

EXECUTIVE SUMMARY

This summary is intended to highlight the major areas of importance in the environmental analysis of the proposed project. This summary includes a discussion of the location of the project site, project objectives, and the project description. A summary of the potential impacts that could occur as a result of the proposed project, recommended mitigation measures, and the level of significance after mitigation is included in this section. A summary of project alternatives is also provided.

PROJECT LOCATION

The proposed project site is the Camarillo Springs Golf Course located at 791 Camarillo Springs Road in the eastern area of the City of Camarillo. The Camarillo Springs area is an isolated community within the City of Camarillo. According to U.S. census tract data, there are 601 residential units, 73,390 square feet of business center (office) space, 21,400 square feet of commercial retail space, and the 18-hole golf course within the Camarillo Springs area. The property is largely bordered by existing residential developments and open space.

The golf course was approved for development by the City of Camarillo in 1970 and has been developed and operational for more than 45 years. The property is currently developed with an 18-hole golf course, clubhouse facility, driving range, maintenance buildings, and associated structures. The golf course is open for public use and play, as well as tournaments, and its hours of operation are from 6:00 a.m. until sundown.

PROJECT OBJECTIVES

The primary objectives for The Greens at Camarillo Springs project are:

- The project applicant has indicated the project is intended to assist the City in implementing the General Plan's housing goals by increasing the City's housing stock and diversifying the range of housing opportunities for a special needs population (seniors) in an area adjacent to existing, established residential communities.
- The project applicant has indicated the project is intended to abate existing flood hazards for those current residents living in a special flood hazard zone designated by the Federal Emergency Management Agency.
- The project applicant has indicated the project is intended to implement comprehensive flood safety infrastructure improvements at no cost to existing residents or the City of Camarillo.

- The project applicant has indicated the project is intended to provide a mix of high-quality housing to accommodate the City's growing senior population.
- The project applicant has indicated the project is intended to renovate an existing privately-owned golf course to address changing demands for golf alongside interrelated recreational amenities, thereby supporting the City's General Plan Recreation Element goals and policies.
- The project applicant has indicated the project is intended to develop a residential planned development that will make available a variety of housing designs and facilitate the use of innovative approaches to housing design thereby supporting the City's General Plan Housing Element goals and policies.
- The project applicant has indicated the project is intended to create opportunities for future and existing residents to socialize, dine, and recreate through the preservation and enhancement of golf and associated amenities, including a renovated clubhouse.
- The project applicant has indicated the project is intended to design a residential infill community that respects the privacy of adjacent residents through the utilization of setbacks and landscaped buffers.
- The project applicant has indicated the project is intended to enhance neighborhood walkability and connect existing and proposed residential communities to parks and recreational amenities through a network of trails, internal walkways, and paseos to be used by existing and proposed residents.
- The project applicant has indicated the project is intended to utilize sustainable design measures to reduce water usage, lower residential energy consumption, maximize energy saving features, and protect natural resources consistent with the City's land use goals and policies.
- The project applicant has indicated the project is intended to implement timely public facilities such as utilities, roads, and recreational amenities as development occurs within existing service areas without burden or cost to existing residents, visitors or the City of Camarillo.

PROPOSED PROJECT

The project applicant is requesting approval from the City of Camarillo to amend the General Plan Land Use Element to change the land use designation for a 31-acre portion of the larger 182-acre project site to Low-Medium Density Residential (5.1 - 10 dwelling units per acre) and change the zoning of this 31-acre portion from Rural Exclusive (RE) to RPD-8U (Residential Planned Development – 8 units per acre maximum). The applicant is also requesting approval of a Tentative Tract Map (TT-6016) to subdivide the property for the development of up to 248 new age-restricted (55+) single family, detached residential units and a Residential Planned Development (RPD-204) permit for the development of 248 age-restricted (55+) single family detached dwelling units. The residential component of the proposed project would be

developed to a density of approximately eight dwelling units per acre and would be gated. The residential development would include a private recreation center and open spaces that include two pocket parks and walking trail connectivity to the surrounding community.

Development of the residential area would require a reconfiguration and update of the existing golf course, proposed under Special Use Permit Modification SUP-6M(3). All existing cart paths, existing ponds, and other golf features (fairways, tees, greens, etc.) would be removed and redesigned as a 12-hole golf course. The golf course clubhouse would be renovated and enhanced within the existing building footprint. The driving range and surrounding area would be renovated. The area to the east of the driving range would include a neighborhood park, walking trails, a dog park, and event spaces, all of which would be open and available for public use. The neighborhood park would be approximately 6.3 acres and the dog park would be approximately 1.3 acre. The existing maintenance buildings at the northwest edge of the property would remain in their existing building footprints.

TOPICS OF KNOWN CONCERN

To determine the environmental issues that should be addressed in the Draft EIR, City of Camarillo Department of Community Development conducted a preliminary evaluation of the potential environmental impacts that could occur with implementation of the proposed project. Based on this review, the City concluded that the project could have potentially significant impacts associated with the following environmental issues:

- Aesthetics and Scenic Resources
- Cultural Resources and Tribal Cultural Resources
- Greenhouse Gas Emissions
- Land Use and Planning
- Public Services and Recreation
- Wildfire
- Air Quality
- Energy
- Hazards and Hazardous Materials
- Noise and Vibration
- Transportation
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Population and Housing
- Utilities and Service Systems

A summary of the potential significant environmental impacts of the project is provided in Table 2-1. As shown, the proposed project would not result in any unavoidable significant environmental impacts.

PROJECT ALTERNATIVES

This EIR also considers a range of alternatives to the proposed project to provide informed decision-making in accordance with Section 151216(f) of the CEQA guidelines. The alternatives analyzed in this EIR are as follows:

No Project Alternative

Under the No Project Alternative, the proposed project would not be constructed and the site would remain as a golf course. Under this scenario, none of the impacts evaluated in this EIR would occur. The golf course could continue to be operated in its current condition, it could be renovated or re-designed, or it could close.

