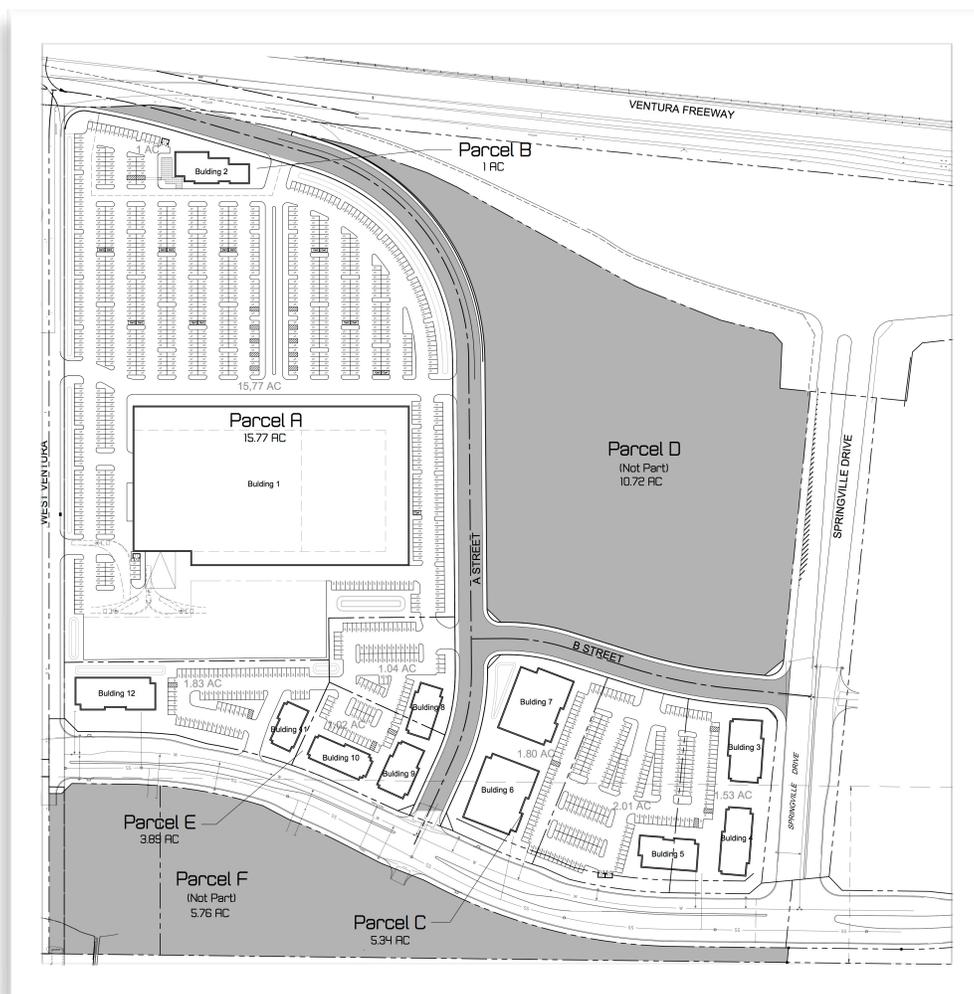


# PRELIMINARY FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT SPRINGVILLE COMMERCIAL

GPA 2014-2/CZ-322/T-5812 Mod

& Airport North Specific Plan Amendment

City of Camarillo EIR 2014-08 & SCH #2010081043



June 2016

Prepared by:



**CADENCE**  
ENVIRONMENTAL CONSULTANTS

PRELIMINARY FINAL SUBSEQUENT  
ENVIRONMENTAL IMPACT REPORT  
SPRINGVILLE COMMERCIAL

GPA 2014-2/CZ-322/T-5812 Mod  
& Airport North Specific Plan Amendment  
City of Camarillo EIR 2010-2 & SCH #2010081043

Prepared for:

City of Camarillo  
Department of Community Development  
601 Carmen Drive  
Camarillo, CA 93010  
805-388-5360

Contact: Joseph R. Vacca, AICP, Director of Community Development

Prepared by:

Cadence Environmental Consultants  
Camarillo, CA 93010

June 2016



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# INTRODUCTION

*This introduction is intended to provide the reader with general information regarding the Final Subsequent Environmental Impact Report (EIR) requirements for the Springville Commercial project.*

## **CEQA REQUIREMENTS**

In June 2011, the City of Camarillo City Council approved Tentative Tract Map No. T-5812, which involved the requested application to subdivide a 46.88-acre project site into 25 or fewer lots for the development of up to 700,000 square feet of light industrial and/or office uses. The lots range in size from 1.00 acre to 4.07 acres. No actual buildings were proposed at that time and the final building sizes and space would be determined throughout the planning process, but the total building size would not exceed 700,000 square feet.

The potential environmental impacts associated with the Tentative Tract Map No. T-5812 project were addressed in an EIR, which was also certified by the City of Camarillo City Council on June 22, 2011. The Certified EIR provided detailed evaluations of impacts associated with land use and planning, aesthetics/visual resources, agricultural resources, hydrology and water quality, traffic and circulation, air quality, greenhouse gas emissions, noise, and water supply. Other potential impacts were discussed in less detail in the Impacts Found to be Less Than Significant section of the Certified EIR. The Certified EIR also evaluated the potential impacts associated with a no project alternative and a reduced density and circulation alternative.

The project applicant - Selleck Properties - is now requesting approval of a General Plan Amendment from the City of Camarillo that would change 26 acres of the proposed project site from Industrial (Research & Development) to Commercial. The remainder of the site would continue to be designated as Industrial. No actual buildings are proposed at this time and the final building sizes and space would continue to be determined throughout the planning process based upon market conditions. Under a maximum development scenario, up to 268,500 square feet of commercial space could be developed within the re-designated 26 acres. Approximately 198,767 square feet of industrial and/or office space could be developed within remaining Industrial portion of the site. In addition to the General Plan Amendment, approval of the proposed project would also require a corresponding amendment to the Airport North Specific Plan, a change of zone for the 26 acres of the site from L-M (Limited Manufacturing) to CPD (Commercial Planned Development), and a modification to Tentative Tract Map No. T-5812 to subdivide the site into six parcels.

The potential impacts of the proposed project were originally evaluated in a Draft Subsequent EIR (State Clearinghouse No. 2010081043) in accordance with Section 15084 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines). The Draft Subsequent EIR described the environmental setting of the project site and vicinity that are relevant to the proposed project, evaluated the potential environmental impacts of the project, compared these impacts to those of the industrial

project previously approved for the site, and identified mitigation measures and alternatives to reduce or avoid the potentially significant impacts of the proposed project.

In accordance with Section 21091 of the California Environmental Quality Act (CEQA), the Draft Subsequent EIR was circulated for public review and comment for 45 days from November 17, 2014 through December 31, 2014. During this time period, public agencies, organizations, and the public in general were afforded the opportunity to review the Draft Subsequent EIR and submit written comments regarding the Draft Subsequent EIR and the proposed project in accordance with Section 15087 of the CEQA Guidelines.

Prior to any public hearings and deciding whether to approve or deny the proposed project, the City decided that additional analysis was warranted to evaluate the impacts of the proposed project in light of the ongoing drought conditions affecting California and the City of Camarillo. Since the preparation of the Draft Subsequent EIR, the imported water supplies to the City have been cut from that used in fiscal year 2013/2014. In addition, the Fox Canyon Groundwater Management Agency (FCGMA) adopted Emergency Ordinance E, which temporarily reduces the extraction allocations for all municipal and industrial operators within southern Ventura County by 20 percent and temporarily suspends all groundwater allocation transfers from agricultural operations. Emergency Ordinance E will remain in effect until it is superseded or rescinded by action of the FCGMA Board of Directors. As such, it is unknown when groundwater allocation transfers from agricultural operations may resume.

This change in water availability was new since the publication of the Draft Subsequent EIR for the proposed project. As a result, it was substantial new information for the proposed project that had not been presented for public review. In response, the City prepared a Revised Draft Subsequent EIR to include an additional Water Supply section to assess the ability of the City of Camarillo Water Division to provide water to the proposed project. The Revised Draft Subsequent EIR was circulated for public review and comment for 45 days from February 17, 2016 through April 1, 2016.

