent to U.S. Highway 101 to provide dedications for new interchanges and anticipated future mainline expansion. Furthermore, the project developers 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.

Comment Caltrans-2

Caltrans acknowledges that the project will be required to pay traffic mitigation fees to the City which will partially finance off-site project that accommodate future widening of mainline US 101. Those improvements may include interchange reconstruction, ramp improvements, and intersections improvements adjacent to freeway ramps. This mitigation approach is appropriate if the project's funding contribution is commensurate with its impacts. Please include more specific information as to the project's payment and future improvements that will mitigate impacts to US 101.

Response to Comment Caltrans-2

The Draft Initial Study and Traffic and Circulation Study do not included information regarding the project's fee payments: the project's traffic fee payments would be determined through the City community development process. Since the project does not generate any significant impacts to the U.S. 101, no specific improvements are required or discussed. Improvements to U.S. 101 would be determined through Caltrans' PSR process.

Comment Caltrans-3

Caltrans is available to cooperate with the City to identify future improvements. The intersection of Ventura Boulevard and US 101 southbound ramps is projected to operate at LOS D in the build-out plus project scenario. Caltrans requests that a queue analysis is performed of the southbound off-ramp at this location to determine whether the 85th percentile queue would be adequately accommodated within the off-ramp. Please consider ramp and/or intersection improvements to avoid queues extension to mainline freeway lanes.

Response to Comment Caltrans-3

The Traffic and Circulation Study for the proposed project indicated that the Ventura Blvd/U.S. 101 Southbound Ramps intersection is forecast to operate at LOS D during the AM peak hour under Buildout plus Project Scenario 2 conditions. A queuing analysis was prepared to determine peak queue lengths under these conditions. The analysis indicates that 95th percentile queues are forecast to be 490 feet. The 85th percentile queue would be less. The length of the Southbound Off-Ramp is 1,100 feet, measured from the gore area to the intersection limit line. Sufficient storage is thus provided to accommodate peak queues without queue extension onto the freeway mainline.

Comment Caltrans-4

It is recommended the project provide incentives for future residents to utilize public transit, for instance a one-month transit pass.

Response to Comment Caltrans-4

As discussed on page 135 of the Draft Initial Study, the study area is served by Metrolink and Vista transit operators. The City is also served by the Camarillo Dial-A-Ride bus system. The Camarillo Metrolink

Station is located north of the project site and provides train service to Oxnard and Los Angeles Union Station. Vista operates a bus route between the Metrolink Station and Cal State University Channel Islands, with a transfer connection to the Vista CSUCI - Oxnard route. Residents of the proposed project would be within walking distance of these public transit services. Although the proposed project would not interfere with any existing public transit facilities or services, it would be up to the individual residents of the project site to determine whether the public transit services adequately meet their needs for destinations and times of serve. The location of the project site in close proximity (walking distance) to the existing public transit services is considered to be an incentive for residents who's needs can be met by the public transit serve routes and schedules.

county of ventura

August 2, 2013

City of Camarillo
Department of Community Development
Attn: Steve Mitchell
601 Carmen Drive
P.O. Box 248
Camarillo, CA 93011

E-mail: smitchell@ci.camarillo.ca.us

Subject: Comments on the MND 2013-05 FOR GPA 2012-01/CZs-315 &317/LD-527/
and RPDs-186/187/188/189, Village Gateway

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 13-016

800 South Victoria Avenue, L# 1740, Ventura, CA 93009 (805) 654-2481 Fax (805) 654-2509



Letter from the County of Ventura, Resource Management Agency, Planning Division (VCPD) dated August 2, 2013

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 Mitigated Negative Declaration. Comments provided in the attached letters from Ventura County departments are responded to on subsequent pages in this section.



**PUBLIC WORKS AGENCY
TRANSPORTATION DEPARTMENT
Traffic, Advance Planning & Permits Division
MEMORANDUM**

DATE: July 16, 2013

TO: RMA – Planning Division
Attention: Laura Hocking

FROM: Transportation Department *Bow*

SUBJECT: REVIEW OF DOCUMENT 13-016 Initial Study and Draft Mitigated Negative Declaration (DMND)
Project: **Village Gateway**
Lead Agency: **City of Camarillo**
Analysis of two development scenarios for 47.78 acres owned by three separate entities east of Lewis Road.

Pursuant to your request, the Public Works Agency – Transportation Department has reviewed the DMND for the Village Gateway.

This project is a Planned Development on 47.78 acres in the City of Camarillo. The properties are owned by three entities (FF Realty, Rexford Industrial, and Hiji Investment Co.). This Initial Study evaluates the potential environmental impacts of two separate project development scenarios. Development Scenario 1 assumes the partial development of the project site with residential development occurring at the vacant FF Realty and Hiji properties with the Rexford site continuing to operate with light industrial uses. A total of up to 722 apartment units would be developed under Development Scenario 1. Development Scenario 2 assumes the demolition of the existing industrial building and the ultimate development of the project site with up to 1,072 apartment units.

We offer the following comments:

1. The cumulative impact of this project, when considered with the cumulative impact of all other approved (or anticipated) development projects in the County, is potentially significant. The condition for paying the County Traffic Impact Mitigation Fee (TIMF) to address the cumulative impacts of this project on the County Regional Road Network should be included in the MND in accordance with the terms of the Reciprocal Traffic Agreement between the City of Camarillo and the County and as mentioned in the DMND.
2. Please send us the MND when it becomes available for our review and comment.

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

Letter from the County of Ventura, Public Works Agency, Transportation Department (VCTD) dated July 16, 2013

Comment VCTD-1

The cumulative impact of this project, when considered with the cumulative impact of all other approved (or anticipated) development projects in the County, is potentially significant. The condition for paying the County Traffic Impact Mitigation Fee (TIMF) to address the cumulative impacts of this project on the County Regional Road Network should be included in the MND in accordance with the terms of the Reciprocal Traffic Agreement between the City of Camarillo and the County and as mentioned in the DMND.

Response to Comment VCTD-1

As stated in this comment, the City of Camarillo and the County of Ventura have signed a Reciprocal Traffic Agreement that requires the City to collect a County Traffic Impact Mitigation Fee (TIMF) to address the cumulative impacts of new development projects on the County Regional Road Network. The TIMF is required as a standard Condition of Approval of all new development projects in Camarillo. Because the TIMF is required, it is not mitigation that is necessary to reduce a specific impact of the proposed project beyond that required by existing regulations.

Comment VCTD-2

Please send us the MND when it becomes available for our review and comment.

Response to Comment VCTD-2

As a commenting party to the Draft Mitigated Negative Declaration, a copy of the Preliminary Final Mitigated Negative Declaration will be provided to the Ventura County Transportation Department prior to consideration of the project by the City of Camarillo Planning Commission.



VENTURA COUNTY WATERSHED PROTECTION DISTRICT
PLANNING AND REGULATORY DIVISION
800 South Victoria Avenue, Ventura, California 93009
Tom Wolfington, Permit Manager – (805) 654-2061

M E M O R A N D U M

DATE: July 31, 2013

TO: Laura Hocking, RMA/Planning Technician

FROM: Tom Wolfington, P.E. – Permit Manager *SW*

SUBJECT: RMA 13-016 – Village Gateway, MND 2013-05 for GPA 2012-01/CZs-315 & 317/LD-527/ and RPDs-186/187/188/189, and a Draft Mitigated Negative Declaration & Initial Study, City of Camarillo
APN 229-0-070-210, 27.56 Acres, Imation Corp.
APN 229-0-320-085, 2.10 Acres, HIJI Investment Co. LLC
APN 229-0-320-095, 1.32 Acres, HIJI Investment Co. LLC
APN 229-0-320-105, 1.21 Acres, HIJI Investment Co. LLC
APN 229-0-070-230, 15.59 Acres, RIF-I-LEWIS RD. LLC
300 South Lewis Road, Camarillo, CA
Southerly of U.S. Highway 101, Westerly of Village at the Park Dr,
Northerly of Pleasant Valley Rd, and Easterly of Lewis Rd.
Calleguas Creek Watershed, Zone 3

The Ventura County Watershed Protection District (District) has reviewed the City of Camarillo's July 3, 2013 request for technical input on the Draft Mitigated Negative Declaration and Initial Study for the proposed 1,072 multi-family apartment unit development on the subject 47.78-acre site.