A No Project alternative would not meet any of the objectives for the proposed project. The No Project Alternative would not abate existing flood hazards for current residents located immediately south of the project site, and would not provide the City with comprehensive flood safety infrastructure improvements. No new senior housing would be provided. No development in furtherance of the City's Housing Element would be taken, and no trails would be constructed or connected.

It is possible that a subsequent applicant could renovate, redesign, or redevelop the golf course within the existing limits of the golf course or expand the golf course within the existing property boundaries. It is also possible that another application could be submitted to the City of Camarillo in the near future requesting approval to redevelop the site with uses to the extent permitted by the existing RE and RE-1 Acre zones. This could include agricultural uses, hospitals, day care facilities, elementary, junior high, and high schools, colleges and boarding schools, farm animals, boarding and care of horses, commercial stables and riding academies, movie sets, public parks, playgrounds, and athletic fields, and cemeteries, crematoriums, and mausoleums. Therefore, the No Project Alternative would not preclude development of the project site; it may instead temporarily delay to a later date the redevelopment of the site with a potential range of new uses. Redevelopment consistent with the underlying existing zoning could create greater impacts associated with traffic, air quality, greenhouse gas emissions, noise, public services, and utilities if the site is developed with uses that are more intensive than the proposed project (e.g., an educational institution, a hospital, public agency offices, active athletic fields, etc.). If such development eliminates the golf course altogether, such development would likely result in greater biological resources impacts than the proposed project, which retains a substantial portion of the golf course.

While the No Project Alternative would delay, but may not eliminate or reduce, the less than significant environmental impact associated with the proposed project, it is speculative and beyond the scope of this EIR to evaluate the potential development of the site under every use that is permitted in the RE and RE-1 Acre zones. Therefore, for purposes of this analysis, it is assumed that the existing golf course would continue to operate in its existing condition, which would result in fewer impacts than the proposed

project. However, because the proposed project does not result in any significant and unavoidable impacts, the No Project Alternative would not serve to eliminate or reduce a significant and unavoidable impact, even under this assumption.

Reduced Density Alternative

The Reduced Density Alternative would involve a GPA to change the land use designation for the same 31-acre portion of the property to Low Density Residential (5 dwelling units per acre max). This would result in the development of up to 150 new age-restricted (55+) residential units. This alternative would not include renovations to the existing golf course and would not remove the existing homes south of the project site from the 100-year floodplain, as these improvements are proposed to be funded through revenues generated by the proposed project's 248 residential units. Under the Reduced Density Alternative, the new residential development area would be raised above the base flood elevation and the existing residences outside the project site would remain in the flood hazard zone. This alternative may reduce the amount of grading necessary as the excavation depth in the southern golf course area could be shallower and no grading would occur elsewhere within the golf course.

Development of the Reduced Density Alternative could meet the following objectives for the project:

- Assist the City in implementing the General Plan's housing goals by increasing the City's housing stock and diversifying the range of housing opportunities for a special needs population (seniors) in an area adjacent to existing, established residential communities. However, because this alternative would provide substantially fewer dwelling units than the proposed project, this objective would be met to a substantially lesser degree.
- Provide a mix of high-quality housing to accommodate the City's growing senior population. However, because this alternative would provide substantially fewer units, this objective would also be met to a lesser degree.
- Develop a residential planned development that will make available a variety of housing designs and facilitate the use of innovative approaches to housing design thereby supporting the City's General Plan Housing Element goals and policies. However, because this alternative would provide substantially fewer units, this objective would be met to a lesser degree.
- Design a residential infill community that respects the privacy of adjacent residents through the utilization of setbacks and landscaped buffers.
- Utilize sustainable design measures to reduce water usage, lower residential energy consumption, maximize energy saving features, and protect natural resources consistent with the City's land use goals and policies.

This alternative would not meet the following objectives for the project:

- Abate existing flood hazards for those current residents living in a special flood hazard zone designated by the Federal Emergency Management Agency.
- Implement comprehensive flood safety infrastructure improvements at no cost to existing residents or the City of Camarillo.
- Renovate an existing privately-owned golf course to address changing demands for golf alongside interrelated recreational amenities, thereby supporting the City's General Plan Recreation Element goals and policies.
- Create opportunities for future and existing residents to socialize, dine, and recreate through the preservation and enhancement of golf and associated amenities, including a renovated clubhouse.
- Enhance neighborhood walkability and connect existing and proposed residential communities to parks and recreational amenities through a network of trails, internal walkways, and paseos to be used by existing and proposed residents.
- Implement timely public facilities such as utilities, roads, and recreational amenities as development occurs within existing service areas without burden or cost to existing residents, visitors or the City of Camarillo.

Reduced Intensity Alternative

This alternative would develop new residential units developed at the same Low-Medium Density Residential (5.1 - 10 dwelling units per acre) designation as the proposed project but would cover an area of 15 acres rather than the 31 acres of the proposed project. This alternative would result in the development of up to 150 new age-restricted (55+) residential units. For the same reasons discussed above for the Reduced Density Alternative, this alternative would not include renovations to the existing golf course and would not remove the existing homes south of the project site from the 100-year floodplain, as these improvements are proposed to be funded through revenues generated by the proposed project's 248 dwelling units. Under the Reduced Intensity Alternative, the new residential development area would be raised above the base flood elevation and the existing offsite residences would remain in the flood hazard zone. This alternative would reduce the amount of grading necessary as the excavation depth in the southern golf course area could be shallower and no grading would occur elsewhere within the golf course.

Development of the Reduced Intensity Alternative could meet the following objectives for the project:

- Assist the City in implementing the General Plan's housing goals by increasing the City's housing stock and diversifying the range of housing opportunities for a special needs population (seniors) in an area adjacent to existing, established residential communities. However, because this alternative would

provide significantly fewer dwelling units than the proposed project, this objective would be met to a significantly lesser degree.

- Provide a mix of high-quality housing to accommodate the City's growing senior population. However, because this alternative would provide significantly fewer units, this objective would also be met to a lesser degree.
- Develop a residential planned development that will make available a variety of housing designs and facilitate the use of innovative approaches to housing design thereby supporting the City's General Plan Housing Element goals and policies. However, because this alternative would provide significantly fewer units, this objective would be met to a lesser degree.
- Design a residential infill community that respects the privacy of adjacent residents through the utilization of setbacks and landscaped buffers.
- Utilize sustainable design measures to reduce water usage, lower residential energy consumption, maximize energy saving features, and protect natural resources consistent with the City's land use goals and policies.