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

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

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

## **CONTENT AND FORMAT**

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

This Preliminary Final Subsequent EIR includes each of the Final Subsequent EIR sections required for the proposed Springville Commercial project. Responses to comments received in response to the original Draft Subsequent EIR for the proposed project are not provided since the Revised Draft Subsequent EIR did address many of the issues identified in agency comments and the Revised Draft Subsequent EIR was provided to those same agencies for further review and comment. The Responses to Comments Received on the Revised Draft Subsequent EIR section identifies all of the agencies that submitted comments to the City of Camarillo in response to the Revised Draft Subsequent EIR. Each comment is identified along with the City's responses to the comment. The Corrections and Additions to the Revised Draft Subsequent EIR section identifies the changes to the text of the Revised Draft Subsequent EIR that occur in response to the comments received in response to the Revised Draft Subsequent EIR, as well as City staff directed changes. The MMRP for the proposed project is included at the end of this document. The Responses to Comments Received on the Revised Draft Subsequent EIR section will be incorporated as Appendix G to the Final Subsequent EIR and the MMRP will be incorporated as Appendix H.

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# RESPONSES TO COMMENTS RECEIVED ON THE REVISED DRAFT SUBSEQUENT EIR

## INTRODUCTION

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

Written comment letters were received from the following public agencies:

<b>LIST OF COMMENTING AGENCIES</b>	
Commenting Agency	Letter Date
State of California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit	April 4, 2016
State of California, California State Transportation Agency, Department of Transportation	March 28, 2016
SoCalGas	March 17, 2016
Fox Canyon Groundwater Management Agency	March 23, 2016
County of Ventura Resource Management Agency, Planning Division	March 31, 2016
Ventura County Air Pollution Control District	March 25, 2016
Ventura County Watershed Protection District, Groundwater Resources	March 24, 2016

## PUBLIC COMMENTS AND RESPONSES

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



Edmund G. Brown Jr.  
Governor

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



Ken Alex  
Director

April 4, 2016

Joseph Vacca  
City of Camarillo  
601 Carmen Drive  
Camarillo, CA 93010

Subject: Springville Commercial (GPA-2014-02; CZ-322; TT-5812; Airport North Specific Plan  
Amendment; EIR 2014-08)  
SCH#: 2010081043

Dear Joseph Vacca:

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

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

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

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

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

Sincerely,

Scott Morgan  
Director, State Clearinghouse

RECEIVED

APR 07 2016

Enclosures  
cc: Resources Agency

CITY OF CAMARILLO  
COMMUNITY DEVELOPMENT

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2010081043  
**Project Title** Springville Commercial (GPA-2014-02; CZ-322; TT-5812; Airport North Specific Plan Amendment; EIR  
**Lead Agency** 2014-08)  
Camarillo, City of

---

**Type** SIR Supplemental EIR  
**Description** The site is currently approved for up to 700,000 sf of industrial and/or office uses. The proposed project involves a General Plan Amendment to change 26 acres of the site from Industrial (Research & Development) to Commercial. The remainder of the site would continue to be designated as Industrial. Under a maximum development scenario, up to 268,500 sf of commercial space and 198,767 sf of industrial/office could be developed. No actual buildings are proposed at this time.

---

**Lead Agency Contact**

**Name** Joseph Vacca  
**Agency** City of Camarillo  
**Phone** 805-388-5362 **Fax**  
**email**  
**Address** 601 Carmen Drive  
**City** Camarillo **State** CA **Zip** 93010

---

**Project Location**

**County** Ventura  
**City** Camarillo  
**Region**  
**Lat / Long** 34° 13' 5.86" N / -119° 5' 18.65" W  
**Cross Streets** West Ventura Boulevard & Springville Drive  
**Parcel No.** 230-0-010-345, 390, 400, 415, 425  
**Township** **Range** **Section** **Base**

---

**Proximity to:**

**Highways** 101  
**Airports** Camarillo  
**Railways**  
**Waterways** Camarillo Hills Drain and Revolon Slough  
**Schools** Pleasant Valley SD  
**Land Use** GPD: Industrial (Research and Development)  
Z: L-M (Limited Manufacturing)

---

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

---

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

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

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

### **Comment Clearinghouse-1**

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

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

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

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

### **Response to Comment Clearinghouse-1**

This letter acts as a transmittal for the State Clearinghouse's Document Details Report for the proposed project. No letters for other state agencies were attached. The letter does not question the content or conclusions of the Revised Draft Subsequent EIR. No formal response on the part of the city is required.

### **Comment Clearinghouse-2**

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

### **Response to Comment Clearinghouse-2**

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

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



*Serious Drought.  
Serious drought.  
Help save water!*

March 28, 2016

Mr. Joseph Vaca, Director  
Community Development  
City of Camarillo  
601 Carmen Drive  
Camarillo, CA 93010-0248

RECEIVED

MAR 30 2016

CITY OF CAMARILLO  
COMMUNITY DEVELOPMENT

RE: Springville Commercial, TT5812  
Revised Draft Subsequent EIR  
SCH#2010081043, IGR #160259 – DW  
Ref. IGR#141133-EA, 150678-EA  
Vic. LA/ 405/ PM 22.7

Dear Mr. Vaca:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project involves a General Plan Amendment to change 26 acres of the site from Industrial (Research & Development) to commercial zoning.

Based on the information in the Revised Draft Subsequent EIR, Caltrans has the following comments:

As a reminder, residential construction next to freeways are an incompatible land use and local jurisdictions should require soundwalls tall enough to reduce traffic noise. To ensure compliance with established noise standards and guidelines and to protect future occupants from potential adverse effects associated with traffic noise levels exceeding these standards, soundwalls need to be implemented in the zoning, architectural design, and construction of units.

California statutes do not entitle owners of property, who are building adjacent to or near freeways, to noise mitigation programs funded by the State. It is the City's responsibility to ensure that the project take the appropriate action to minimize the impacts of freeway vehicle noise.

The proposed project site is adjacent to the US-101 freeway and any work performed within the State Right-of-way will require an Encroachment Permit from Caltrans. Any modifications to State facilities must meet all mandatory design standard and specifications.

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

Mr. Joseph Vaca  
March 28, 2016  
Page 2

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful that project needs to be designed to discharge clean run-off water.

If you have any questions or concerns regarding these comments, please feel free to give me a call at (213) 897-9140 or send an e-mail to [dianna\\_watson@dot.ca.gov](mailto:dianna_watson@dot.ca.gov)

Sincerely,



DIANNA WATSON, Branch Chief  
LD-IGR/CEQA Review

cc: Scott Morgan, State Clearinghouse

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

**Comment Caltrans-1**

As a reminder, residential construction next to freeways are an incompatible land use and local jurisdictions should require soundwalls tall enough to reduce traffic noise. To ensure compliance with established noise standards and guidelines to protect future occupants from potential adverse effects associated with traffic noise levels exceeding these standards, soundwalls need to be implemented in the zoning, architectural design, and construction of units.

**Response to Comment Caltrans-1**

The City of Camarillo understands Caltrans' concerns regarding residential construction next to freeways. However, the proposed project involves a proposed a General Plan Amendment to change 26 acres of the proposed project site from Industrial (Research & Development) to Commercial; no residential uses are proposed for the project site. Therefore, soundwalls or other residential noise-related considerations are not required for the proposed project.

**Comment Caltrans-2**

California statutes do not entitle owners of property, who are building adjacent to or near freeways, to noise mitigation programs funded by the State. It is the city's responsibility to ensure that the project take the appropriate action to minimize the impacts of freeway vehicle noise.

**Response to Comment Caltrans-2**

As discussed on pages 139 and 140 of the Revised Draft EIR, future noise levels at the project site would not exceed the city's 75 dBA CNEL standard for new industrial, office, and commercial uses. As such, freeway vehicle noise would not cause a significant impact to the commercial uses proposed for the northern portion of the project site along U.S. Highway 101.

**Comment Caltrans-3**

The proposed project site is adjacent to the US-101 freeway and any work performed within the State Right-of-way will require an Encroachment Permit from Caltrans. Any modifications to State facilities must meet all mandatory design standard and specifications.

**Response to Comment Caltrans-3**

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

**Comment Caltrans-4**

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful that projects should be designed to discharge clean run-off water.

**Response to Comment Caltrans-4**

Construction-related and operational storm water quality impacts are addressed on pages 176 and 177 of the Revised Draft EIR. The project would require a General Construction Activity Storm Water Permit from the State Water Resources Control Board (SWRCB) prior to the start of construction. The National Pollutant Discharge Elimination System (NPDES) requires that a Notice of Intent (NOI) be filed with the SWRCB. By filing an NOI, the project developers agree to the conditions outlined in the General Permit. One of the conditions of the General Permit is the development and the implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP identifies which structural and nonstructural Best Management Practices (BMPs) will be implemented, such as sandbag barriers, temporary desilting basins near inlets, gravel driveways, dust controls, employee training, and general good housekeeping practices. With implementation of the applicable grading and building permit requirements and the application of BMPs specifically designed to minimize construction-related water quality impacts, the construction of the proposed project would not violate any water quality standards or waste discharge requirements. Therefore, impacts from construction activities would be less than significant.