PROJECT LOCATION

The project site is located immediately adjacent to and easterly of Lewis Road Drain and East Lewis Road Drain, both being Ventura County Watershed Protection District (District) jurisdictional red line channels. The site is located at 300 South Lewis Road in the City of Camarillo.

PROJECT DESCRIPTION

The Project is a request to approve changes to existing General Plan land uses, zoning, and specific plan designations on the site to permit the development of up to 1,072 multi-family apartment units. The residential buildings would be a maximum of three stories in height and would be similar to other multi-family developments recently constructed in Camarillo such as those located along Flynn Road north of Adolfo Road. Vehicular access to the site would continue to be provided by the two existing connections along Lewis Road at Dawson Place

July 31, 2013

RMA 13-016 – Village Gateway, MND 2013-05 for GPA 2012-01/CZs-315 & 317/LD-527/ and RPDs-186/187/188/189, and a Draft Mitigated Negative Declaration & Initial Study, City of Camarillo
Page 2 of 3

and 3M Drive. A new access is proposed via an extension of Westpark Court which is currently a cul-de-sac within Village at the Park. Wastewater from the site would be treated by the Camarillo Water Reclamation Plant located on Howard Road near Conejo Creek, which is also a District jurisdiction red line channel.

WATERSHED PROTECTION DISTRICT PROJECT COMMENTS:

The District offers the following comments:

1. According to the environmental document on Page 14, proposed development on all five parcels would continue to drain towards the existing storm drain systems located within Lewis Road and Village at the Park. It would appear therefore, that there would be no new drainage connections to the District's jurisdictional red line channels as a result of the proposed project. Should any subsequent change in project description be made, the project should be returned to the District for a subsequent review and comments. The City of Camarillo is advised that any development activity including a drainage connection and site grading that is proposed at any time in, on, over, under, or across Lewis Road Drain, East Lewis Road Drain, or any other jurisdictional red line channel will require an Encroachment or Watercourse Permit from the District in accordance with Ventura County Watershed Protection District Ordinance WP-1. The District standard is that the peak flow after development cannot exceed the peak flow under existing conditions for any frequency of event. In addition, a project can not impair, divert, impede or alter the characteristics of the flow of water running in any jurisdictional red line channel.
2. Since the building pads have to be protected from the 1% annual chance (100-yr.) storm, the final drainage report should evaluate the 1% annual chance storm in the hydrology analysis and verify that the finished floor elevations of the development meet the City's standards.
3. The hydrology analysis should take advantage of the hydrograph combination features of VCRat and include both subareas in a single run for each of the existing and proposed condition analyses. The text in the environmental report should discuss how the site was analyzed in two parts. The program can further split the proposed flow and send 4.7 cfs to the infiltration basins and the rest to the trapezoid channel to give a more precise result in the actual peak arriving at the Lewis Rd Drain in the proposed condition. The hydrograph from each subarea should be checked for adequate yield using

July 31, 2013

RMA 13-016 – Village Gateway, MND 2013-05 for GPA 2012-01/CZs-315 & 317/LD-527/ and RPDs-186/187/188/189, and a Draft Mitigated Negative Declaration & Initial Study, City of Camarillo

Page 3 of 3

the yield analysis techniques in the District's 2010 Hydrology Manual. The Consultant should check and explain why different soil numbers were used in the existing and proposed condition VCRat runs for basin/area a. The Consultant can consider using effective impervious percentages shown in Exhibit 14 of the District's 2010 Manual instead of absolute impervious values that appear to be used in this analysis.

4. The Consultant should review the expected saturated hydraulic conductivity rates given for the specific soils underlying the site in the NRCS's database and explain why the perc tests conducted by Gorian Associates resulted in much higher rates than the NRCS. The Consultant should explain how maintenance of the infiltration BMPs is to be done to prevent the clogging of pore spaces in the soils, which would lead to a reduction in design infiltration rates.

END OF TEXT

Letter from the Ventura County Watershed Protection District (VCWPD) dated July 31, 2013

Comment VCWPD-1

According to the environmental document on Page 14, proposed development on all five parcels would continue to drain towards the existing storm drain systems located within Lewis Road and Village at the Park. It would appear therefore, that there would be no new drainage connections to the District's jurisdictional red line channels as a result of the proposed project. Should any subsequent change in project description be made, the project should be returned to the District for a subsequent review and comments. The City of Camarillo is advised that any development activity including a drainage connection and site grading that is proposed at any time in, on, over, under, or across Lewis Road Drain, East Lewis Road Drain, or any other jurisdictional red line channel will require an Encroachment or Watercourse Permit from the District in accordance with Ventura County Watershed Protection District Ordinance WP-1. The District standard is that the peak flow after development cannot exceed the peak flow under existing conditions for any frequency of event. In addition, a project can not impair, divert, impede or alter the characteristics of the flow of water running in any jurisdictional red line channel.

Response to Comment VCWPD-1

The City of Camarillo and project applicants understand that any drainage connection and site grading that is proposed at any time in, on, over, under, or across Lewis Road Drain, East Lewis Road Drain, or any other jurisdictional red line channel will require an Encroachment or Watercourse Permit from the Ventura County Watershed Protection District in accordance with Ventura County Watershed Protection District Ordinance WP-1. While the preliminary hydrology analysis does indicate a higher developed flow rate than existing, final design can incorporate flow rate reducing measures to ensure the developed flow rate does not exceed the existing condition Q.

Comment VCWPD-2

Since the building pads have to be protected from the 1% annual chance (100-yr.) storm, the final drainage report should evaluate the 1% annual chance storm in the hydrology analysis and verify that the finished floor elevations of the development meet the City's standards.

Response to Comment VCWPD-2

The Final Drainage Report will address the 100-year storm event and its water surface elevation (WSE) relationship with the proposed building pads. While the City of Camarillo did not require Q_{100} analysis, a separate study was conducted and found that the Q_{100} event only increased the WSE by about 4 inches between the Q_{50} and Q_{100} events. As the Q_{50} hydraulic runs for the site show a freeboard of 2-3 feet from flow line, the Q_{100} will be 1.7-2.7 feet from flow line, with no risk of surface ponding. As such, the finished floors of the development would meet City standards.

Comment VCWPD-3

The hydrology analysis should take advantage of the hydrograph combination features of VCRat and include both subareas in a single run for each of the existing and proposed condition analyses. The text in the environmental report should discuss how the site was analyzed in two parts. The program can further split the proposed flow and send 4.7 cfs to the infiltration basins and the rest to the trapezoid channel to give a more precise result in the actual peak arriving at the Lewis Rd Drain in the proposed condition. The hydrograph from each subarea should be checked for adequate yield using the yield analysis techniques in the District's 2010 Hydrology Manual. The Consultant should check and explain why different soil numbers were used in the existing and proposed condition VCRat runs for basin/area a. The Consultant can consider using effective impervious percentages shown in Exhibit 14 of the District's 2010 Manual instead of absolute impervious values that appear to be used in this analysis.

Response to Comment VCWPD-3

All suggestions will be taken into consideration for the Final Drainage Report. Within the context of a preliminary report, all analysis has been conducted in line with the District's Hydrology Manual. Using two separate basins rather than two sub-basins within a larger basin is slightly more conservative and produces a larger Q and volume, but nothing that will significantly affect the outcome. The method used is simple and accurate and serves the purpose of finding appropriate volumes and flow rates. The soil types shown within the report use the same type between existing and developed for both basins. Effective imperviousness will be used in final analysis in order to maximize efficiency in design.

Comment VCWPD-4

The consultant should review the expected saturated hydraulic conductivity rates given for the specific soils underlying the site in the NRCS's database and explain why the perc tests conducted by Gorian Associates resulted in much higher rates than the NRCS. The Consultant should explain how maintenance of the infiltration BMPs is to be done to prevent clogging of pore spaces in the soils, which could lead to a reduction in design infiltration rates.

Response to Comment VCWPD-4

The NRCS is based on collected data points which are then extrapolated to include areas to which no data has been collected. Extrapolated data is inherently errant the further the extrapolation is removed from the data median. As such, empirical tests conducted on a given site are more accurate than the NRCS's information. The tests that Gorian Associates conducted are accurate and confirmed by the engineers and geologists within Gorian Associates. As such, the infiltration rates found by them have been used.