This alternative would not meet the following objectives for the project:

- Abate existing flood hazards for those current residents living in a special flood hazard zone designated by the Federal Emergency Management Agency.
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- Renovate an existing privately-owned golf course to address changing demands for golf alongside interrelated recreational amenities, thereby supporting the City's General Plan Recreation Element goals and policies.
- Create opportunities for future and existing residents to socialize, dine, and recreate through the preservation and enhancement of golf and associated amenities, including a renovated clubhouse.
- Enhance neighborhood walkability and connect existing and proposed residential communities to parks and recreational amenities through a network of trails, internal walkways, and paseos to be used by existing and proposed residents.
- Implement timely public facilities such as utilities, roads, and recreational amenities as development occurs within existing service areas without burden or cost to existing residents, visitors or the City of Camarillo.

Alternative Site

The evaluation of an alternative site is generally practical for new infrastructure projects or other projects that do not need to be developed at a site that is owned by a particular project developer. It is generally less applicable to new infill general development projects such as the proposed project. In the case of this proposed project, the project applicant could, in theory, purchase another property within Camarillo that is designated for residential uses. However, there are no sites available within the City that are similar in size to the project site, or that include an existing private golf course amenity that could be renovated and integrated into the proposed residential component of the project. Further, several of the project objectives are site-specific, including those relating to the flood hazard abatement portions of the project. As stated above, the proposed project does not result in any significant and unavoidable impacts, therefore moving the project to a different alternative site would not avoid or reduce any unavoidable significant impact. For those impacts that are less than significant, moving the project to an alternative would not appreciably reduce the potential for these impacts, unless the alternative site were already substantially disturbed and therefore had substantially fewer biological resources within the portions of the site that would be subject to grading and development. However, as discussed above, there are no similarly-sized sites available within the City, regardless of whether the sites are already disturbed or in their natural state. Thus, the Alternative Site Alternative would likely not reduce any of the project's impacts.

Further, development at an alternative site would not meet the following objectives for the project:

- Abate existing flood hazards for those current residents living in a special flood hazard zone designated by the Federal Emergency Management Agency.
- Implement comprehensive flood safety infrastructure improvements at no cost to existing residents or the City of Camarillo.
- Renovate an existing privately-owned golf course to address changing demands for golf alongside interrelated recreational amenities, thereby supporting the City's General Plan Recreation Element goals and policies.
- Create opportunities for future and existing residents to socialize, dine, and recreate through the preservation and enhancement of golf and associated amenities, including a renovated clubhouse.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Aesthetics and Scenic Resources		
Scenic Vistas: Implementation of the proposed project would not have a substantial adverse effect on a scenic vista.	No mitigation is required or recommended.	Less than significant impact.
Damage Scenic Resources Within a State Scenic Highway: Implementation of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Implementation of the proposed project would also not substantially alter or damage a scenic resource that is visible from a City scenic corridor.	No mitigation is required or recommended.	Less than significant impact.
Conflict with Applicable Zoning and Other Regulations Governing Scenic Quality: Implementation of the proposed project would not conflict with applicable zoning or other regulations governing scenic quality.	No mitigation is required or recommended.	Less than significant impact.
Light and Glare: Implementation of the proposed project could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	ASR-1 To avoid potential significant impacts to adjacent roadways and nearby residences, the project developer shall include in contract specifications that temporary construction lighting shall be shielded from the adjacent roadways, native habitat, and adjacent residences, including any new residences constructed as part of the proposed project.	Less than significant impact.
Air Quality		
Consistency with the 2016 AQMP: Implementation of the proposed project would not conflict with or obstruct implementation of the 2016 AQMP.	No mitigation is required or recommended.	Less than significant impact.

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<p>Cumulatively Considerable Increases in Emissions: Temporary, construction-related daily emissions generated during the project grading phase would exceed 25 pounds per day; therefore, as recommended by the Ventura County Air Pollution Control District (VCAPCD), this is identified as potentially significant impact. Mitigation is identified to reduce these emissions to the maximum extent feasible. The average daily emissions associated with project operational activities would not exceed the thresholds of significance recommended by the VCAPCD.</p>	<p>AQ-1 As recommended by the VCAPCD’s Air Quality Assessment Guidelines, the project developer shall include in construction contracts the following control measures:</p> <ul style="list-style-type: none"> • Maintain equipment engines in good condition and in proper tune per manufacturer’s specifications. • Maintain all construction equipment in good condition and in proper tune in accordance with manufacturer’s specifications. • Limit truck and equipment idling time to five minutes or less. • Minimize the number of vehicles and equipment operating at the same time during the smog season (May through October). • Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, to the extent feasible. • Heavy equipment used for grading and utilities installation shall use engines with a minimum diesel rating of Tier 3. 	<p>Less than significant impact.</p>
<p>Exposure of Sensitive Receptors to Substantial Pollutant Concentrations: Implementation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations of carbon monoxide. However, implementation of the proposed project could expose sensitive receptors to substantial pollutant concentrations of construction-related fugitive dust and toxic air contaminants. Mitigation is identified to reduce these impacts to less than significant levels.</p>	<p>AQ-2 All project contractors must implement fugitive dust control measures throughout all phases of construction. The project developer shall include in construction contracts the following control measures:</p> <ul style="list-style-type: none"> • Minimize the area disturbed on a daily basis by clearing, grading, earthmoving, and/or excavation operations. • Pre-grading/excavation activities must include watering the area to be graded or excavated before the commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during these activities. • All trucks must be required to cover their loads as required by California Vehicle Code §23114. • All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, must be treated to prevent fugitive dust. Treatment must include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering must be done as often as necessary. 	<p>Less than significant impact.</p>

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Environmental Impacts	Mitigation Measures	Residual Impacts
	<ul style="list-style-type: none"> • Graded and/or excavated inactive areas of the construction site must 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, must be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust. • Signs must be posted on-site limiting on-site traffic to 15 miles per hour or less. • During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations must 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 must use his/her discretion in conjunction with the VCAPCD is determining when winds are excessive. • Adjacent streets and roads must 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. • 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. 	
	AQ-3 The project developer shall include in construction contracts the requirement that heavy diesel equipment used for grading and utilities installation shall have low emission Tier 3 or better engines with diesel oxidation catalysts, level 3 diesel particulate filters that reduce particulate matter by at least 85 percent, and meet the latest ARB best available control technology.	
<p>Objectionable Odors: Implementation of the proposed project would not result in other emissions that create objectionable odors adversely affecting a substantial number of people.</p>	No mitigation is required or recommended.	Less than significant impact.