A drainage and stormwater quality control plan was approved for the project site under Tentative Tract Map T-5812 and any development at the site that is consistent with the approved plan is “grandfathered” under the standards of the approved plan. In accordance with the approved drainage and stormwater quality control plan, each development within the project site would be designed to meet the requirements of the Ventura County Municipal Stormwater Permit No. CAS004002 (MS4 Permit) and related requirements of the SQUIMP. This includes the control measures specified in the 2002 Ventura County Technical Guidance Manual (TGM) for Stormwater Quality Control Measures. These measures include site design, site-specific source control and treatment control measures that minimize impervious surfaces to the maximum extent practicable. Treatment emphasis is proposed to be on the use of infiltration-based treatment controls, such as bioretention gardens, pervious concrete/pavers, and grassy sales. Alternative or proprietary treatments controls not described in the TGM may be considered on a case-by-case basis provided the development projects can demonstrate that treatment equivalent to the approved methods is achievable and the city Engineer approves the alternative control measures. In the event that drainage and/or stormwater quality control is changed substantially from Tentative Tract T-5812, the proposed project may be subject to “retention” BMP requirements of the Ventura County Municipal Stormwater Permit. In this instance, the project developer would be required to provide a post-construction stormwater management plan and fee prior to submittal of development applications. With the compliance with all applicable federal, state, and local regulations, Code requirements, and permit provisions, the proposed project would not violate any water quality standards or waste discharge requirements and the impact of the project would be less than significant.



03/17/2016

Mr. Joseph R. Vacca  
Director of Community Development  
City of Camarillo Department of Community Development  
601 Carmen Drive  
Camarillo, CA 93010

Re: **Springville Commercial Project**

Dear Mr. Vacca:

Southern California Gas Company (SoCalGas) appreciates the opportunity to review and respond to the Notice of Availability for a Revised Draft Subsequent Environmental Impact Report. SoCalGas understands that the proposed project would involve a General Plan Amendment to change 26 acres of the project site from Industrial (Research and Development) to Commercial; the remainder of the site would continue to be designated as Industrial. We respectfully request that the following comments be incorporated in the record.

- SoCalGas has a medium pressure distribution pipeline bisecting the proposed project area from an east to west alignment, north of Verdulera Street. SoCalGas recommends that the project proponent call Underground Service Alert at 811 at least two business days prior to performing any excavation work for the proposed project. Underground Service Alert will coordinate with SoCalGas and other Utility owners in the area to mark the locations of buried utility-owned lines.

Once again, we appreciate the opportunity to comment on the Notice of Preparation. If you have any questions, please feel free to contact me at (213) 244-5817 or [wcchuang@semprautilities.com](mailto:wcchuang@semprautilities.com).

A handwritten signature in black ink, appearing to read "James Chuang".

James Chuang  
Senior Environmental Specialist  
Southern California Gas Company

cc. Carli Ewert, SoCalGas

James Chuang  
Environmental Specialist

Southern California Gas Company  
Sempra Energy utilities  
GT17E2  
555 Fifth Street  
Los Angeles, Ca. 90013  
Tel: 213-244-5817  
Fax: 323 518 2324

**Letter from SoCalGas dated March 17, 2016**

**Comment SoCalGas-1**

SoCalGas has a medium pressure distribution pipeline bisecting the proposed project area from a east to west alignment, north of Verdulera Street. SoCalGas recommends that the project proponent call Underground Service Alert at 811 at least two business days prior to performing any excavation work for the proposed project. Underground Service Alert will coordinate with SoCalGas and other Utility owners in the area to mark the locations of buried utility-owned lines.

**Response to Comment SoCalGas-1**

It is understood that the project developer will coordinate with Underground Service Alert and affected utility providers to identify all known existing infrastructure prior to any excavation at the project site. The comment does not question the content or conclusions of the Revised Draft Subsequent EIR.



# FOX CANYON GROUNDWATER MANAGEMENT AGENCY

A STATE OF CALIFORNIA WATER AGENCY

## BOARD OF DIRECTORS

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

EXECUTIVE OFFICER  
**Jeff Pratt, P.E.**

March 23, 2016

Mr. Joseph R. Vacca, Director of Community Development  
City of Camarillo Department of Community Development  
601 Carmen Drive  
Camarillo, California 93010

**SUBJECT: REVISED DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT SPRINGVILLE  
COMMERCIAL, AMENDMENT TO CITY OF CAMARILLO EIR 2014-08 AND SCH NO.  
2010081043**

Dear Mr. Vacca:

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

## **BACKGROUND:**

The project is a commercial and industrial development located in Camarillo, California. The project site (Site) is bounded on the north by U.S. Highway 101, south by the Camarillo airport, east by Springville Drive, and west by West Ventura Boulevard. The Site is a portion of the 337-acre Airport North Specific Plan area, and is currently approved for development of up to 700,000 square-feet of industrial and or office use under Tract Map No. T-5812. The proposed revision relates to a request for 26 acres of the site to change from industrial (research and development) to commercial development.

In the past the Site has been used for agricultural purposes. Based on a review of easily available aerial photographs, the site was used as farmland (for growing seasonal crops) in 1945, 1984, 1989, and during the period 2000 to 2008. The site has been vacant or used as a support area during construction of Springville Drive and the extension of West Ventura Boulevard.

## **DISCUSSION:**

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

## **Water Supply Concerns**

The Water Supply concerns are related to:

1. The onsite wells;
2. Past and proposed groundwater usage;
3. The State of California, Sustainable Groundwater Management Act;
4. The Groundwater Sustainability Plan for the Pleasant Valley Basin;
5. Reliance on past and current FCGMA allocation systems and credit programs; and
6. Proof of water supply for the development.

---

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

**1. Onsite Wells:**

There are three water supply wells associated with the site.

State Well Number	02N21W33C01S	02N21W33C02S	02N21W33C03S
Approximate Date Drilled	1924	1927	1965
Well Status	"Destroyed"/capped 1961	"Destroyed"/capped 1987	"abandoned"/inactive
Diameter	16" casing	14" casing	26" bore

It is not clear how the onsite wells are to be used or included in site development. Please address how the inactive well is to be used and if it is to be put back into production. Please address how the capped/"destroyed" wells are to be used. Please clarify if the caps are removed and the wells are to be used for water supply.

**2. Past and Proposed Groundwater Usage**

It is reported that the site received water from Pleasant Valley County Water District (PVCWD) during the period 1991 through 2009. Historic water usage at the site, for the period 2002 to 2007, is presented in Table 35. The historic water usage is a blend of both groundwater and surface water, and therefore it is not clear how much groundwater was supplied annually.

In the section of the report titled "Project Water Demand" (starting on page 159), the estimated water demand of 69.28 acre-feet per year (AFY) is compared to 70 AFY. The 70 AFY is not related to groundwater water usage at the site. The 70 AFY value is based upon a proposed Ag to M&I allocation transfer. Ag to M&I allocation transfers are not taking place while Emergency Ordinance E is in effect. Additionally, the Ag to M&I allocation transfers are associated with historical allocation, which is an allocation system that may be replaced by an allocation system currently in development.

The threshold question posed on the bottom of page 159 is, "Would the proposed project not have sufficient water supplies available to serve the project from existing entitlements and resources?" Based on the information provided there are no existing entitlements. Extractions from the onsite wells were not reported to the FCGMA. PVCWD started providing water after the historical allocation base period ended. PVCWD provided water during a period when they were reporting using Adjusted Historical Allocation. Therefore an entitlement was not developed associated with the wells or the parcels. With regard to the resource, the site is located in the Pleasant Valley groundwater basin and the City of Camarillo's wells are located in the Pleasant Valley groundwater basin. The Pleasant Valley groundwater basin is currently identified by the State of California as a "Critically Overdrafted Groundwater Basin." The impact on the groundwater basin cannot be evaluated as it is not known how much groundwater is to be used. Please clarify what portion of the estimated water demand is to be supplied by imported water, surface water, and groundwater. Any increase in demand would be detrimental.