To ensure the pore spaces in the soils of the infiltration chambers remain free of debris, a pretreatment unit will remove all large debris as well as oils which can clog the pores. These pretreatment units also work as desilting areas removing fine particles. These pretreatment units will be maintained to ensure the infiltration chambers remain functional as required in an operations and maintenance agreement.



Ventura County Cultural Heritage Board

Memorandum

County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

DATE: July 22, 2013

TO: David Norman, Camarillo Community Development Director

FROM: Nicole Doner, Cultural Heritage Board staff 

SUBJECT: Draft MND 2013-5 for GPA 2012-011, CZs-315 & -3171 LD-5271
and RPDs-186/ -1871-188/ -189, / Village Gateway dated June 2013, City
of Camarillo RMA Project Ref. No. 13-016

The Cultural Heritage Board staff has reviewed the Draft MND (mentioned above) and has the following comments:

The Norman Blacksmith shop building is immediately adjacent to the subject project and meets the CEQA age threshold of 50 years or older (circa 1941) but was not identified in the Draft MND's Cultural Resources section. The Norman Blacksmith Shop located at 264 Dawson Drive was in operation from 1941 to 2011. The Norman family had been operating a blacksmith shop in the same area since 1910.

The Norman Blacksmith Shop building may be potentially eligible as a historic resource based on the following research:

It's believed the Norman family first started a blacksmith shop in the 1860s. In 1910, Ike Norman opened his blacksmith shop on Ventura Boulevard (a.k.a. 5th Street), in east Camarillo area. In 1941, the shop was moved to 264 Dawson Drive approximately 200 yards west. This blacksmith shop was very important to the farming community over the past 100 years. A 2008 Ventura County Star article provides historical background on the blacksmith shop¹:

The local shop began in Ventura and in 1910 moved to the far edge of Camarillo; then owned by Joe's great-grandfather, Isaac "Ike" Norman; it was moved in 1941 to its current location on Dawson Drive.

¹ Littman, J., Generations guide the evolution of their family's blacksmith trade (2008, July 10) Ventura County Star retrieved from: <http://www.vcstar.com/news/2008/jul/10/forging-a-future/?printer=1/>

The shop itself is a testament to its history. The forge, a furnace used to heat metal, dates back to the shop's early history, and tools that his grandfather and great-grandfather used in the shop still hang on the walls. These tools were used for horse buggy and farm equipment repairs.

The age and integrity of the structure warrant further research and analysis as part of the Draft MND to determine if the structure is a significant historic resource. If the structure is considered a significant historic resource, then project's potential effects on the historic resource should be identified in the MND, including an analysis of indirect and cumulative impacts.

Please contact Nicole Doner at 805-654-5042 or nicole.doner@ventura.org if you have any questions.

Letter from the Ventura County Cultural Heritage Board (VCCHB) dated July 22, 2013

Comment VCCHB-1

The Norman Blacksmith shop building is immediately adjacent to the subject project and meets the CEQA age threshold of 50 years or older (circa 1914) but was not identified in the Draft MND's Cultural resources section. The Norman Blacksmith Shop located at 264 Dawson Drive was in operation from 1914 to 2011. The Norman family had been operating a blacksmith shop in the same area since 1910.

The Norman Blacksmith Shop building may be potentially eligible as a historic resource based on the following research:

It's believed the Norman family first started a blacksmith shop in the 1860s. In 1910, Ike Norman opened his blacksmith shop on Ventura Boulevard (a.k.a. 5th Street), in east Camarillo area. In 1941, the shop was moved to 264 Dawson Drive approximately 200 yards west. This blacksmith shop was very important to the farming community over the past 100 years. A 2008 Ventura County Star article provides historical background on the blacksmith shop:

The local shop began in Ventura and in 1910 moved to the far edge of Camarillo; then owned by Joe's great-grandfather, Isaac "Ike" Norman; it was moved in 1941 to its current location on Dawson Drive.

The shop itself is a testimony to its history. The forge, a furnace used to heat metal, dates back to the shop's early history, and tools that his grandfather and great-grandfather used in the shop still hang on the walls. These tools were used for horse buggy and farm equipment repairs.

The age and integrity of the structure warrant further research and analysis as part of the Draft MND to determine if the structure is a significant historic resource. If the structure is considered a significant historic resource, then the project's potential effects on the historic resource should be identified in the MND, including an analysis of indirect and cumulative impacts.

Response to Comment VCCHB-1

In response to this comment, the text of the Draft Initial Study has been revised to reflect that the VCCHB has indicated that the Norman Blacksmith Shop building may be potentially eligible as a historic resource. This property is located to the northwest of the Rexford parcel and is currently occupied by the Camarillo Somis Feed Store.

The proposed project does not include any alterations to the building or property at 264 Dawson Drive. This property is located outside of the limits of the proposed project site and the proposed physical improvements to the project site would not extend onto the Camarillo Somis Feed Store property. Because the project applicants do not own the Camarillo Somis Feed Store building or property, or have any existing options to purchase that property, they do not have any legal right or requirement to assess the

structure or property. The project applicants do not have permission to access the property to assess the integrity of the structure and they do not have the legal right to conduct a study that could affect the use, value, and redevelopment potential of a property that they do not own. It is the responsibility of the property owner to conduct any evaluation to determine whether the structure or property is a significant historic resource. That is an effort that the property owner may or may not be interested in pursuing.

As discussed in the Project Description of the Draft Initial Study, the Rexford property is developed with one building totaling approximately 218,000 square feet, which has been refurbished and leased out to several tenants. The building occupies approximately 33 percent of the property land area. The remaining areas of the property consist of asphalt parking areas, concrete walkways, and minor landscaped areas. The landscaping is provided around the northern and western perimeters of the property as well as in areas around the industrial building.

Prior to the elimination of the Rexford property from the proposed project, the only development that was anticipated at the Rexford property in the immediate vicinity of the Camarillo Somis Feed Store was the repaving of the existing surface parking lot. This activity could occur at any time for the existing industrial building with or without approval of the proposed project. Repaving the parking lot would not affect the integrity of the Camarillo Somis Feed Store building or property. Therefore, no significant impacts to the Camarillo Somis Feed Store building or property are expected whether or not the building and/or property is considered to be a significant historic resource.

Dear Mr. Mitchell,

We have received your correspondence and Draft Mitigation Negative Declaration for Village Gateway. At this time we are requesting you contact the Native American Heritage Commission for a cultural records search and site survey of your project area as per state guidelines. Please provide us with the results of said search and survey. We are also requesting you contact us if your project should have the potential to, will or should impact any Native American cultural resources.

Isabel M. Ayala
Ventura County Regional Representative|
Coastal Band of the Chumash Nation

Letter from the Coastal Band of the Chumash Nation (Chumash)

Comment Chumash-1

We have received your correspondence and Draft Mitigation Negative Declaration for Village Gateway. At this time we are requesting you contact the Native American Heritage Commission for a cultural records search and site survey of your project area as per state guidelines. Please provide us with the results of said search and survey. We are also requesting you contact us if your project should have the potential to, will or should impact any Native American cultural resources.

Response to Comment Chumash-1

The FF Realty parcel was developed with an industrial facility between 1963 and 2011, the Rexford parcel has been developed with an industrial building since 1962, and the Hiji property was used for agriculture until around 2003.

As discussed on page 47 of the Draft Initial Study, a records search was conducted for the proposed project site and vicinity through the South Central Coastal Information Center. The records search indicated that no archaeological sites have been discovered within 1/2-mile of the project site. A Phase I Cultural Resource Investigation was also prepared in 2000 for the Village at the Park Specific Plan site, of which the Hiji parcels of the project site are included. No evidence of prehistoric resources was observed during the field survey of the Village at the Park site and previous research suggested that any such resources would most likely be present in a buried context near the Calleguas Creek channel. The proposed project site is located more than one mile west of the Calleguas Creek channel. Based on the results of the records search and the previous investigation of a portion of the project site, it was determined that the potential for prehistoric resources to be discovered at the project site was extremely low and no further survey was deemed necessary for this particular project site.