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Environmental Impacts	Mitigation Measures	Residual Impacts
Biological Resources		
<p>Candidate, Sensitive, and Special Status Species: Implementation of the proposed project could have a potentially significant effect, either directly or through habitat modifications, on a species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service.</p>	<p>BIO-1 Southwestern Pond Turtle: A qualified biologist shall prepare a Southwestern Pond Turtle Avoidance and Minimization Plan that shall include the following main components: 1) Worker Education Program; 2) exclusionary fencing; 3) biological/fence monitoring; and 4) relocation measures. The Avoidance and Minimization Plan shall be submitted to the City of Camarillo and CDFW for approval.</p> <p>Further, and consistent with the approved Avoidance and Minimization Plan, southwestern pond turtle within the proposed project impact area shall be relocated to approved relocation areas, which would potentially include Conejo Creek. Individuals shall be captured by hand or dipnet and immediately relocated outside of the project impact area.</p> <p>Exclusionary fencing/silt fencing shall be installed around all water bodies proposed to be impacted prior to draining or ground disturbing activities. This will facilitate the effective capture of turtles and prevent turtles from entering the work zone. Exclusionary fencing shall also be installed around all ponds/waterways (with a set back of the exclusionary fence to allow for basking on the bank) to be avoided in order to prevent turtles from accessing the work zone. This would include the installation of fencing along the eastern bank of Conejo Creek where the haul road is located and its unnamed tributary that traverses onto the northern portion of the project site. A qualified biologist shall monitor fence installation and will periodically inspect the fencing during construction.</p> <p>Exclusionary fencing/silt fencing shall be installed around all water bodies proposed to be impacted prior to draining or ground disturbing activities. This will facilitate the effective capture of turtles and prevent turtles from entering the work zone. Exclusionary fencing shall also be installed around all ponds/waterways (with a set back of the exclusionary fence to allow for basking on the bank) to be avoided in order to prevent turtles from accessing the work zone. This would include the installation of fencing along the eastern bank of Conejo Creek where the haul road is located and its unnamed tributary that traverses onto the northern portion of the project site. A qualified biologist shall monitor fence installation and will periodically inspect the fencing during construction.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>BIO-2 Least Bell's Vireo: Clearing and grubbing of potential least Bell's vireo habitat should occur outside of the least Bell's vireo nesting season (between September 16 and March 14). If clearing and grubbing activities will occur during the least Bell's vireo nesting season (between March 15 and September 15), then a qualified biologist shall monitor such activities until all suitable habitat has been removed.</p> <p>In addition, a qualified biologist shall conduct a Worker Environmental Program prior to construction activities commencing.</p> <p>Finally, if least Bells' vireo individuals or active nests are observed within a 300-foot buffer between the occupied habitat and construction activities during the construction monitoring, then construction activities in the area shall be halted / postponed, and the USFWS shall be contacted and informed of the finding immediately. The 300-foot buffer distance will be approved by the USFWS. Construction activities shall not commence within the approved buffer until the individuals have left the area and the nest is vacated and juveniles have fledged (if present) and there is no evidence of a second attempt at nesting, as determined by the biologist. Additional mitigation measures including the installation of sound dampening barriers (e.g., sound wall) may be incorporated with prior approval from the USFWS in order to allow construction activities to occur within 300 feet of least Bell's vireo individuals.</p>	
	<p>BIO-3 Nesting Birds: To the extent possible, the project applicant shall schedule all vegetation removal and grading activities during the non-breeding season (i.e., September 1 to January 31) to avoid impacts on active nests for common and special status birds. If project timing requires that vegetation clearing or grading occur between February 1 and August 31, the project applicant shall retain a qualified biologist (one with experience conducting nesting bird surveys) to conduct a pre-construction survey for nesting birds and raptors. A pre-construction survey shall be conducted by the qualified Biologist within 72 hours prior to vegetation clearing or the initiation of work during the breeding season. The pre-construction nesting bird survey area shall include the project site (i.e., disturbance footprint) plus a 250-foot buffer to search for nesting birds and a 500-foot buffer to search for nesting raptors. If no active nests are found, no further mitigation would be required.</p>	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>If an active nest is observed during the survey, the Biologist shall delineate an appropriate buffer to protect the nest. A protective buffer zone (25 feet to 500 feet for nesting birds, 300 feet to 500 feet for nesting raptors) shall be used to protect nesting birds and nesting raptors. The size of the buffer shall be established at the discretion of the Biologist based on site topography, existing disturbance, status of the species, sensitivity of the individuals (established by observing the individuals at the nest), and the type of construction activity. No construction activities shall be allowed in the designated buffer until the Biologist determines that nesting activity has ended. Encroachment into the buffer area around a known nest will only be allowed if the Biologist determines that the proposed activity would not disturb the nest occupants. Construction may proceed within the buffer once the Biologist determines that nesting activity has ceased (i.e., fledglings have left the nest or the nest has failed). The designated buffer will be clearly marked in the field and will be mapped as Environmentally Sensitive Areas (ESAs) on construction plans.</p>	
	<p>BIO-4 Roosting Bats: A final focused survey shall be conducted at the project site to determine the species of bat roosting at the project site during the maternity season (April 1 through August 31). If any potential maternity colonies are identified within the project impact area (including tree roosting bat species), those locations shall be mapped and a protective buffer shall be delineated by a qualified bat biologist. A protective buffer zone (minimum of 50 feet) shall be used to protect the potentially active maternity roost until the end of maternity season. The size of the buffer shall be established at the discretion of the qualified bat biologist based on site topography, existing disturbance, status of the species, and the type of construction activity. No construction activities shall be allowed in the designated buffer until end of maternity season, unless the qualified bat biologist can determine bats are no longer roosting within potential maternity roost.</p> <p>No more than 90 days prior to scheduled vegetation/structure removal, a qualified biologist shall conduct pre-construction surveys to identify those trees and/or structures proposed for disturbance that could provide day roosting habitat, maternity roosting habitat, or hibernacula. If day roosts, maternity roosts and/or hibernacula are present, the project developer shall implement appropriate measures to address temporary avoidance and removal, as applicable. Pre-construction surveys shall be repeated as necessary if the proposed vegetation removal will be phased over time.</p>	