**3. The State of California, Sustainable Groundwater Management Act**

On January 1, 2015, California began implementing the Sustainable Groundwater Management Act (SGMA). Groundwater Sustainability Plans (GSPs) are to be developed by local Groundwater Sustainability Agencies (GSAs) for each of the high and medium priority basins (as designated by the California Statewide Groundwater Elevation Monitoring (CASGEM) program) by 2020 or 2022 for attaining sustainability by 2040 or 2042. If the GSPs are found to be incomplete or inadequate, SGMA allows the State to intervene. There is no mention of SGMA and its potential impact on the proposed groundwater supply in the subject document.

**4. Groundwater Sustainability Plan for the Pleasant Valley Basin**

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

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

#### **5. Reliance on a Past FCGMA Allocation System**

The analysis in the subject document relies heavily on a past (not currently in use) FCGMA allocation system. The system is likely to be replaced prior to construction of the proposed project. It is uncertain as to whether the credit programs mentioned in the document will remain in place. The analysis should evaluate the project in light of current conditions and the existing or proposed allocation systems (if available).

#### **Additional comments:**

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

Page 151: "*The Pleasant Valley Basin historically has been replenished by subsurface inflow from the ...West Las Posas Basin.*" Please identify where this occurs. Provide supporting data.

Page 152: "*Over-pumping in the other basins has lowered their water tables and prevented subsurface inflows into the Pleasant Valley Basin.*" Provide the supporting data for this statement.

#### **RECOMMENDATIONS:**

We recommend that:

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

#### **CLOSURE:**

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

Sincerely,



Kathleen Riedel, CEG  
Groundwater Specialist

cc: Lucia McGovern, City of Camarillo

**Letter from the Fox Canyon Groundwater Management Agency (FCGMA) dated March 23, 2016**

**Comment FCGMA-1**

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

The Water Supply concerns are related to:

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

**Response to Comment FCGMA-1**

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

**Comment FCGMA-2**

There are three water supply wells associated with the site.

State Well Number	02N21W33C01S	02N21 W33C02S	02N21 W33C03S
Approximate Date Drilled	1924	1927	1965
Well Status	"Destroyed" / capped 1961	"Destroyed" / capped 1987	"abandoned" / inactive
Diameter	16" casing	14" casing	26" bore

It is not clear how the onsite wells are to be used or included in site development. Please address how the inactive well is to be used and if it is to be put back into production. Please address how the capped/"destroyed" wells are to be used. Please clarify if the caps are removed and the wells are to be used for water supply.

**Response to Comment FCGMA-2**

The historic wells at the project site will not be used to provide water to the proposed project. As discussed on pages 41 and 159 of the Revised Draft EIR, the proposed project site would be served by the Camarillo Water Division via a 12-inch water main that was installed in the relocated Ventura Boulevard.

**Comment FCGMA-3**

It is reported that the site received water from Pleasant Valley County Water District (PVCWD) during the period 1991 through 2009. Historic water usage at the site, for the period 2002 to 2007, is presented in Table 35. The historic water usage is a blend of both groundwater and surface water, and therefore it is not clear how much groundwater was supplied annually.

In the section of the report titled "Project Water Demand" (starting on page 159), the estimated water demand of 69.28 acre-feet per year (AFY) is compared to 70 AFY. The 70 AFY is not related to groundwater water usage at the site. The 70 AFY value is based upon a proposed Ag to M&I allocation transfer. Ag to M&I allocation transfers are not taking place while Emergency Ordinance E is in effect. Additionally, the Ag to M&I allocation transfers are associated with historical allocation, which is an allocation system that may be replaced by an allocation system currently in development.

The threshold question posed on the bottom of page 159 is, "Would the proposed project not have sufficient water supplies available to serve the project from existing entitlements and resources?" Based on the information provided there are no existing entitlements. Extractions from the onsite wells were not reported to the FCGMA. PVCWD started providing water after the historical allocation base period ended. PVCWD provided water during a period when they were reporting using Adjusted Historical Allocation. Therefore an entitlement was not developed associated with the wells or the parcels. With regard to the resource, the site is located in the Pleasant Valley groundwater basin and the City of Camarillo's wells are located in the Pleasant Valley groundwater basin. The Pleasant Valley groundwater basin is currently identified by the State of California as a "Critically Overdrafted Groundwater Basin." The impact on the groundwater basin cannot be evaluated as it is not known how much groundwater is to be used. Please clarify what portion of the estimated water demand is to be supplied by imported water, surface water, and groundwater. Any increase in demand would be detrimental.

**Response to Comment FCGMA-3**

As stated on page 158 of the Revised Draft EIR, the agricultural operations at the project site were supplied with groundwater from local wells prior to 1991, but that the amount of groundwater that was utilized at that time is unknown. From 1991 through 2009, an average of 196.956 acre-feet per year of agricultural water was provided to the project site by the Pleasant Valley County Water District (PVCWD). However, the amount or proportion of that water that was obtained from groundwater wells is also unknown.

The water supply effects of the current multi-year drought on City of Camarillo water supplies are discussed on pages 153, 156, and 157 of the Revised Draft Subsequent EIR. This includes the suspension of groundwater allocation transfers under Emergency Ordinance E.

As discussed on page 157 of the Revised Draft Subsequent EIR, the city's Water Conservation Ordinance requires the applicants of all new development projects to demonstrate that the water demand of their projects would be offset either directly by developer-initiated programs, by the transfer of groundwater rights, or a payment to the city's new water conservation credit fund.

In the case of the proposed project, the project developer must provide substantial evidence of an enforceable commitment that water demands for the project comply with Camarillo Municipal Code Chapter 14.12. This will enable the City of Camarillo Water Division to provide water to the proposed project with no reduction of existing water supplies and is reflected as mitigation measure WS-1, which has been revised in the Final Subsequent EIR by city staff as follows:

WS-1 No new potable water service connections will be provided, no new temporary meters or permanent meters will be provided, and no statements of immediate ability to serve or provide potable water service (such as will-serve letters or letters of water verification) will be issued, unless the project developer provides, to the satisfaction of the city in accordance with Camarillo Municipal Code Chapter 14.12, substantial evidence of an enforceable commitment that water demands for the project will be offset prior to the provision of a water will-serve letter. The project developer may satisfy this requirement through any one or a combination of the following methods: (i) modifications to the project to provide non-required water savings features, (ii) agreements with existing city water users to retrofit existing improvements and facilities with water savings features, (iii) by making a payment to the city's water conservation credit fund in an amount necessary to offset the project's water demand as established under the city's water conservation credit program, or (iv) by transferring groundwater pumping rights or allocations that comply with GSP strategies adopted by the FCGMA and are immediately available for use by the city.

Implementation of mitigation measure WS-1 would ensure that no additional groundwater supplies beyond those allowed by the FCGMA would be utilized to serve the proposed project.

**Comment FCGMA-4**

On January 1, 2015, California began implementing the Sustainable Groundwater Management Act (SGMA). Groundwater Sustainability Plans (GSPs) are to be developed by local Groundwater Sustainability Agencies (GSAs) for each of the high and medium priority basins (as designated by the California Statewide Groundwater Elevation Monitoring (CASGEM) program) by 2020 or 2022 for attaining sustainability by 2040 or 2042. If the GSPs are found to be incomplete or inadequate, SGMA

allows the State to intervene. There is no mention of SGMA and its potential impact on the proposed groundwater supply in the subject document.

**Response to Comment FCGMA-4**

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

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

**Comment FCGMA-5**

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

**Response to Comment FCGMA-5**

The City of Camarillo understands that a new groundwater allocation transfer system is being developed by the FCGMA. The proposed project would be subject to this new system if the developer chooses to wait to develop and connect the project to the city's water service and rely on the groundwater pumping allocation transfer for all or a portion of the project's water demand. As discussed previously, Camarillo Municipal Code Chapter 14.12 provides alternatives to allocation transfers for current development projects. The options for the proposed project are reflected as mitigation measure WS-1, which has been revised in the Final Subsequent EIR by city staff (see the Response to Comment FCGMA-3).

**Comment FCGMA-6**

The analysis in the subject document relies heavily on a past (not currently in use) FCGMA allocation system. The system is likely to be replaced prior to construction of the proposed project. It is uncertain as to whether the credit programs mentioned in the document will remain in place. The analysis should evaluate the project in light of current conditions and the existing or proposed allocation systems (if available).