The State of California Governor's Office of Planning and Research developed guidelines in order to provide guidance to cities and counties on the process for consulting with Native American tribes during the adoption or amendment of local general plans or specific plans. SB 18 (California Government Code, Section 65352.4) requires local agencies to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process, thereby providing tribes an opportunity to participate in local land use decisions at an early planning stage. Pursuant to the provisions of SB 18, the City of Camarillo Department of Community Development contacted the NAHC to acquire a listing of tribal governments with traditional lands or cultural places located in the vicinity of the Project Area. In response to the list that was received, the City invited the applicable tribes to participate in consultation regarding the proposed project in accordance with the requirements of SB 18. Under SB 18, Native American contacts are required to respond within 90 days of a written request notifying them of the formal consultation process. The 90 day period ended on August 14, 2013 with no requests for an SB-18 follow-up meeting received. As of the date that the Preliminary Final Mitigated

Negative Declaration was prepared, no tribes had responded to participate in a consultation meeting. By inviting local tribes to participate in a consultation meeting, the City has complied with the requirements of SB 18; therefore, no further attempt to consult with these individuals is required.

However, the City has not ignored that potential for previously undiscovered archaeological resources to be unearthed at the project site during site grading activities. Mitigation measure 5-1 on page 48 of the Draft Initial Study requires the project developers to 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 then 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.

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.

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.

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.

The City of Camarillo has provided a copy of the Draft Mitigated Negative Declaration to the Native American Heritage Commission as well as local Native American representatives.

PIERCE LAW FIRM
A PROFESSIONAL CORPORATION

WWW.PIERCEFIRM.COM

1440 NORTH HARBOR BOULEVARD, SUITE 900
FULLERTON, CALIFORNIA 92835
TELEPHONE (714) 449-3333
FACSIMILE (714) 449-3337

OUR FILE NO.

8160.002

SENDER'S EMAIL ADDRESS

BPierce@piercefirm.com

July 31, 2013

VIA EMAIL & FIRST CLASS U.S. MAIL

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

**Re: Comments to Draft Mitigated Negative Declaration
for Village Gateway**

Dear Mr. Mitchell:

We have had an opportunity to review the Draft Mitigated Negative Declaration ("DMND") and the July 3, 2013 cover letter that was provided with the DMND. Initially, it must be noted that there are contradictory property descriptions in the cover letter and the DMND. The contradictory language leads to some confusion concerning the impact of the proposed project on the property owned by Rexford at 300 South Lewis Road. The cover letter identifies the Rexford property as component C with an approximate size of 4.63 acres and two assessor parcel numbers (229-0-320-085 and 229-0-320-90 and 100). Page six of the DMND identifies the Rexford property as component B with assessor parcel number 229-0-070-230. This is also consistent with the map on page seven of the DMND.

As you and I have discussed in the past, the Rexford ownership does not object to the project or DMND analysis as it applies to the surrounding properties including the general plan amendments that relate to the Rexford property so long as there are no limitations placed on the existing industrial property located at 300 South Lewis Road. It is important that the existing property be available as an industrial property in perpetuity, which necessarily includes the right to fully rebuild in the event of a casualty, coupled with the right to use the existing unused excess land that is currently zoned for light industrial purposes.

We are particularly concerned about limitations on uses of the Rexford property as a result of the proximity of residential uses on the neighboring properties identified as the FF Realty sites. Since the DMND considers alternate scenarios, including one where the Rexford property remains industrial while the FF Realty and Hiji properties transition to residential without any limitation or mitigation, we understand the uses to be consistent.

Steve Mitchell
July 31, 2013
Page 2

The Rexford ownership has not requested any approvals to change the land use, zoning, specific plan designations or the general plan designation as it applies to the 300 South Lewis Road property. Although the Rexford ownership does not oppose approval of the amended Dawson Drive area concepts and design guidelines as it applies to the other properties in the project area, the Rexford ownership objects to any zone amendments, land use changes or general specific plan changes that identify residential uses as the only use for the Rexford property.

As noted in the DMND at page 10, the Rexford property is developed with an industrial building that is largely occupied. The Rexford ownership is not proposing the development of residential uses at the present time and there is the possibility that residential uses may not be developed on that property for several years, if ever. Therefore, the Rexford ownership understands that the DMND is evaluating the potential environmental impacts of two project development scenarios. One scenario assumes partial development of the project site with residential development occurring at the FF Realty and Hiji properties with the Rexford site continuing to operate with light industrial uses and a second scenario assuming demolition of the existing industrial building and the ultimate development of the project site including the Rexford property as residential.

The Rexford ownership understands that the approval of the DMND is not the approval of a specific plan or project but a determination that should a project proceed that includes elements as extensive as those identified in the DMND, the environmental impacts as mitigated are approved.

Significantly, as noted on page 16 of the DMND, although the Rexford property is included in the application for General Plan Amendment 2012-1 and the Amended Dawson Drive Industrial Area Concepts and Design Guidelines, and the potential impacts of residential development at the Rexford properties are evaluated in the DMND, no change of zone is anticipated at this time for APN 229-0-070-230, the Rexford property. The zoning for the Rexford property will remain M1 for the foreseeable future which will preclude non-conforming status for the industrial building. Rexford retains the right to reconstruct an industrial property on all of its property consistent with the zoning, which will not be limited by the approval of the DMND or the projects proposed on the FF Realty and Hiji properties.

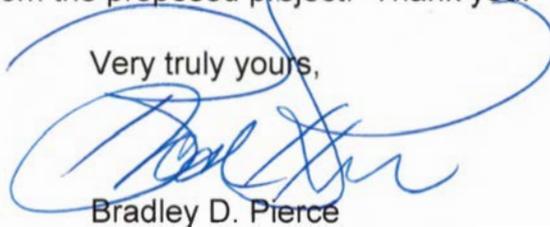
The Rexford ownership does not oppose the infrastructure improvements that are also addressed in the DMND, consistent with the residential development plans on the Hiji and FF Realty properties or the Rexford property since the residential use is not mandatory.

If the City understands the proposed project to include new restrictions on the use, development and redevelopment of the Rexford property as part of the project addressed in the DMND, please notify my office immediately. In the alternative, we will

Steve Mitchell
July 31, 2013
Page 3

assume that there are no new limitations on the use, development and redevelopment of the Rexford property resulting from the proposed project. Thank you.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Bradley D. Pierce', is written over a light blue rectangular background. The signature is fluid and cursive, with a large loop at the end.

Bradley D. Pierce

BDP/lzd

Letter from the Pierce Law Firm (Pierce) dated July 31, 2013

Comment Pierce-1

We have had an opportunity to review the Draft Mitigated Negative Declaration (“DMND”) and the July 3, 2013 cover letter that was provided with the DMND. Initially, it must be noted that there are contradictory property descriptions in the cover letter and the DMND. The contradictory language leads to some confusion concerning the impact of the proposed project on the property owned by Rexford at 300 South Lewis Road. The cover letter identifies the Rexford property as component C with an approximate size of 4.63 acres and two assessor parcel numbers (229-0-320-085 and 229-0-320-90 and 100). Page six of the DMND identifies the Rexford property as component B with assessor parcel number 229-0-070-230. This is also consistent with the map on page seven of the DMND.

Response to Comment Pierce-1

The City of Camarillo apologizes for the contradictory description of the project site in the Notice of Availability and the Draft Mitigated Negative Declaration. The description of the proposed project site parcels as discussed on pages 6 and 7 of the Draft Initial Study is correct, although the Final Mitigated Negative Declaration has been revised to reflect that the Hiji portion of the project is Component B and the Rexford component is Component C. This minor revision does not change the analyses or conclusions of the Draft Initial Study.

Comment Pierce-2

As you and I have discussed in the past, the Rexford ownership does not object to the project or DMND analysis as it applies to the surrounding properties including the general plan amendments that relate to the Rexford property so long as there are no limitations placed on the existing industrial property located at 300 South Lewis Road. It is important that the existing property be available as an industrial property in perpetuity, with the right to use the existing unused excess land that is currently zoned for light industrial purposes.

Response to Comment Pierce-2

The Draft Initial Study acknowledges that the owner of the Rexford property is not proposing the development of residential uses at the present time and there is the possibility that residential uses may not be developed on that property for several years, if ever. None of the requested discretionary actions and approvals associated with the proposed project and summarized on pages 15 and 16 of the Draft Initial Study would preclude the continued use of the existing building at the Rexford property for light industrial purposes. However, the Dawson Drive Industrial Area Concepts and Design Guidelines is the specific plan for the area that includes the Imation site, and approval of the amended Dawson Drive Area Concepts and Design Guidelines would identify residential as the preferred land use for the Imation site and incorporate new building design standards consistent with the Village at the Park Specific Plan for the residential uses that would be developed at the FF Realty and Rexford properties. No new industrial

buildings could be constructed or reconstructed at the project site following approval of the amended Dawson Drive Area Concepts and Design Guidelines. Due to these restrictions, the City of Camarillo has been formally informed that the Rexford property is no longer a component of the proposed project.