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	<p>If a roost must be removed or temporarily excluded, a project-specific Bat Roost Eviction and Mitigation Plan shall be prepared to include the following main components: 1) timing of construction activities/vegetation removal; 2) construction related avoidance and minimization measures; 3) pre-construction surveys; 4) worker education program; 5) biological monitoring of vegetation removal within potential roost locations; and 6) exclusion/roost replacement measures.</p> <p>Occupied bat roosts shall be removed in a manner to minimize direct impact to bats. The procedures to remove bat roosts shall be detailed in a Bat Protection Plan but shall include a multi-step process to dismantle the roosts allowing the bats to exit unharmed prior to the final removal of the roost. Non-maternity day roosts may be removed at any time of the year. Maternity roosts shall be removed outside of the Maternity Season (April 1 through August 31). Hibernacula shall be removed outside of when bats are using the roosts for hibernation. If it is not feasible to remove maternity roosts and/or hibernacula during the appropriate timeframes, then the roosts will be temporarily avoided, and measures shall be implemented to minimize impacts to avoided roosts. The minimization measures shall be detailed in the Bat Protection Plan.</p> <p>In addition, a biologist shall place flagging and signage around roosts prior to the initial ground disturbance activities to prevent the accidental removal of the roost tree/structure. Flagging and signage shall be maintained as long as ground disturbance activities occur within 300 feet of roosts. The biologist shall periodically monitor the construction activities within the buffer area to ensure that indirect effects are being minimized. The idling of construction equipment shall be minimized within the 300-foot buffer area. As feasible, construction equipment should not be staged within the buffer area.</p>	
	<p>BIO-5 Mountain Lion: The project applicant shall include in purchase and tenant contracts the requirement that anticoagulant rodenticide shall not be used on any portion of project site during the operational life of the project. Anticoagulant rodenticides are typically used to control rodent populations, however, they have resulted in adversely affecting mountain lion populations and shall not be used in association with project activities unless new application methods are developed and subsequently proven to have no direct or secondary exposure effect on carnivore species, including mountain lion.</p>	