**Response to Comment FCGMA-6**

As stated in the Response to Comment FCGMA-3, the Revised Draft Subsequent EIR discusses the suspension of groundwater allocation transfers under Emergency Ordinance E. As such, it does not rely heavily on the use of groundwater allocation transfers to provide the water to serve the proposed project. Mitigation measure WS-1 provides the option for the project developer to wait until the FCGMA resumes groundwater allocation transfers from agricultural operations, to offset either directly by developer-initiated programs, or if the city is in a declared Stage 2 or higher water supply condition, by making a payment to the city's water conservation credit program in an amount calculated by the city to reduce existing water use elsewhere within the city in an amount adequate to serve the proposed project. These options would permit the project to proceed without increasing the groundwater supplies beyond those allowed by the FCGMA.

**Comment FCGMA-7**

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

Page 151: "The Pleasant Valley Basin historically has been replenished by subsurface inflow from the ... West Las Posas Basin." Please identify where this occurs. Provide supporting data.

Page 152: "Over-pumping in the other basins has lowered their water tables and prevented subsurface inflows into the Pleasant Valley Basin." Provide the supporting data for this statement.

**Response to Comment FCGMA-7**

As stated on page 151 of the Revised Draft Subsequent EIR, the source the of the statements identified in this comment is the City of Camarillo 2010Urban Water Management Plan (UWMP). The Revised Draft Subsequent EIR quotes the information presented in that document.

**Comment FCGMA-8**

We recommend that:

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

**Response to Comment FCGMA-8**

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

**Comment FCGMA-9**

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

**Response to Comment FCGMA-9**

Please see the Response to Comment FCGMA-3.

**Comment FCGMA-10**

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

**Response to Comment FCGMA-10**

As discussed in the Response to Comment FCGMA-3, no new potable water service connections will be provided, no new temporary meters or permanent meters will be provided, and no statements of immediate ability to serve or provide potable water service (such as will-serve letters or letters of water verification) will be issued, unless the project developer provides, to the satisfaction of the city in accordance with Camarillo Municipal Code Chapter 14.12, substantial evidence of an enforceable commitment that water demands for the project will be offset prior to the provision of a water will-serve letter. The project developer may satisfy this requirement through any one or a combination of the following methods: (i) modifications to the project to provide non-required water savings features, (ii) agreements with existing city water users to retrofit existing improvements and facilities with water savings features, (iii) by making a payment to the city's water conservation credit fund in an amount necessary to offset the project's water demand as established under the city's water conservation credit program, or (iv) by transferring groundwater rights that are immediately available for use by the city in an amount necessary to offset the project's water demand as established under city's water conservation credit program. The options for the proposed project are reflected as mitigation measure WS-1, which has been revised in the Final Subsequent EIR by city staff.

# county of ventura

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March 31, 2016

City of Camarillo  
Attn: Joseph R. Vacca, Director of Community Development  
601 Carmen Drive  
Camarillo, CA 93010

Email: [jvacca@cityofcamarillo.org](mailto:jvacca@cityofcamarillo.org)

Subject: Comments on the Revised Draft Subsequent EIR for the Springville  
Commercial Project

Dear Mr. Vacca:

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 10-025-3



**Letter from the County of Ventura Resource Management Agency, Planning Division (VCPD) dated December 31, 2014**

**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 Revised Draft Subsequent EIR. Comments provided in the attached letters from Ventura County departments are responded to on the following pages in this section.

**VENTURA COUNTY**  
**AIR POLLUTION CONTROL DISTRICT**  
Memorandum

TO: Laura Hocking, Planning

DATE: March 25, 2016

FROM: Alicia Stratton

SUBJECT: Request for Review of Revised Draft Subsequent Environmental Impact Report (DSEIR) for Springville Commercial (GPA 2014-2/CZ-322/T-5812 Modification and Airport North Specific Plan Amendment, City of Camarillo (Reference No. 10-025-3)

Air Pollution Control District staff has reviewed the revised DSEIR, which involves a general plan amendment to change 26 acres of the site from Industrial (Research & Development) to Commercial. The site is currently approved for development of up to 700,000 sq. ft. of industrial and/or office use. This amendment would change future development of 26 acres of the site and the remainder of the site would continue to be designated as Industrial. Under a maximum development scenario, up to 268,500 sq. ft. of commercial space and 198,767 sq. ft. of industrial/office space could be developed. The 46.88-acre site is a portion of the 338-acre Airport North Specific Plan area approved by the Camarillo City Council in 1986. No buildings are proposed at this time; however future construction will involve grading the entire site (including the cut of approximately 10,000 cubic yards of earth and import of approximately 200,000 cubic yards of earth materials to the site). The project site is north of the Camarillo Airport and the Camarillo Hills Drain, south of the Ventura Freeway, east of Bajo Agua Avenue and west of Springville Drive in the City of Camarillo.

As with the development scenario presented in the DSEIR, the daily operational, long-term emissions generated by the proposed project as revised would exceed the 25 pounds/day thresholds of significance recommended by the VCAPCD for reactive organic compounds and oxides of nitrogen. The analysis of daily operational emissions associated with the industrial project was with the assumption that the industrial project would be completed and fully operational by 2015. The results of these calculations indicate that the industrial component of the project would generate average daily operational emissions that exceed the thresholds of significance recommended by the VCAPCD (39.59 pounds/day ROC and 34.05 pounds/day NO<sub>x</sub>).

Also, as previously reviewed and discussed for the project, the short-term, site preparation and construction activities would generate air pollutant emissions. The site would be graded (including the cut of approximately 10,000 cubic yards of material at the

site and the import of approximately 200,000 cubic yards of earth materials to the site), the master utility infrastructure would be installed, and the internal roadways would be developed and the perimeter landscaping would be installed. Following this initial phase, the individual lots would be fine graded and developed with new buildings, lot-specific utilities, parking areas, and landscaping. As discussed previously, construction-related activities are generally short-term in duration and the VCAPCD does not have thresholds of significance for construction-related emissions. We do recommend control measures to be implemented. If all appropriate emissions control measures recommended in the *Ventura County Air Quality Assessment Guidelines* relating to construction activities are implemented, then construction emissions are not considered significant. Mitigation of short-term construction impacts are described in Mitigation Measures AQ-1 through AQ-5 in the revised DSEIR. We concur that with implementation of these mitigation measures and contribution to a transportation demand management fund described in Mitigation Measure AQ-5, both short-term and long-term air quality impacts would be reduced and considered mitigated. Please note that Mitigation Measure AQ-5 will need to be revised to reflect the increase in operational emissions described above and the contribution necessary to reduce the impact to a less than significant level. No further mitigation is necessary.

If you have any questions, please call me at (805) 645-1426.

**Memorandum from the Ventura County Air Pollution Control District (VCAPCD) dated March 25, 2016**

**Comment VCAPCD-1**

As with the development scenario presented in the DSEIR, the daily operational, long-term emissions generated by the proposed project as revised would exceed the 25 pounds/day thresholds of significance recommended by the VCAPCD for reactive organic compounds and oxides of nitrogen. The analysis of daily operational emissions associated with the industrial project was with the assumption that the industrial project would be completed and fully operational by 2015. The results of these calculations indicate that the industrial component of the project would generate average daily operational emissions that exceed the thresholds of significance recommended by the VCAPCD (39.59 pounds/day ROC and 34.05 pounds/day NO<sub>x</sub>).

**Response to Comment VCAPCD-1**

The operational emissions referenced in this comment refer to the emissions that were calculated for the original industrial project that was approved for the project site in June 2011. The total emissions for the proposed project are identified in Table 21 on page 110 of the Revised Draft Subsequent EIR. These are the combined emissions of the commercial and industrial uses that could be constricted under the proposed General Plan Amendment.

**Comment VCAPCD-2**

Also, as previously reviewed and discussed for the project, the short-term, site preparation and construction activities would generate air pollutant emissions. The site would be graded (including the cut of approximately 10,000 cubic yards of material at the site and the import of approximately 200,000 cubic yards of earth materials to the site), the master utility infrastructure would be installed, and the internal roadways would be developed and the perimeter landscaping would be installed. Following this initial phase, the individual lots would be fine graded and developed with new buildings, lot-specific utilities, parking areas, and landscaping. As discussed previously, construction-related activities are generally short-term in duration and the VCAPCD does not have thresholds of significance for construction-related emissions. We do recommend control measures to be implemented. If all appropriate emissions control measures recommended in the Ventura County Air Quality Assessment Guidelines relating to construction activities are implemented, then construction emissions are not considered significant. Mitigation of short-term construction impacts are described in Mitigation Measures AQ-1 through AQ- 5 in the revised DSEIR. We concur that with implementation of these mitigation measures and contribution to a transportation demand management fund described in Mitigation Measure AQ-5, both short-term and long-term air quality impacts would be reduced and considered mitigated. Please note that Mitigation Measure AQ-5 will need to be revised to reflect the increase in operational emissions described above and the contribution necessary to reduce the impact to a less than significant level. No further mitigation is necessary.