Comment Pierce-3

We are particularly concerned about limitations on uses of the Rexford property as a result of the proximity of residential uses on the neighboring properties identified as the FF Realty sites. Since the DMND considers alternate scenarios, including one where the Rexford property remains industrial while the FF Realty and Hiji properties transition to residential without any limitation or mitigation, we understand the uses to be consistent.

Response to Comment Pierce-3

The evaluation of Development Scenario 1 thought the Draft Initial Study considers the continued use of the Rexford property for light industrial uses. The potential impacts of the light industrial uses on the proposed residential uses are considered in the Draft Mitigated Negative Declaration analyses and are determined to be less than significant.

Comment Pierce-4

The Rexford ownership has not requested any approvals to change the land use, zoning, specific plan designations or the general plan designation as it applies to the 300 South Lewis Road property. Although Rexford ownership does not oppose approval of the amended Dawson Drive area concepts and design guidelines as it applies to the other properties in the project area, the Rexford ownership objects to any zone amendments, land use changes or general specific plan changes that identify residential uses as the only use for the Rexford property.

As noted in the DMND at page 10, the Rexford property is developed with an industrial building that is largely occupied. The Rexford ownership is not proposing the development of residential uses at the present time and there is the possibility that residential uses may not be developed on that property for several years, if ever. Therefore, the Rexford ownership understands that the DMND is evaluating the potential environmental impacts of two project development scenarios. One scenario assumes partial development of the project site with residential development occurring at the FF Realty and Hiji properties with the Rexford site continuing to operate with light industrial uses and a second assuming demolition of the existing industrial building and the ultimate development of the project site including the Rexford property as residential.

The Rexford ownership understands that the approval of the DMND is not the approval of a specific plan or project but a determination that should a project proceed that includes elements as extensive as those identified in the DMND, the environmental impacts as mitigated are approved.

Significantly, as noted on page 16 of the DMND, although the Rexford property is included in the application for General Plan Amendment 2012-1 and the Amended Dawson Drive Industrial Area Concepts and Design Guidelines, and the potential impacts of residential development at the Rexford properties are evaluated in the DMND, no change of zone is anticipated at this time for APN 229-0-070-230, the Rexford property. The zoning for the Rexford property will remain M1 for the foreseeable future which will preclude non-conforming status for the industrial building. Rexford retains the right to reconstruct an industrial property on all of its property consistent with the zoning, which will not be limited by the approval of the DMND or the projects proposed on the FF Realty and Hiji properties.

Response to Comment Pierce-4

The amended Dawson Drive Industrial Area Concepts and Design Guidelines is the specific plan for the area that includes the FF Realty and Rexford parcels. Approval of the amended amended Dawson Drive Area Concepts and Design Guidelines is a Specific Plan Amendment that would identify residential as the preferred land use for the Imation site within the Specific Plan area and incorporate new building design standards consistent with the Village at the Park Specific Plan for the residential uses that would be developed at the FF Realty and Rexford properties. No new industrial buildings could be constructed or reconstructed at the project site following approval of the amended Dawson Drive Area Concepts and Design Guidelines and the City would require that the property be re-zoned within a reasonable period of time to be in compliance with the new General Plan residential land use designation. Due to these restrictions, the City of Camarillo has been formally informed that the Rexford property is no longer a component of the proposed project.

Comment Pierce-5

The Rexford ownership does not oppose the infrastructure improvements that are also addressed in the DMND, consistent with the residential plans on the Hiji and FF Realty properties or the Rexford property since the residential use is not mandatory.

Response to Comment Pierce-5

This comment is noted for the records, but does not question the content or conclusions of the Draft Mitigated Negative Declaration.

Comment Pierce-6

If the City understands the proposed project to include new restrictions on the use, development and redevelopment of the Rexford property as part of the project addressed in the DMND, please notify my office immediately. In the alternative, we will assume that there are no new limitations on the use, development and redevelopment of the Rexford property resulting from the proposed project.

Response to Comment Pierce-6

See the Responses to Comment Pierce-2 and Pierce-4. The City has contacted the commenter regarding the new restrictions that would be placed on the Rexford property as a result of the requested discretionary actions. Due to these restrictions, the City of Camarillo has been formally informed that the Rexford property is no longer a component of the proposed project.

August 6, 2013

Steve Mitchell,
Planning Department
601 Carmen Drive
Camarillo, CA 93010

RE: Village Gateway Draft MND

Dear Mr. Mitchell and City of Camarillo:

I am providing you with concerns regarding the mitigation measures in the Cultural Resource section of the MND. I am submitting this information a few days late and I would like for you to consider my concerns although I did not meet the official deadline. If this is not possible, then I would like to be notified when another open period would be available that would then receive my concerns.

I understand that the City is following guidelines set for the mitigation measures. The Chumash of the area have specific concerns. In the document, it does not indicate whether any new surveys were completed on any portions of the property. It does indicate that there was prior disturbance through agriculture and development. We feel that surveys are important and should be completed in areas that have never been surveyed before. Especially in locations where there has been no development or in locations developed before environmental laws existed for the protection of resources.

It is possible that cultural resources may have been left either intact or in fragments. The NAHC or clearing houses do not have all information on places important to the Chumash or all recorded sites. New discoveries are still being made. That is why the NAHC refers the cities to local contacts so they may be informed of these places. We as the local Ventura County Chumash are trying to keep up with your city as well as others in advising you of what places are important. It is important to our culture to retrieve remaining resources and properly plan for disposition of artifacts.

An archaeologist will be on site but this is a 42 acre site. One person is not enough to cover the amount of land being developed. It is also not known how much land will be excavated to begin with. Should resources be identified is being left up to one person working alone and the Chumash are not involved in this process according to your current guideline. The Chumash people would like to have a native monitor working alongside the archaeologist to make identifications and determinations on what to do with resources uncovered. We want to

actively be a part of this process and not leave it all up to the property owners and archaeologist to decide what to do with our ancestors remains or personal effects. These are some of the concerns that this document does not talk about or answer the questions. We would like to meet with you to have some answers or change the way the present measures read. As I indicated before, please consider our questions and a need to have a Native monitor present during the earthmoving process. Thank you.

Respectfully,

Susie Ruiz-Parra
11381 Azahar Street
Ventura, CA 93004
(805) 443-8599

Please email to: susieruiz@msn.com

Letter from Susie Ruiz-Parra (Ruiz-Parra) dated August 6, 2013

Comment Ruiz-Parra-1

I am providing you with concerns regarding the mitigation measures in the Cultural Resource section of the MND. I am submitting this information a few days late and I would like for you to consider my concerns although I did not meet the official deadline. If this is not possible, then I would like to be notified when another open period would be available that would then receive my concerns.

Response to Comment Ruiz-Parra-1

Although this letter was submitted after the close of the public review period for the Draft Mitigated Negative Declaration, the City is providing written responses to the comments provided in the letter.

Comment Ruiz-Parra-2

I understand that the City is following guidelines set for the mitigation measures. The Chumash of the area have specific concerns. In the document, it does not indicate whether any new surveys were completed on any portions of the property. It does indicate that there was prior disturbance through agriculture and development. We feel that surveys are important and should be completed in areas that have never been surveyed before. Especially in locations where there has been no development or in locations developed before environmental laws existed for the protection of resources.

It is possible that cultural resources may have been left either intact or in fragments. The NAHC or clearing houses do not have all information on places important to the Chumash or all recorded sites. New discoveries are still being made. That is why the NAHC refers the cities to local contacts so they may be informed of these places. We as the local Ventura County Chumash are trying to keep up with your city as well as others in advising you of what places are important. It is important to our culture to retrieve remaining resources and properly plan for disposition of artifacts.

Response to Comment Ruiz-Parra-2

The FF Realty parcel was developed with an industrial facility between 1963 and 2011, the Rexford parcel has been developed with an industrial building since 1962, and the Hiji property was used for agriculture until around 2003.