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	<p>BIO-6 Landscape Plan: The project applicant shall retain a qualified biologist (one with botanical expertise) to review and approve the final landscaping plan to ensure that the project does not include planting invasive species that would potentially degrade the quality of the surrounding sensitive associations of ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, and arroyo willow thicket. The biologist shall review the proposed plant pallet to ensure that it does not contain any invasive plant species (i.e., those on the California Invasive Plant Council’s [Cal-IPC’s] Invasive Plant Inventory rated as Moderate or High). Landscaping installed at the project site shall include only species on the approved plant palette. No invasive plant species shall be incorporated into any future change to the landscaping plan or subsequent landscaping throughout the operational life of the project.</p>	
	<p>BIO-7 Nighttime Construction: The project developer shall include in contract specifications that no construction activities shall occur at night (beginning 30 minutes before sunset and ending at sunrise).</p>	
	<p>BIO-8 Trash and Food Waste: The project developer shall include in contract specifications that all trash and food waste associated with construction or construction personnel shall be disposed of in sealed containers. These containers shall be emptied daily or prior to reaching their capacity. Any trash container observed to be attracting wildlife (ravens, rats, coyotes, etc.) shall be replaced with a more secure container and emptied at a higher frequency.</p>	
	<p>BIO-9 Project Limits: The project developer shall include in contract specifications that all project limits shall be staked, flagged, or fenced to clearly delineate the boundaries of the project construction area. All ingress and egress routes shall be identified prior finalizing the project limits and prior to conducting required pre-construction biological surveys. No construction activities (including staging, stockpiling, or vehicle and equipment access or turn-arounds) shall occur in unpaved areas outside of the identified project limits. No fencing shall be installed between the undeveloped hill southwest of Margarita Avenue and the undeveloped open space south of Irena Avenue. A minimum of 200 feet shall remain passable by wildlife between these two areas so connectivity may remain between these two open space areas.</p>	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>BIO-10 Introduction of Invasive Plants: The project developer shall include in contract specifications that all construction vehicles and heavy equipment shall be washed (including treads, wheels, and undercarriage) prior to delivery to the project site to minimize weed seeds entering the construction area via vehicles. Additionally, any straw wattles used for erosion control shall be certified as weed-free.</p>	
	<p>BIO-11 Removal of Existing Invasive Plants: The project developer shall include in contract specifications that existing invasive plant species (such as giant reed) located at the project site to be removed during construction shall be removed using best management practices that contain and properly dispose of the species' seeds and plant materials (which may reproduce asexually). Transport of any invasive plant material offsite shall be stored in securely covered containers or vehicles and disposed of at facilities that shall properly eliminate the ability of these materials to grow or colonize new areas.</p>	
<p>Riparian Habitat and Other Sensitive Natural Communities: Implementation of the proposed project could have a potentially significant effect on a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.</p>	<p>BIO-12 For all features identified in the project's jurisdictional delineation as jurisdictional that cannot be avoided, the project applicant shall obtain permits from the respective agencies (USACE, CDFW, and the RWQCB) prior to the initiation of construction activities. These permits include a CWA section 404 permit from the USACE Section, a CWA section 401 water quality certification from the RWQCB, and CDFW Section 1602 Notification of Lake or Streambed Alteration. If any Threatened and/or Endangered species are determined to occur within these areas, the Section 404 permit would involve a Section 7 Consultation between the USACE and US Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act.</p> <p>The project applicant shall implement and comply with all measures required by the jurisdictional permits. Mitigation for the loss of jurisdictional resources shall be negotiated with the resource agencies (USACE, CDFW, and the RWQCB) during the regulatory permitting process. Potential mitigation options shall include one or both of the following: (1) payment to a resource agency-approved mitigation bank or regional riparian enhancement program (e.g., invasive vegetation or wildlife species removal); and/or (2) establishment of riparian habitat (on site or off site) at a ratio of no less than 1:1, determined through consultation with the above-listed resource agencies. This will ensure no net loss of jurisdictional resources and that mitigation areas shall be equivalent or higher quality habitat value than those impacted.</p>	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>If in-lieu mitigation fees are required, prior to the initiation of any construction-related activities, the applicant shall pay the in-lieu mitigation fee to a mitigation bank/enhancement program for the replacement of impacted jurisdictional resources. If a riparian habitat establishment program is required, the project applicant shall (1) develop a habitat mitigation and monitoring plan (HMMP) in conformance with the USACE 2015 Guidelines; (2) submit the HMMP to the resource agencies for review; and (3) obtain resource agency approval of the HMMP, prior to the initiation of any construction-related activities. The HMMP shall be prepared by a qualified Restoration Ecologist and shall be implemented by a qualified Restoration Contractor (as defined below) under the supervision of the Restoration Ecologist. The project applicant shall be responsible for implementing the HMMP and ensuring that the mitigation program achieves the approved performance criteria. The project applicant shall implement the HMMP per its specified requirements, materials, methods, and performance criteria. The HMMP shall include the following items:</p> <ul style="list-style-type: none"> • Responsibilities and Qualifications. The responsibilities and qualifications of the applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of California native habitat mitigation/restoration programs, implemented under USACE, CDFW, and RWQCB permit conditions. A successful program shall be defined as one that has been signed off on by the resource agencies. • Performance Criteria. Mitigation performance criteria to be specified in the HMMP shall conform to the resource agency permit conditions. The HMMP shall state that the use of the mitigation site by special status plant or wildlife species, though not a requirement for site success, would be regarded by the resource agencies as a significant factor in considering eligibility for program sign-off. • Site Selection. The mitigation site(s) shall be determined in coordination with the resource agencies. The site(s) shall be in dedicated open space areas and shall be contiguous with other natural open space areas. The soils, hydrology/hydraulics, and other physical characteristics of the potential mitigation sites shall be analyzed to ensure that proper conditions exist for the establishment of riparian habitat. 	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<ul style="list-style-type: none"> • Seed Materials Procurement. At least one year prior to mitigation implementation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 20 miles, and within the same watershed, as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized per habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off- site habitat areas (lowest priority), assuming availability of seed species in multiple locations. • Wildlife Surveys and Protection. The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits). • Site Preparation and Plant Materials Installation. Mitigation site preparation shall include all of the following: (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable' plastic mesh] fiber roll); (f) application of salvaged native plant materials (i.e., coarse woody debris), as available and supervised by a biological monitor; (g) temporary irrigation installation; (h) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; (i) planting of container plant and cutting species; and (j) seed mix application. • Schedule. An implementation schedule shall be developed that includes planting and seeding to occur in the fall and winter (i.e., between November 1 and January 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below) for five years or until the mitigation program achieves the approved performance criteria. 	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
<p>Wetlands: Implementation of the proposed project could have a potentially significant effect on State or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>	<p>Mitigation measure BIO-12 is applicable to this impact.</p>	<p>Less than significant impact.</p>
<p>Wildlife Movement and Habitat Fragmentation: Implementation of the proposed project could interfere with the movement of any native or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p>	<p>BIO-13 No permanent fencing impermeable to wildlife shall be installed on the southern portion of the project site (southwest of Margarita Street) that has potential to limit wildlife movement across the site to adjacent, undeveloped areas. Examples of impermeable fencing include electric, chain link, welded wire, mesh fence (plastic or wire material), wrought iron, and any fencing with a solid surface such as wood panel fencing or cinderblock).</p>	<p>Less than significant impact.</p>
<p>Local Ordinances and Policies Protecting Biological Resources: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p>No mitigation is required or recommended.</p>	<p>No impact.</p>