**Response to Comment VCAPCD-2**

This comment summarizes the analysis and potential air quality impacts as presented in the Revised Draft Subsequent EIR and concurs with the conclusions of the analysis. As shown on page 109 of the Revised Draft Subsequent EIR, mitigation measure AQ-5 has been revised from the Certified EIR for the original industrial project to reflect the contribution necessary to reduce the operational impacts of the proposed project to less than significant levels.



# Ventura County Watershed Protection District Groundwater Resources

## MEMORANDUM

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**DATE:** March 24, 2016

**TO:** Laura Hocking, RMA – Planning Division

**FROM:** Alma Quezada, Groundwater Specialist

**SUBJECT:** RMA Ref. #10-025-3, Revised Draft Subsequent Environmental Impact Report Springville Commercial, Amendment to City of Camarillo EIR 2014-08 and SCH #2010081043

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

### **PROJECT LOCATION:**

The proposed project site is located within the City of Camarillo in Ventura County. It is bordered on the north by U.S. Highway 101, on the south by the Camarillo Hills Drain and Camarillo Airport, on the east by Springville Drive and on the west by West Ventura Boulevard (formerly Bajo Agua Avenue). The 46.88-acre project site is a portion of the 337-acre Airport North Specific Plan (Specific Plan) area.

### **PROJECT DESCRIPTION:**

The project applicant is now requesting approval of a General Plan Amendment from the City of Camarillo that would change 26 acres of the site from Industrial (Research & Development) to Commercial. The remainder of the site would continue to be designated as Industrial. Under a maximum development scenario, up to 268,500 square feet of commercial space could be developed within the redesignated 26 acres. Approximately 198,767 square feet of industrial and/or office space could be developed within remaining Industrial portion of the site.

### **ENVIRONMENTAL IMPACT ANALYSIS:**

#### **Item 2a. Groundwater Quantity**

It is not clear if adequate groundwater resources will be available for the proposed project. The project proponent can confirm adequate water supply for the project by obtaining a valid Will Serve letter from the City of Camarillo Water Division.

### **Wells Associated With the Project Site**

There are three water supply wells associated with the site. It is not clear how the onsite wells are to be used or included in the project site development.

<b>State Well Number (SWN)</b>	02N21W33C01S	02N21W33C02S	02N21W33C03S
<b>Approximate Date Drilled</b>	1924	1927	1965
<b>Well Status</b>	“Destroyed”/capped 1961	“Destroyed”/capped 1987	“abandoned”/ inactive
<b>Diameter</b>	16” casing	14” casing	26” bore

Two of the wells (02N21W33C01S and 02N21W33C03S) are drilled to a known depth of 815 and 800 feet below ground surface (bgs), respectively. The depth of the other well is unknown because it was “destroyed” in 1961, prior to the adoption of the Department of Water Resources (DWR), Bulletin 74, *Water Well Standards: State of California* (1968). Our records indicate the well was “destroyed/capped” and covered with dirt.

Any and all wells that will not be used or included in the project site development, must be located and abandoned to State and County standards prior to any grading activities to mitigate potential impacts to the groundwater. Any and all wells associated with the project that will be put back into production, repaired, or modified, must have an active permit from the County before any repairs can be made.

The project proponent can contact Barbara Council at (805) 654-2024 with the VCWPD Groundwater Section for information regarding proper well abandonment and to obtain a permit application.

### **Item 2b. Groundwater Quality**

The proposed project may have the potential to impact the quality of groundwater if materials known to be hazardous to the State of California will be stored on-site should an accidental release of hazardous materials occur. Further information is needed and the County needs to be notified if any hazardous materials will be stored onsite in future developments.

### **Item 28b. Water Supply - Quantity**

The proposed project overlies the Pleasant Valley Basin which was identified as a Critically Overdrafted Groundwater Basin by DWR in January 2016. It is not clear if an adequate water supply will be available for the proposed project. The project proponent can confirm adequate water supply for the project by obtaining a valid Will Serve letter from the City of Camarillo Water Division.

**Memorandum from the Ventura County Watershed Protection District (VCWPD),  
Groundwater Resources dated March 24, 2016**

**Comment VCWPD-1**

It is not clear if adequate groundwater resources will be available for the proposed project. The project proponent can confirm adequate water supply for the project by obtaining a valid Will Serve letter from the City of Camarillo Water Division.

**Response to Comment VCWPD-1**

As discussed on page 157 of the Revised Draft Subsequent EIR, the city's Water Conservation Ordinance requires the applicants of all new development projects to demonstrate that the water demand of their projects would be offset either directly by developer-initiated programs, by the transfer of groundwater rights, or a payment to the city's new water conservation credit fund.

In the case of the proposed project, the project developer must provide substantial evidence of an enforceable commitment that water demands for the project comply with Camarillo Municipal Code Chapter 14.12. This will enable the City of Camarillo Water Division to provide water to the proposed project with no reduction of existing water supplies and is reflected as mitigation measure WS-1, which has been revised in the Final Subsequent EIR by city staff as follows:

WS-1 No new potable water service connections will be provided, no new temporary meters or permanent meters will be provided, and no statements of immediate ability to serve or provide potable water service (such as will-serve letters or letters of water verification) will be issued, unless the project developer provides, to the satisfaction of the city in accordance with Camarillo Municipal Code Chapter 14.12, substantial evidence of an enforceable commitment that water demands for the project will be offset prior to the provision of a water will-serve letter. The project developer may satisfy this requirement through any one or a combination of the following methods: (i) modifications to the project to provide non-required water savings features, (ii) agreements with existing city water users to retrofit existing improvements and facilities with water savings features, (iii) by making a payment to the city's water conservation credit fund in an amount necessary to offset the project's water demand as established under the city's water conservation credit program, or (iv) by transferring groundwater pumping rights or allocations that comply with GSP strategies adopted by the FCGMA and are immediately available for use by the city.

Implementation of mitigation measure WS-1 would ensure that no additional groundwater supplies beyond those allowed by the FCGMA would be utilized to serve the proposed project.

**Comment VCWPD-2**

There are three water supply wells associated with the site. It is not clear how the onsite wells are to be used or included in the project site development.

State Well Number	02N21W33C01S	02N21 W33C02S	02N21 W33C03S
Approximate Date Drilled	1924	1927	1965
Well Status	"Destroyed"/capped 1961	"Destroyed"/capped 1987	"abandoned"/inactive
Diameter	16" casing	14" casing	26" bore

Two of the wells (02N21W33C01S and 02N21W33C03S) are drilled to a known depth of 815 and 800 feet below ground surface (bgs), respectively. The depth of the other well is unknown because it was "destroyed" in 1961, prior to the adoption of the Department of Water Resources (DWR), Bulletin 74, Water Well Standards: State of California (1968). Our records indicate the well was "destroyed/capped" and covered with dirt.

Any and all wells that will not be used or included in the project site development, must be located and abandoned to State and County standards prior to any grading activities to mitigate potential impacts to the groundwater. Any and all wells associated with the project that will be put back into production, repaired, or modified, must have an active permit from the County before any repairs can be made.

The project proponent can contact Barbara Council at (805) 654-2024 with the VCWPD Groundwater Section for information regarding proper well abandonment and to obtain a permit application.

**Response to Comment VCWPD-2**

The historic wells as the project site will not be used to provide water to the proposed project. As discussed on pages 41 and 159 of the Revised Draft Subsequent EIR, the proposed project site would be served by the Camarillo Water Division via a 12-inch water main that was installed in the relocated Ventura Boulevard.

**Comment VCWPD-3**

The proposed project may have the potential to impact the quality of groundwater if materials known to be hazardous to the State of California will be stored on-site should an accidental release of hazardous materials occur. Further information is needed and the County needs to be notified if any hazardous materials will be stored onsite in future developments.

**Response to Comment VCWPD-3**

As discussed on page 173 of the Revised Draft Subsequent EIR, no actual buildings are proposed at this time and the actual occupants of the future buildings at the project site are not known. The industrial uses at the site could involve the transport, storage, and use of hazardous materials. However, it is expected that all such materials would be transported, stored, and used in accordance with applicable federal and

state regulations. The vehicles that transport such materials are regulated by the state. The storage of hazardous materials is regulated by federal and state regulations and is verified through inspections by the Fire Department. The use of hazardous materials is regulated by federal and state Occupational Safety and Health Administration (OSHA) agencies.