As discussed on page 47 of the Draft Initial Study, a records search was conducted for the proposed project site and vicinity through the South Central Coastal Information Center. The records search indicated that no archaeological sites have been discovered within 1/2-mile of the project site. A Phase I Cultural Resource Investigation was also prepared in 2000 for the Village at the Park Specific Plan site, of which the Hiji parcels of the project site are included. No evidence of prehistoric resources was observed during the field survey of the Village at the Park site and previous research suggested that any such resources would most likely be present in a buried context near the Calleguas Creek channel. The proposed project site is located more than one mile west of the Calleguas Creek channel. Based on the

results of the records search and the previous investigation of a portion of the project site, it was determined that the potential for prehistoric resources to be discovered at the project site was extremely low and no further survey was deemed necessary for this particular project site.

The State of California Governor's Office of Planning and Research developed guidelines in order to provide guidance to cities and counties on the process for consulting with Native American tribes during the adoption or amendment of local general plans or specific plans. SB 18 (California Government Code, Section 65352.4) requires local agencies to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process, thereby providing tribes an opportunity to participate in local land use decisions at an early planning stage. Pursuant to the provisions of SB 18, the City of Camarillo Department of Community Development contacted the NAHC to acquire a listing of tribal governments with traditional lands or cultural places located in the vicinity of the Project Area. In response to the list that was received, the City invited the applicable tribes to participate in consultation regarding the proposed project in accordance with the requirements of SB 18. Under SB 18, Native American contacts are required to respond within 90 days of a written request notifying them of the formal consultation process. The 90 day period ended on August 14, 2013 with no requests for an SB-18 follow-up meeting received. As of the date that the Preliminary Final Mitigated Negative Declaration was prepared, no tribes had responded to participate in a consultation meeting. By inviting local tribes to participate in a consultation meeting, the City has complied with the requirements of SB 18; therefore, no further attempt to consult with these individuals is required.

However, the City has not ignored that potential for previously undiscovered archaeological resources to be unearthed at the project site during site grading activities. Mitigation measure 5-1 on page 48 of the Draft Initial Study requires the project developers to 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 then 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.

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.

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.

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.

The City of Camarillo has provided a copy of the Draft Mitigated Negative Declaration to the Native American Heritage Commission as well as local Native American representatives.

Comment Ruiz-Parra-3

An archaeologist will be on site but this is a 42 acre site. One person is not enough to cover the amount of land being developed. It is also not known how much land will be excavated to begin with. Should resources be identified is being left up to one person working alone and the Chumash are not involved in this process according to your current guideline. The Chumash people would like to have a native monitor working alongside the archaeologist to make identifications and determinations on what to do with resources uncovered. We want to actively be a part of this process and not leave it all up to the property owners and archaeologist to decide what to do with our ancestors remains or personal effects. These are some of the concerns that this document does not talk about or answer the questions. We would like to meet with you to have some answers or change the way the present measures read. As I indicated before, please consider our questions and a need to have a Native monitor present during the earthmoving process. Thank you.

Response to Comment Ruiz-Parra-3

As discussed in the Response to Comment Ruiz-Parra-2, 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.

The proposed project site is made up of five parcels with three separate property owners. One of the parcels is currently developed with an industrial building and will not be developed with residential uses for several years, if ever. The other parcels would be developed in phases, in part due to the City of Camarillo's limits on annual residential development allocations. This means that the archaeologist and any Native American observers would not be monitoring the entire project site any any given time.

With regard to Native American human remains page 47 of the Draft Initial Study states that the project site has been utilized for industrial and agricultural operations for several decades and, as such, is not expected to contain human remains, including those interred outside of formal cemeteries. Due to the lack of any indication of a formal cemetery or informal family burial plots on-site, the proposed project would have no impact on known human remains. In the unlikely event that suspected human remains are uncovered during construction, all activities in the vicinity of the remains shall cease and the contractor shall notify the County Coroner immediately pursuant to Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the California Public Resources Code. Compliance with these codes is required of all ground disturbing activities in California and would ensure that any impacts to previously undiscovered human remains would be reduced to a less than significant level.

This page intentionally left blank.

CORRECTIONS AND ADDITIONS TO THE DRAFT MITIGATED NEGATIVE DECLARATION

The following corrections and additions are set forth to update the text of the Draft Mitigated Negative Declaration and Draft Initial Study for the Village Gateway 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 Mitigated Negative Declaration and Draft Initial Study are listed by section. The sections that have not been corrected or revised are not listed below. The changes are shown as strike-out of old text and the underlining of new text.

PROJECT DESCRIPTION

The text on page 6 of the Draft Initial Study is revised to read:

Component A: FF Realty - APN 229-0-070-210

~~Component B: Rexford Industrial - APN 229-0-070-230~~

Component CB: Hiji Investment Co. - APN 229-0-320-085, APN 229-0-320-095, and APN 229-0-320-105

Component C: Rexford Industrial - APN 229-0-070-230

The text on page 8 of the Draft Initial Study is revised to read:

- | athletic field for employee soccer and baseball. The Rexford property (Component BC) was developed with one building totaling approximately 218,000 square feet. This building was used for the packaging, storage, and distribution of the magnetic media and data recording products and is still active under the State General Construction NPDES Permit under WDID No. 456C361915.
- | Hiji parcels (Component CB) APN 229-0-320-095, and APN 229-0-320-105 are within the Village at the Park Specific Plan area located to the immediate east of the former 3M/Imation parcels along Village at the Park Drive. The Village at the Park Specific Plan was approved by the City of Camarillo City Council in 2001 and addresses the planned development of a variety of uses on the 330-acre Village at the Park project site. Prior to and shortly after approval of the Specific Plan in 2001 the Village at the Park project
- | site was under agricultural operation and coexisted with the ~~3mM~~/Imation facility. The Village at the Park site is largely developed with residential, commercial, public, and quasi-public uses. The Hiji

portion of the proposed project site, however, is undeveloped with the exception of three covered parking garages.

The text on page 16 of the Draft Initial Study is revised to read:

Although the Rexford property is included in the application for GPA 2012-1 and the amended Dawson Drive Industrial Area Concepts and Design Guidelines, and the potential impacts of residential development at the Rexford property is evaluated in this Initial Study, no change of zone is requested at this time for APN 229-0-070-230. The zoning for the Rexford property will remain M-1 for the foreseeable future in order to preclude non-conforming status for the existing industrial building. However, the City would require that the Rexford property be re-zoned within a reasonable period of time to be in compliance with the new General Plan residential land use designation.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. Aesthetics

The text on page 28 of the Draft Initial Study is revised to read:

The project developers shall provide evidence that the lighting controls required by mitigation measure 1-1 are included in the contract specifications for each building constructed within the project site. Implementation of this measure may be verified through construction by the City of Camarillo Department of Building and Safety.

3. Air Quality

The text on page 33 of the Draft Initial Study is revised to read:

5.6-9 Wall and attic insulation shall be provided on proposed buildings beyond the requirements of Title 24, California Code of Regulations.

5. Cultural Resources

The text on page 46 of the Draft Initial Study is revised to read:

The FF Realty parcel was developed with an industrial facility between 1963 and 2011, the Rexford parcel has been developed with an industrial building since 1962, and the Hiji property was used for agriculture until around 2003. No structures meeting the significance criteria discussed above are located at the project site. According to a records search conducted through the South Central Coastal Information Center, there are three sites within 1/2-mile of the project site that have been determined to be eligible for listing in the National Register or the California Register. The nearest of these sites to the project site is St. Mary Magdalen Church located at 2315 Ventura Boulevard. In its comment letter regarding the Draft

Initial Study for this project, the Ventura County Cultural Heritage Commission believes that the former Norman Blacksmith Shop building located to the northwest of the Rexford parcel at 264 Dawson Drive may be potentially eligible as a historic resource. This building is currently occupied by the Camarillo Feed Store. However, the only development anticipated at the Rexford property in the immediate vicinity of the Camarillo Feed Store is the repaving of the existing surface parking lot. This activity could occur at any time for the existing industrial building with or without approval of the proposed project. Repaving the parking lot would not affect the integrity of the Camarillo Feed Store building or property. Therefore, no significant impacts to the Camarillo Feed Store building or property are expected where or not the building and/or property is considered to be a significant historic resource. Therefore, no impacts to historic resources would occur under Development Scenarios 1 and 2.