<p>Conservation Plans: The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p>	<p>No mitigation is required or recommended.</p>	<p>No impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Cultural Resources and Tribal Cultural Resources		
<p>Historical Resources: Implementation of the proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State CEQA Guidelines.</p>	<p>No mitigation is required or recommended.</p>	<p>No impact.</p>
<p>Archaeological Resources: Implementation of the proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines.</p>	<p>CR-1 Prior to the issuance of grading permits, the project developer shall retain a qualified archaeologist to prepare an Archaeological Monitoring and Discovery Plan (AMDP) to ensure the proper treatment and long-term protection of unanticipated discoveries during project construction. The AMDP shall be submitted to the City for review and approval. The AMDP shall provide a description of the methods to be undertaken during monitoring and the steps to be taken in the event of an archaeological discovery during construction, including, at minimum:</p> <ul style="list-style-type: none"> • Development of research questions and goals to be addressed by the investigation in the event of a find. • Detailed field strategy used to record, recover, or avoid the finds and address research goals. • Analytical methods to be employed for identified resources. • Analytical methods to be employed for identified resources. • Disposition of the artifacts. <p>CR-2 The project developer shall retain a qualified archaeologist to conduct a Worker’s Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training shall be conducted by an archaeologist who meets or exceeds the Secretary of Interior’s Professional Qualification Standards for archaeology (National Park Service [NPS] 1983). Archaeological sensitivity training shall include a description of the types of cultural material that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of the materials in the event of a find.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>CR-3 The project developer shall ensure that archaeological and Native American monitoring is provided of all project-related ground disturbing activities. Archaeological monitoring shall be performed under the direction of the qualified archaeologist, defined as an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (NPS 1983). The qualified archaeologist, in consultation with the City of Camarillo and the Native American monitor, may recommend the reduction or termination of monitoring depending upon observed conditions (e.g., no resources encountered within the first 50 percent of ground disturbance). If archaeological resources are encountered during ground-disturbing activities, work within a minimum of 50 feet of the find must halt and the find evaluated for CRHR eligibility. Should an unanticipated resource be found as CRHR eligible and avoidance is infeasible, additional analysis (e.g., testing) may be necessary to determine if project impacts would be significant.</p> <p>CR-4 If cultural resources are encountered during ground-disturbing activities after the completion of the original monitoring required under mitigation measure CR-3, work in the immediate area must halt and the archaeologist shall be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for the CRHR eligibility. If the discovery proves to be eligible for the CRHR and cannot be avoided by the project, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any significant impacts to historical resources.</p>	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
<p>Tribal Cultural Resources: The proposed project could cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:</p> <ol style="list-style-type: none"> 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a local California Native American tribe. 	<p>Mitigation measures CR-1 through CR-4 are applicable to this impact.</p>	<p>Less than significant impact.</p>
<p>Human Remains: The proposed project could disturb any human remains, including those interred outside of formal cemeteries. Compliance with applicable codes would reduce this potential impact to a less than significant level.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Energy		
<p>Energy Consumption: The proposed project would not consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Energy Efficiency: The proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
Geology and Soils		
<p>Earthquake Fault Zoning: Implementation of the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Seismic Ground Shaking: Implementation of the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Ground Failure: Implementation of the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.	No mitigation is required or recommended.	Less than significant impact.
Landslides: Implementation of the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.	No mitigation is required or recommended.	No impact.
Soil Erosion: Implementation of the proposed project would not result in substantial soil erosion or the loss of topsoil during project construction and/or operations.	No mitigation is required or recommended.	Less than significant impact.
Soil Stability: Implementation of the proposed project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.	No mitigation is required or recommended.	Less than significant impact.
Expansive Soil: The proposed project may be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property. Implementation of the soils report recommendations as required by the City would reduce the potential impact of the project to a less than significant level.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
<p>Expansive Soil: The existing golf course operation also does not currently use a septic tank and the proposed project would not require the use of septic tanks.</p>	<p>No mitigation is required or recommended.</p>	<p>No impact.</p>
<p>Paleontological Resources: The proposed project may directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>GS-1 The project developer must include in construction contracts the requirement that project grading be halted, temporarily diverted, or redirected if any paleontological materials are encountered during project construction. The services of a qualified paleontologist must be secured by contacting the Center for Public Paleontology, which can be found at the following universities; USC, UCLA, California State University at Los Angeles, or California State University at Long Beach, to develop an acceptable monitoring and fossil remains treatment plan if resources are uncovered. If resources are uncovered, they shall be prepared to the point of identification and catalogued before they are donated to their final repository. All resources collected shall be donated to a public, nonprofit institution with a research interest in the materials. A report detailing the results of these efforts, identifying all resources collected, and naming the repository shall be submitted to the Department of Community Development at the completion of project construction, if resources had been found.</p>	<p>Less than significant impact.</p>
<p>Greenhouse Gas Emissions</p>		
<p>Generation of GHG Emissions: The proposed project would generate greenhouse gas emissions but would not exceed the thresholds of significance recommended by the VCAPCD.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Consistency With GHG Plans: The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Hazards and Hazardous Materials		
<p>Routine Use and Transport of Hazardous Materials: Implementation of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Release of Hazardous Materials: Implementation of the proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p>HM-1 Prior to the issuance of grading permits, the project developer shall have a Phase II Environmental Site Assessment prepared and completed to evaluate whether residual pesticides or heavy metals associated with historical herbicide applications are present above regulatory residential screening levels, human health risk criteria or California hazardous waste levels. Composite soil samples should be collected on one-acre centers within the property with historical agricultural use. Soil samples should be collected at 1.0 and 3.0 feet below ground surface (bgs) for analysis of organochlorine pesticides (OCPs) and associated heavy metals. The 1.0 feet bgs sample should be submitted to the laboratory and analyzed for organochloride pesticides and lead and arsenic related to historic agricultural uses. The remaining 3.0 feet soil samples collected should be placed on hold pending the analytical results of the first round of soil samples. Soil samples for OCPs and heavy metals should be analyzed by EPA test methods 8081 and 6010. If the samples identify any areas where residual pesticide or heavy metal readings exceed the applicable screening levels or human health standards, the project developer shall prepare and submit to the City a soil management and remediation program to reduce the readings to acceptable levels by measures such as removal of the contaminated soils to an off-site Class III landfill, implementation of a soil management program to reduce the concentrations present, or leaving the material in place and capping it with clean fill material.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>HM-2 Prior to the issuance of grading permits, the project developer shall conduct a geophysical survey and collection of soil vapor and soil samples to evaluate any impact from these features. Soil samples should be analyzed for TPH (full scan) and VOC analysis by U.S. EPA test methods 8015M and 8260 along soil vapor for VOC and TPHv analysis by EPA test method TO-15. Analytical results should be compared to regulatory screening level for commercial and residential land use set by the United States Environmental Protection Agency (US EPA), Region 9 Regional Screening Levels (RSLs), dated November 2019 or Department of Toxic Substance Control (DTSC) Hero Note #3, dated April 2019. If the samples identify any areas where the soil or soil vapor readings exceed the applicable screening levels or human health standards, the project developer shall prepare and submit to the City a soil management and remediation program to reduce the readings to acceptable levels.