**Comment VCWPD-4**

The proposed project overlies the Pleasant Valley Basin which was identified as a Critically Overdrafted Groundwater Basin by DWR in January 2016. It is not clear if an adequate water supply will be available for the proposed project. The project proponent can confirm adequate water supply for the project by obtaining a valid Will Serve letter from the City of Camarillo Water Division.

**Response to Comment VCWPD-4**

Please see the Response to Comment VCWPD-1.

# CORRECTIONS AND ADDITIONS

The following corrections and additions are set forth to update the text of the Revised Draft Subsequent EIR for the Springville Commercial 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 Revised Draft Subsequent EIR are listed by section. The sections that have not been corrected or revised are not listed below. Changes are shown as red-colored strike-out of old text and red-colored new text.

## Introduction

For the purpose of publishing the Final Subsequent EIR, the text on page 9 of the Revised Draft Subsequent EIR is revised to read:

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

Joseph R. Vacca, AICP, ~~Assistant~~ Director of Community Development  
City of Camarillo Department of Community Development  
601 Carmen Drive  
Camarillo, CA 93010-0248  
Telephone: (805) 388-5360  
Fax: (805) 388-5388  
Email: jvacca@cityofcamarillo.org

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

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

## Executive Summary

The text on page 22 of the Revised Draft Subsequent EIR is revised to read:

<p>The project developers <del>would be required to either wait to develop and connect the project to the city's water service until Emergency Ordinance E is no longer in effect a GSP is adopted by the FCGMA identifying groundwater pumping allocation strategies for previous agricultural uses converted to municipal development or make a payment to the city's water conservation credit program</del> must provide substantial evidence of an enforceable commitment that water demands for the project will comply with Camarillo Municipal Code Chapter 14.12. <del>Either strategy</del> This will enable the City of Camarillo Water Division to provide water to the proposed project with no reduction of existing water supplies.</p>	<p>WS-1 <del>The project developers shall wait to develop and connect the project to the City's water service until Emergency Ordinance E is no longer in effect.</del></p> <p><del>OR...</del></p> <p>The project developers shall make a payment to the city's water conservation credit program in an amount calculated by the City to reduce existing water use elsewhere within the city in an amount adequate to serve the proposed project. No new potable water service connections will be provided, no new temporary meters or permanent meters will be provided, and no statements of immediate ability to serve or provide potable water service (such as will-serve letters or letters of water verification) will be issued, unless the project developer provides, to the satisfaction of the city in accordance with Camarillo Municipal Code Chapter 14.12, substantial evidence of an enforceable commitment that water demands for the project will be offset prior to the provision of a water will-serve letter. The project developer may satisfy this requirement through any one or a combination of the following methods: (i) modifications to the project to provide non-required water savings features, (ii) agreements with existing city water users to retrofit existing improvements and facilities with water savings features, (iii) by making a payment to the city's water conservation credit fund in an amount necessary to offset the project's water demand as established under the city's water conservation credit program, or (iv) by transferring groundwater pumping rights or allocations that comply with GSP strategies adopted by the FCGMA and are immediately available for use by the city.</p>	<p>Less than significant impact.</p>
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## Water Supply

The text on page 149 of the Revised Draft Subsequent EIR has been revised by city staff to read:

The project developers ~~would be required to either wait to develop and connect the project to the city's water service until Fox Canyon Groundwater Management Agency Emergency Ordinance E is no longer in effect or make a payment to the city's water conservation credit program~~ must provide substantial evidence of an enforceable commitment that water demands for the project will comply with Camarillo Municipal Code Chapter 14.12. ~~Either strategy~~ This will enable the City of Camarillo Water Division to provide water to the proposed project with no reduction of existing water or groundwater supplies.

The text on page 153 of the Revised Draft Subsequent EIR has been revised by city staff to read:

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

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

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

The text on pages 159 and 160 of the Revised Draft Subsequent EIR has been revised by city staff to read:

**Impact:** The project developers ~~would be required to either wait to develop and connect the project to the city's water service until Emergency Ordinance E is no longer in effect or make a payment to the city's water conservation credit program~~ must provide substantial evidence of an enforceable commitment that water demands for the project will comply with Camarillo Municipal Code Chapter 14.12. ~~Either strategy~~ This will enable the City of Camarillo Water Division to provide water to the proposed project with no reduction of existing water supplies. This would reduce the impact of the project to a less than significant impact level.

The text on pages 160 and 161 of the Revised Draft Subsequent EIR has been revised by city staff to read:

Using a demand rate of 0.11 acre-feet per year for each 1,000 square feet commercial space and 0.2 acre-feet per year for each 1,000 square feet of industrial space, the 467,267 square feet that would be constructed under the proposed project is expected to consume approximately 69.28 acre-feet of potable water per year.<sup>1</sup> This is substantially less than the amount that would be consumed under the previously-approved industrial project. ~~It would also be less than the 70-acre feet per year allocation transfer that the city would receive from the FCGMA. Therefore, the water needs of the project could be met by the City of Camarillo Water Division.~~

In the case of the proposed project, ~~The City of Camarillo will not, however, be able to obtain the agricultural groundwater allocation transfers until Emergency Ordinance E is no longer in effect. This means that~~ the project applicant developer will either need to wait to develop and connect the project to the city's water service until Emergency Ordinance E is no longer in effect or make a payment to the city's water conservation credit program discussed previously must provide substantial evidence of an enforceable commitment that water demands for the project will comply with Camarillo Municipal Code Chapter 14.12. ~~Either strategy~~ This will enable the City of Camarillo Water Division to provide water to the proposed project with no reduction of existing water supplies and ~~.-This requirement~~ is reflected as mitigation measure WS-1, which would reduce the potential impact of the proposed project to a less than significant level.

### ***Mitigation***

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

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

~~OR...~~

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<sup>1</sup> Lucia M. McGovern, September 2, 2014.

~~The project developers shall make a payment to the city's water conservation credit program in an amount calculated by the City to reduce existing water use elsewhere within the city in an amount adequate to serve the proposed project.~~ No new potable water service connections will be provided, no new temporary meters or permanent meters will be provided, and no statements of immediate ability to serve or provide potable water service (such as will-serve letters or letters of water verification) will be issued, unless the project developer provides, to the satisfaction of the city in accordance with Camarillo Municipal Code Chapter 14.12, substantial evidence of an enforceable commitment that water demands for the project will be offset prior to the provision of a water will-serve letter. The project developer may satisfy this requirement through any one or a combination of the following methods: (i) modifications to the project to provide non-required water savings features, (ii) agreements with existing city water users to retrofit existing improvements and facilities with water savings features, (iii) by making a payment to the city's water conservation credit fund in an amount necessary to offset the project's water demand as established under the city's water conservation credit program, or (iv) by transferring groundwater pumping rights or allocations that comply with GSP strategies adopted by the FCGMA and are immediately available for use by the city.

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# MITIGATION MONITORING AND REPORTING PROGRAM

*This section of the Final Subsequent EIR provides the Mitigation Monitoring and Reporting Program (MMRP) that would be used to monitor the mitigation measures adopted for the Springville Commercial 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 Subsequent EIR for the Springville Commercial project identifies project-specific mitigation measures to reduce the potentially significant impacts of the project as proposed. Following certification of the Final Subsequent EIR and approval of this MMRP by the City of Camarillo City Council, the project-specific mitigation measures identified in the Final Subsequent EIR would be implemented and monitored as described in this MMRP.