9. Hydrology and Water Quality

The text on page 87 of the Draft Initial Study is revised to read:

5.9-1 Prior to initiation of any construction activity on the project site, the project developer shall file for an NPDES permit from the RWQCB. A Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and Monitoring Plan are requirements of the NPDES permit. The SWPPP shall include Best Management Practices (BMPs) in compliance with the NPDES program requirements.

15. Recreation

The text on page 122 of the Draft Initial Study is revised to read:

15a-b Less Than Significant Impact. As discussed under Section 14d, the new residents of the proposed project would create an additional demand for park and recreation areas. Much of this demand would be met by private recreation areas including pools and play areas throughout the project site. ~~Project residents would also live within walking and cycling distance of the Pleasant Valley Fields sports park.~~ Project residents would also live within walking and cycling distance of the Pleasant Valley Fields sports park and other parks in Camarillo. Because the project would not include any new public park land, the project developers would be required to pay in-lieu fees to assist the PVRPD with the purchase and development of new community park facilities. Payment of the required in-lieu fees would reduce the potential impacts of the proposed project under Development Scenarios 1 and 2 to a less than significant level.

16. Transportation/Traffic

The text on page 124 of the Draft Initial Study is revised to read:

16a Less Than Significant Impact. The Traffic and Circulation Study evaluates the potential impacts to the following ~~13~~ **12** study-area intersections, which were determined through consultations with the City of Camarillo Department of Public Works:

The first paragraph of the discussion under Existing Intersections Operations on page 126 of the Draft Initial Study is revised to read:

AM and PM peak hour volumes for ~~six~~ **seven** intersections included in the Traffic Impact Analysis were provided by City staff. These intersection counts were completed in 2010 and 2011. Turning movement counts for the remaining five intersections were conducted by Penfield & Smith in April, 2012. Vehicle delay counts for unsignalized intersections were also provide by City staff.

The text in the paragraph at the top of page 132 of the Draft Initial Study is revised to read:

would, therefore, not generate any significant project-specific impacts during the AM peak hour under Development Scenarios 1 and 2. It is noted that the City allows for LOS D operations for short periods of time during peak hour periods.

The text in the paragraph at the bottom of page 132 of the Draft Initial Study is revised to read:

Table 25 indicates that all intersections would operate at LOS C or better under future plus project conditions in the PM peak hour, except the E. 5th Street/Pleasant Valley Road intersection, which would continue to operate in the LOS E range during the PM peak hour. The project would add 8 per lane peak hour critical movement trips under Development Scenario 1 and 11 per lane peak hour critical movement trips under Development Scenario 2. These project additions would not exceed the City's traffic impact threshold of 20 per lane peak hour critical movement trips for LOS E. The proposed project would, therefore, not generate any significant project-specific impacts during the ~~AM~~ **PM** peak hour under Development Scenarios 1 and 2.

The text in the second paragraph on page 135 of the Draft Initial Study is revised to read:

~~Compared to~~ Development Scenario ~~1~~ **2** ~~, the internal circulation system will be expanded to~~ would include additional collector streets on the Rexford property. The internal street network additions on the Rexford property would not change the traffic patterns for the Fairfield and Hiji properties, because no direct route through the Rexford property to the access points at Lewis Road and Village at the Park Drive would be provided. Further review of the internal circulation system of the Rexford property would be conducted when a site plan is developed in the future. In general, based on the expected overall traffic loads (3,500 ADT or less on the collector roads), the proposed circulation system is expected to operate acceptably under Development Scenario 2.

The text in the paragraph under Public Transit on page 135 of the Draft Initial Study is revised to read:

- The study area is served by the Camarillo Dial-A-Ride bus system, and Metrolink and Vista transit operators. The Camarillo Metrolink Station is located north of the project site and provides train service to Oxnard and Los Angeles Union Station. Vista operates a bus route between the Metrolink Station and Cal State University Channel Islands, with a transfer connection to the Vista CSUCI - Oxnard route. Residents of the proposed project would be within walking distance of these public transit services as discussed below.

The text in the paragraph under Mitigation Monitoring on page 140 of the Draft Initial Study is revised to read:

- Mitigation measure ~~5.11.4.1~~ 5.5-9 shall be verified via review of construction specifications by the Department of Public Works. Mitigation measures 16-1 and 16-2 shall be verified by the Department of Public Works via review of project site plans.

This page intentionally left blank.

MITIGATION MONITORING AND REPORTING PROGRAM

This section of the Final Mitigated Negative Declaration provides the Mitigation Monitoring and Reporting Program (MMRP) that would be used to monitor the implementation of the mitigation measures adopted for the Village Gateway 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 Mitigated Negative Declaration for the Village Gateway project identifies project-specific mitigation measures to reduce the potentially significant impacts of the project as proposed. Following adoption of the Final Mitigated Negative Declaration and approval of this MMRP by the City of Camarillo City Council, the project-specific mitigation measures identified in the Final Mitigated Negative Declaration would be implemented and monitored as described in this MMRP.

LIST OF MITIGATION MEASURES

The mitigation measures adopted for the Village Gateway 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. This table only includes the mitigation measures that are applicable to the FF Realty and Hiji properties developed under Development Scenario 1 since the Rexford property was eliminated from the proposed project prior to adoption of the Final Mitigated Negative Declaration and approval of this MMRP by the City of Camarillo City Council.

This page intentionally left blank.

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Aesthetics				
A. FF Realty B. Hiji	1-1 To avoid potential significant impacts to adjacent residential properties and roadways, the project developer shall include in contract specifications that temporary construction lighting within 200 feet of existing residential properties and roadways with direct lines of sight to the lighting source shall be shielded from the affected residential use and/or roadway. This shall include permanent and temporary lighting provided within the new residential buildings.	Lighting controls required by mitigation measure 1-1 shall be included in the contract specifications for each building constructed within the project site.	Prior to issuance of building permits.	Department of Building and Safety
Air Quality				
A. FF Realty B. Hiji	5.6-1 The contractor shall prepare a dust control plan at the time that grading permits are requested. The dust control plan shall include, but not be limited to, the following measures, which should be implemented by the contractor: <ul style="list-style-type: none"> • Sufficiently water active portions of the construction site. • Replace ground cover, cover bare soil, or apply environmentally safe soil stabilizers on inactive portions of the construction site. 	Project developers shall prepare a dust control plan for review by City staff and implement dust control measures during grading and construction.	Prior to issuance of grading permits and during grading and construction.	Department of Community Development

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
	<ul style="list-style-type: none"> • Apply water or environmentally safe stabilizers to unpaved parking or staging areas or unpaved road surfaces. • Suspend all excavating and grading operations when wind speeds exceed 20 mph averaged over one hour. Contact the VCAPCD meteorologist for current information about average wind speeds. • Sufficiently water or securely cover all material transported off-site and all fill material transported on-site. • Provide employees involved in grading operations with face masks during dry periods to reduce inhalation of dust, which may exacerbate health problems of the respiratory tract. • Limit traffic speeds on all unpaved roads to 15 mph or less. • Sweep streets at the end of the day if visible soil material is carried over to adjacent roads. 			

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
A. FF Realty B. Hiji	5.6-2 Contractors shall keep records on the project site demonstrating that equipment engines are maintained in good condition and in proper tune as per manufacturer's specifications to prevent excessive emissions. Such records will be available for review during grading and construction inspections.	This requirement shall be included in construction documents. Review of equipment maintenance records.	Prior to issuance of grading permits. During grading and construction.	Department of Community Development Department of Community Development
A. FF Realty B. Hiji	5.6-3 Emissions generated by demolition activities shall be reduced with the following: <ul style="list-style-type: none"> • Trucks transporting loose debris such as waste asphalt and wallboard off-site shall be covered; • All diesel-powered equipment should be turned off when not in use for more than 30 minutes and gasoline-powered equipment should be turned off when not in use for more than 5 minutes. 	This requirement shall be included in construction documents.	Prior to issuance of grading permits.	Department of Community Development
A. FF Realty B. Hiji	5.6-12 Shade trees shall be provided to reduce heating/cooling needs.	Review of site development plans.	Prior to issuance of building permits.	Department of Community Development

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
A. FF Realty B. Hiji	3-1 The developers of new buildings within the FF Realty property and the Hiji properties must pay a total of \$150,091 to the City TDM fund to reduce vehicle trips and associated air pollutant emissions. This equates to approximately \$204.21 per residential unit. Applicable fees shall be provided to the City prior to the issuance of occupancy permits for each phase of development. The developers of buildings constructed after 2017 may request that the City of Camarillo recalculate the applicable emissions projections and associated mitigation fee since the analysis is based upon completion in 2017 and emissions in later years are expected to be lower.	The project developers shall pay the applicable TDM fees to the City.	Prior to issuance of occupancy permits for each residential building.	Department of Community Development