</p> <p>HM-3 Prior to the issuance of grading permits, the project developer shall conduct a subsurface investigation including a geophysical survey and soil sampling to evaluate potential impact associated with the former oil wells. If any soil requiring remediation due to presence of the wells is identified, the project developer shall prepare and submit to the City a soil management and remediation program to remediate the soil to acceptable levels by measures such as removal of the contaminated soils to an off-site Class III landfill, implementation of a soil management program to reduce the concentrations present, or leaving the material in place and capping it with clean fill material. If any wells are identified, the project developer shall comply with Mitigation Measure HM-4.</p> <p>HM-4 Prior to the issuance of grading permits, the project developer shall have all wells identified within the project site tested for liquid and gas leakage. Any wells found leaking shall be reported to CalGEM immediately. The developer shall submit a report of findings to CalGEM and the City of Camarillo. Surveyed locations shall be provided in Latitude and Longitude, NAD 83 decimal format.</p> <p>HM-5 Prior to the issuance of grading permits, the project developer shall submit to the City of Camarillo a report that identifies all oil wells in the vicinity of the grading and construction areas and that specifies whether the wells are to be re-abandoned to current CalGEM Idle Well Program standards or whether grading and construction setbacks are being provided from the well casings.</p>	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Release of Hazardous Materials Near Schools: Implementation of the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	No mitigation is required or recommended.	No impact.
Hazardous Materials Sites: Implementation of the proposed project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.	No mitigation is required or recommended.	No impact.
Aircraft Hazards: Implementation of the proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area due to aircraft operations.	No mitigation is required or recommended.	No impact.
Emergency Evacuation: Implementation of the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	No mitigation is required or recommended.	No impact.
Wildfire: The proposed project would not expose people or structures, either directly or indirectly, to significant risk of loss, injury, or death involving wildland fires.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Hydrology and Water Quality		
<p>Water Quality: Implementation of the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Groundwater Supplies: Implementation of the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Erosion and Siltation: Implementation of the proposed project would substantially alter the existing drainage pattern of the site or area through a change in site grading and the addition of impervious surfaces but would not result in substantial erosion or siltation onsite or offsite.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Flooding: Implementation of the proposed project would substantially alter the existing drainage pattern of the site or area through a change in site grading and the addition of impervious surfaces but would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
<p>Runoff Water: Implementation of the proposed project would substantially alter the existing drainage pattern of the site or area through a change in site grading and the addition of impervious surfaces but would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of pollutant runoff.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Flood Flows: Implementation of the proposed project would substantially alter the existing drainage pattern of the site or area through a change in site grading and the addition of impervious surfaces but would not impede or redirect flood flows.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Flood Hazards: The proposed project would be located in an existing flood hazard zone but would remove the development area from the flood hazard zone and reduce the release of pollutants due to project inundation.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Water Quality Plans: Implementation of the proposed project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Land Use and Planning		
<p>Physically Divide an Established Community: Implementation of the proposed project would not physically divide an established neighborhood or community.</p>	<p>No mitigation is required or recommended.</p>	<p>No impact.</p>
<p>Land Use Plan Consistency: Implementation of the proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation or applicable goal or policy from the City of Camarillo General Plan that was adopted for the purpose of avoiding or mitigating an environmental effect.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
Noise and Vibration		
<p>Increases in Noise Levels: Construction of the proposed project would comply with City of Camarillo Municipal Code restrictions. Operation of the proposed project would not generate substantial permanent increases in noise levels.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Ground-borne Vibration: Construction and operation of the proposed project would not generate excessive ground-borne vibration.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Airport Noise Levels: The proposed project would not expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport and Naval Base Ventura County.	No mitigation is required or recommended.	No impact.
Population and Housing		
Population Growth: The proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly.	No mitigation is required or recommended.	Less than significant impact.
Displacement of People and Housing: The proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.	No mitigation is required or recommended.	No impact.
Public Services and Recreation		
Public Service: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection, police protection, schools, parks, or other public facilities.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
<p>Increased Use of Parks: The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>New Recreational Facilities: The proposed project includes reconstructed recreational facilities which might have an adverse physical effect on the environment.</p>	<p>All of the mitigation measures identified in this EIR are applicable to this impact.</p>	<p>Less than significant impact.</p>
<p>Transportation</p>		
<p>Circulation System Programs, Plans, Ordinances, and Policies: Implementation of the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Reduction of VMT: Implementation of the proposed project would not conflict or be inconsistent with State CEQA Guidelines Section 15064.3(b) for the reduction of vehicle miles travelled.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Roadway Hazards: Implementation of the proposed project would not substantially increase hazards due to a design feature or incompatible uses.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Emergency Evacuation: Implementation of the proposed project would not result in inadequate emergency access.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Utilities and Service Systems		
<p>New or Expanded Utility Facilities: The proposed project would require the construction of new expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, but the construction or relocation of which would not cause significant environmental effects.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Water Supplies: The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Wastewater Treatment: The Camarillo Wastewater Treatment Plant has adequate capacity to accommodate the wastewater generation of the proposed project.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Solid Waste Generation: The proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Solid Waste Regulations: The proposed project would comply with federal, State, and local management and reduction statutes and regulations related to solid waste.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Wildfire		
<p>Emergency Evacuation: The proposed project would not substantially impair an emergency response plan or adopted emergency evacuation plan.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Exacerbate Wildfire Risks: The proposed project would not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Infrastructure Wildfire Risks: The proposed project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>
<p>Post-Wildfire Risks: The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Impacts Not Found to be Potentially Significant		
<p>Agriculture and Forestry Resources: The project would not convert Prime Farmland, Farmland of Statewide Importance, or Unique Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.</p>	<p>No mitigation is required or recommended.</p>	<p>No impact.</p>
<p>Agriculture and Forestry Resources: The project would not conflict with existing zoning for agricultural use or a Williamson Act contract.</p>	<p>No mitigation is required or recommended.</p>	<p>No impact.</p>
<p>Agriculture and Forestry Resources: The project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).</p>	<p>No mitigation is required or recommended.</p>	<p>No impact.</p>
<p>Agriculture and Forestry Resources: The project would not result in the loss of forest land or conversion of forest land to non-forest use.</p>	<p>No mitigation is required or recommended.</p>	<p>No impact.</p>
<p>Agriculture and Forestry Resources: The project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.</p>	<p>No mitigation is required or recommended.</p>	<p>No impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
<p>Mineral Resources: The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.</p>	<p>No mitigation is required or recommended.</p>	<p>No impact.</p>
<p>Mineral Resources: The project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.</p>	<p>No mitigation is required or recommended.</p>	<p>No impact.</p>