## **LIST OF MITIGATION MEASURES**

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

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**MITIGATION MEASURES ADOPTED FOR THE SPRINGVILLE COMMERCIAL PROJECT**

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<b>Traffic and Circulation</b>			
TC-1 The project developer shall install a traffic signal at the intersection of West Ventura Boulevard (east-west segment) and "A" Street when traffic conditions warrant a signal.	City Public Works staff shall monitor the operational status of the West Ventura Boulevard (east-west segment) and "A" Street and the vehicle trips generation for each new building planned for development at the project site.	Prior to issuance of occupancy permits for each building at the project site.	Public Works Department
	The project developer shall install a traffic signal at the intersection of West Ventura Boulevard (east-west segment) and "A" Street when traffic conditions warrant a signal.	Prior to issuance of occupancy permits for the buildings at the project site that cause operational conditions that warrant a traffic signal.	Public Works Department
<b>Air Quality</b>			
AQ-1 All developers of new buildings at the project site shall implement fugitive dust control measures throughout all phases of construction. The project developers shall include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following: <ul style="list-style-type: none"> <li>• Minimize the area disturbed on a daily basis by clearing, grading, earthmoving, and/or excavation operations.</li> </ul>	Measures shall be included in construction documents and implemented during grading and construction.	Prior to issuance of grading permits and during grading and construction.	Public Works Department

**MITIGATION MEASURES ADOPTED FOR THE SPRINGVILLE COMMERCIAL PROJECT**

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<ul style="list-style-type: none"> <li>• Pre-grading/excavation activities shall include watering the area to be graded or excavated before the commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during these activities.</li> <li>• All trucks shall be required to cover their loads as required by California Vehicle Code §23114.</li> <li>• All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary.</li> <li>• Material stockpiles shall be enclosed, covered, stabilized, or otherwise treated, to prevent blowing fugitive dust offsite.</li> <li>• Graded and/or excavated inactive areas of the construction site shall be monitored by a City-designated monitor at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.</li> <li>• Signs shall be posted on-site limiting on-site traffic to 15 miles per hour or less.</li> </ul>			

**MITIGATION MEASURES ADOPTED FOR THE SPRINGVILLE COMMERCIAL PROJECT**

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<ul style="list-style-type: none"> <li>• During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the VCAPCD is determining when winds are excessive.</li> <li>• Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.</li> <li>• Personnel involved in grading operations, including contractors and subcontractors should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.</li> </ul>			
<p>AQ-2 All developers of new buildings at the project site shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project site throughout the project construction phases. The project developer shall include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> <li>• Maintain all construction equipment in good condition and in proper tune in accordance with manufacturer’s specifications.</li> <li>• Limit truck and equipment idling time to five minutes or less.</li> <li>• Minimize the number of vehicles and equipment operating at the same time during the smog season (May through October).</li> <li>• Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, to the extent feasible.</li> </ul>	<p>Measures shall be included in construction documents and implemented during grading and construction.</p>	<p>Prior to issuance of grading permits and during grading and construction.</p>	<p>Public Works Department</p>

**MITIGATION MEASURES ADOPTED FOR THE SPRINGVILLE COMMERCIAL PROJECT**

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>AQ-3 All developers of new buildings at the project site shall include in construction and building management contracts the following requirements or measures shown to be equally effective:</p> <ul style="list-style-type: none"> <li>• Use solar or low-emission water heaters in new buildings.</li> <li>• Require that commercial landscapers providing services at the common areas of project site use electric or battery-powered equipment, or other internal combustion equipment that is either certified by the California Air Resources Board or is three years old or less at the time of use, to the extent that such equipment is reasonably available and competitively priced in Ventura County (meaning that the equipment can be easily purchased at stores in Ventura County and the cost of the equipment is not more than 20 percent greater than the cost of standard equipment).</li> </ul>	<p>Measures shall be included in construction and building management contracts and implemented during construction and operation.</p>	<p>Prior to issuance of building and occupancy permits.</p>	<p>Department of Community Development</p>
<p>AQ-4 A site-wide Transportation Demand Management (TDM) program shall be implemented and managed to reduce the number of vehicle trips generated by the uses at the project site.</p>	<p>The TDM program shall be prepared and implemented during project operation to accommodate the actual occupants of the overall site.</p>	<p>On an annual basis during project operation.</p>	<p>Department of Community Development</p>
<p>AQ-5 All developers of new buildings at the project site shall have the City of Camarillo Department of Public Works calculate the number of motor vehicle trips that would be generated by the new building and shall pay to the City TDM fund \$30.79 for each vehicle trip generated by the new building constructed no later than 2020. The developers of buildings constructed after 2020 may request that the City of Camarillo Department of Community Development recalculate the applicable mitigation fee and pay the appropriate amount for each vehicle trip generated by the new building.</p>	<p>City Public Works staff shall calculate the vehicle trips generation for each new building planned for development at the project site.</p>	<p>Prior to issuance of occupancy permits for each building at the project site.</p>	<p>Public Works Department</p>
	<p>The project developer shall pay the calculated TDM fund to the City.</p>	<p>Prior to issuance of occupancy permits for each building at the project site.</p>	<p>Department of Community Development</p>

**MITIGATION MEASURES ADOPTED FOR THE SPRINGVILLE COMMERCIAL PROJECT**

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<b>Water Supply</b>			
<p>WS-1 No new potable water service connections will be provided, no new temporary meters or permanent meters will be provided, and no statements of immediate ability to serve or provide potable water service (such as will-serve letters or letters of water verification) will be issued, unless the project developer provides, to the satisfaction of the city in accordance with Camarillo Municipal Code Chapter 14.12, substantial evidence of an enforceable commitment that water demands for the project will be offset prior to the provision of a water will-serve letter. The project developer may satisfy this requirement through any one or a combination of the following methods: (i) modifications to the project to provide non-required water savings features, (ii) agreements with existing city water users to retrofit existing improvements and facilities with water savings features, (iii) by making a payment to the city's water conservation credit fund in an amount necessary to offset the project's water demand as established under the city's water conservation credit program, or (iv) by transferring groundwater pumping rights or allocations that comply with GSP strategies adopted by the FCGMA and are immediately available for use by the city.</p>	<p>Review of project water supply plan for the project or /and confirmation of payment to the city's water conservation credit program.</p>	<p>Prior to issuance of building permits.</p>	<p>Department of Public Works</p>

**MITIGATION MEASURES ADOPTED FOR THE SPRINGVILLE COMMERCIAL PROJECT**

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<b>Impacts Found to be Less Than Significant</b>			
<p>BIO-1 A pre-construction survey for resident burrowing owls shall be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within the project site. If ground disturbing activities in the surveyed areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity would be conducted in accordance with the current Staff Report for Burrowing Owl Mitigation published by the California Department of Fish and Wildlife (CDFW).</p> <p>If active nests are identified at the project site during the pre-construction survey, the nests shall be avoided or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31), and 160 feet during the non-breeding season.</p>	<p>The project developer shall contract with a qualified biologist to conduct a survey for resident burrowing owls. The survey shall be conducted within 30 days of grading and construction activities within the project site. If active nests are identified at the project site during the pre-construction survey, the nests shall be avoided or the owls actively or passively relocated. A report describing the results of the survey shall be provided to the Department of Community Development.</p>	<p>Within 30 days of grading and construction activities within the project site.</p>	<p>Department of Community Development</p>

**MITIGATION MEASURES ADOPTED FOR THE SPRINGVILLE COMMERCIAL PROJECT**

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>If burrowing owls occupy the project site and cannot be avoided, active or passive relocation shall be used to exclude owls from their burrows, as agreed to by the City of Camarillo Community Development Department and the CDFW. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure owls have left the burrow. Artificial burrows shall be provided nearby. The project area shall be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow. The CDFW shall be consulted prior to any active relocation to determine acceptable receiving sites available where this species has a greater chance of successful long-term relocation.</p>			
<p>BIO-2 A qualified biologist shall be on site during initial ground disturbance activities of a construction area at the project site in order to identify and move out of harms way any wildlife of low mobility. The services of the biologist will no longer be needed once the ground surface is cleared and the potential habitat of wildlife is removed from the development area.</p>	<p>The project developer shall contract with a qualified biologist to monitor the site during initial ground disturbance activities of a construction area. The biologist shall be on site in order to identify and move out of harms way any wildlife of low mobility.</p>	<p>During initial ground disturbance activities of a construction area at the project site.</p>	<p>Department of Community Development</p>

**MITIGATION MEASURES ADOPTED FOR THE SPRINGVILLE COMMERCIAL PROJECT**

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>ILS-1 The project developer shall include in construction contracts the requirement that the project be halted if any archaeological materials are encountered during the course of project development. The services of an 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. Copies of the archaeological survey, study, or report shall be submitted to the UCLA Archaeological Information Center.</p>	<p>This requirement shall be included in construction documents and implemented during grading and construction.</p>	<p>Prior to issuance of grading permits and during grading and construction.</p>	<p>Department of Community Development</p>
<p>ILS-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.</p>	<p>This requirement shall be included in construction documents and implemented during grading and construction.</p>	<p>Prior to issuance of grading permits and during grading and construction.</p>	<p>Department of Community Development</p>
<p>ILS-3 The project developer shall include in construction contracts the requirement that the project be halted if any human remains are encountered during the course of project development and the City of Camarillo Public Works Department and County Coroner shall be immediately notified. If the remains are determined by the County Coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.</p>	<p>This requirement shall be included in construction documents and implemented during grading and construction.</p>	<p>Prior to issuance of grading permits and during grading and construction.</p>	<p>Department of Community Development</p>