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Biological Resources				
A. FF Realty	<p>4-1 To avoid potential significant impacts to nesting birds, including migratory birds and raptors, one of the following shall be implemented by the developer(s) of the FF Realty parcels:</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. 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 	<p>Project developers provide a tree removal schedule to the Department of Community Development. If tree removal occurs between February 1st and August 31st, the biologist selected by the project developer(s) shall provide the Department of Community Development with the results of the pre-removal surveys and the final survey report.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
	<p>maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or 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. 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>			

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Cultural Resources				
A. FF Realty B. Hiji	<p>5-1 The project developer 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>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</p>	These requirements shall be included in construction documents.	Prior to issuance of grading permits.	Department of Community Development

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
	<p>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> <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</p>			

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
	<p>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>A. FF Realty B. Hiji</p>	<p>5-2 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, California State University at Long Beach or the County Museum, 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>These requirements shall be included in construction documents.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Geology and Soils				
A. FF Realty B. Hiji	5.8-1 Prior to the design and construction of any structural improvements, the project developers shall have comprehensive design level geotechnical evaluations conducted that include subsurface exploration and laboratory testing. Recommendations for grading/ earthwork, surface and subsurface drainage, foundations, pavement structural sections, and other pertinent geotechnical design considerations shall be formulated and implemented based on the findings of this evaluation.	Review of project geotechnical evaluations to ensure that the technical reports identify the specific requirements necessary to address expansive soils at the project site. Review the project engineering plans to ensure that the recommendations of the approved geotechnical investigations are incorporated into the engineering plans.	Prior to issuance of grading and engineering plans.	Department of Public Works
Hazards and Hazardous Materials				
A. FF Realty	8-1 The developer of the FF Realty property shall have the stockpiled concrete tested for VOCs prior to use reuse under the proposed residential buildings at the project site. Only demolished concrete materials meeting the DTSC guidance levels shall be used at the project site.	Review test results of stockpiled concrete.	Prior to issuance of building permits.	Department of Building and Safety

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Hydrology and Water Quality				
B. Hiji	5.9-1 Prior to initiation of any construction activity on the project site, the project developer shall file for an NPDES permit from the RWQCB. A Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and Monitoring Plan are requirements of the NPDES permit. The SWPPP shall include Best Management Practices (BMPs) in compliance with the NPDES program requirements.	Review of 401 Water Quality Certification.	Prior to issuance of grading permits.	Department of Public Works
B. Hiji	5.9-2 Project improvements plans shall incorporate appropriate SQUIMP requirements into the project design consistent with Ventura County Municipal Stormwater NPDES Permit No. CAS004002.	Review of 401 Water Quality Certification.	Prior to issuance of grading permits.	Department of Public Works
B. Hiji	5.9-6 The on-site detention basins shall incorporate filtration systems or other devices to reduce the potential for herbicides, pesticides, fertilizers, and other contaminants to transfer to off-site locations.	Review of 401 Water Quality Certification.	Prior to issuance of grading permits.	Department of Public Works
A. FF Realty B. Hiji	9-1 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.	Review of site grading plans.	Prior to issuance of grading permits.	Department of Public Works

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Noise				
A. FF Realty B. Hiji	5.7-1 Pursuant to Section 10.34.120 of the Municipal Code, the contractor shall limit on-site construction activities to between the hours of 7:00 a.m. and 7:00 p.m., and exclude Sundays and holidays.	These requirements shall be included in construction documents and verified during grading and construction.	Prior to issuance of grading permits and during grading and construction.	Department of Building and Safety
B. Hiji	5.7-2 The contractor shall retain the services of a noise consultant to develop a site specific plan of sound attenuation during site development that would minimize, to the extent feasible, construction noise impacts upon ... on-site residential uses constructed in earlier development phases. The plan shall identify measures that include, but are not limited to: <ul style="list-style-type: none"> • changing the location of stationary construction equipment, • shutting off idling equipment, • notifying adjacent residences in advance of construction work, • installing temporary acoustic barriers around stationary construction noise, • fitting construction equipment with modern sound-reduction equipment, 	Review of construction sound attenuation plan and verified during grading and construction.	Prior to issuance of grading permits and during grading and construction.	Department of Community Development

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
	<ul style="list-style-type: none"> • using electrical power to run air compressors and similar power tools rather than diesel equipment, and • operating all diesel equipment with closed engine covers and equipping them with factory-recommended mufflers and other silencing features. 			
B. Hiji	5.7-3 The contractor shall prohibit truck traffic on local residential streets.	This requirement shall be included in construction documents.	Prior to issuance of grading permits.	Department of Community Development
Public Services				
B. Hiji	5.11.1-1 Development of the Village at the Park site shall include fire hydrants and provide fire flow requirements as specified by the Ventura County Fire Protection District.	Review of site development plans.	Prior to issuance of building permits.	Department of Public Works
B. Hiji	5.11.1-2 To the extent feasible, uses within the Village at the Park site shall have automatic fire sprinkler systems as required by the Ventura County Fire Protection District and City of Camarillo Fire Codes.	Review of site building plans.	Prior to issuance of building permits.	Department of Public Works
B. Hiji	5.11.1-3 Prior to the issuance of building permits, the project developer shall pay the City of Camarillo fire protection facilities fee (Ordinance No. 771).	Receipt of fire protection facilities fee.	Prior to issuance of building permits.	Department of Public Works

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
B. Hiji	5.11.2-1 The project developer shall employ a private security service during project construction in order to prevent vandalism or theft at the construction sites.	Review of recorded covenant.	Prior to issuance of grading permits and during grading and construction.	Department of Public Works
B. Hiji	5.11.3-1 Prior to the issuance of building permits, the developer of each new land use within the project site shall pay school fees to the school districts in accordance with legislative mandates.	Review receipt of applicable school fees.	Prior to issuance of building permits.	Department of Community Development

Transportation/Traffic

B. Hiji	5.5-9 Construction related trips on State highways shall be limited, where feasible, to off-peak commute periods.	This requirement shall be included in construction documents.	Prior to issuance of grading permits.	Department of Public Works
A. FF Realty	16-1 The new east-west collector along the south portion of the site (Imation Drive extension and the Westpark Court extension) shall be designed to accommodate both vehicular and bicycle traffic.	Review of site development plans.	Prior to issuance of grading and building permits.	Department of Public Works

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
A. FF Realty B. Hiji	16-2 Pedestrian improvements shall include an internal pedestrian route through the FF Realty site and pedestrian access at the northwest corner of the Rexford property. To provide pedestrian access from the northeast portion of the FF Realty property to external pedestrian facilities, a pedestrian connection shall be provided between the FF Realty property and the Hiji property, or the Calleguas Gardens neighborhood.	Review of site development plans.	Prior to issuance of building permits.	Department of Public Works
Utilities and Service Systems				
B. Hiji	5.11.7-1 Demolition debris and construction wastes shall be recycled to the extent feasible. The project developer shall facilitate recycling of materials in these wastes through coordination with Del Norte Regional Recycling and Transfer or other facility that separates and recycles agricultural and construction/demolition wastes.	Review of recorded covenant.	Prior to issuance of grading permits.	Department of Public Works
B. Hiji	5.11.7-2 All building construction specifications shall encourage developers to use recycled content building materials. The City of Camarillo has a standard planning condition that all development must contain a minimum of 5 percent recycled material.	Review of contract specifications.	Prior to issuance of building permits.	Department of Community Development

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
B. Hiji	5.11.7-3 Each development project within the project site shall meet the requirements of all applicable solid waste diversion, storage, and disposal regulations that are in effect at the time of application review, including locations and design of recycling areas on the site.	Review of site development plans.	Prior to issuance of building permits.	Department of Community Development
A. FF Realty	17-1 The developer of the FF Realty property shall install a new 18-inch sewer line in Lewis Road. The new sewer line shall extend approximately 1,700 feet from the development connection to Pleasant Valley Road. Installation of the new sewer line shall comply with all applicable City requirements for the construction of new sewer lines.	Review of site development plans.	Prior to issuance of building permits.	Department of Public Works