

PROJECT DESCRIPTION

This section of the EIR provides the project description for The Greens at Camarillo Springs, a 182-acre, 248-dwelling-unit senior residential and golf course renovation project (project or proposed project) proposed within the City of Camarillo. The purpose of this project description is to describe the project in a way that will be meaningful to the public, reviewing agencies, and decision-makers. According to CEQA, an adequate project description need not be exhaustive, but should supply the detail that is necessary for project evaluation of potential environmental impacts.¹

PROJECT APPLICANT

The applicant for The Greens at Camarillo Springs project is as follows:

NUWI Camarillo, LLC
2001 Wilshire Boulevard, Suite 401
Santa Monica, CA 90403

PROJECT OBJECTIVES

The primary objectives for the project, as set forth by the project applicant, 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.

¹ Although required by CEQA for a project description, this EIR provides a list of the agencies that are expected to use the EIR in their decision-making process in the Introduction section and the location of the project site is provided in the Environmental Setting section.

- 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.

PROJECT CHARACTERISTICS

Development Concept

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 from Public/Quasi-Public 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 area proposed for the General Plan Amendment (GPA) and change of zone is within one lot (234-0-040-595) and is specifically located south of Ridge View Street and west of the existing golf course driving range. 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.

The proposed development plan is illustrated in Figure 4-1. The conceptual trails, open space, and private/public amenities plan is illustrated in Figure 4-2.

Site Access and Parking

Gated access to the residential development is proposed via Ridge View Street and Camarillo Springs Road to internal private streets and drive aisles. The segment of Margarita Avenue within the property would be improved and the existing gate at Ridge View Street would be removed. Access to the residential development from Margarita Avenue would be provided by way of a County of Ventura Knox Box entry system along 'Street D.' No vehicles would be able to enter the site from the west without the Ventura County Fire Department operating the gate. Project residents would not have a key, fob, or controller to activate the entry function. Vehicles would be able to exit the residential development from this gate at any time by activating a sensor pad in the pavement. The Fire Department requested this so that residents would have an available emergency exit path of travel. The existing gate at the property boundary with the Camarillo Springs Country Club Village mobile home community would continue to remain closed with no mobile home access through the golf course property.

Most of the public who would use the public park and dog park are expected to be from the surrounding neighborhoods and would be able to walk to the parks.

The reconfigured golf course parking lot would provide 155 spaces and could be used by people who drive to the parks. Street parking along Ridge View Street is not allowed. The residential development includes 766 total parking spaces. 134 guest parking spaces (excluding garages and driveways) are provided. 496 garage parking spaces would be provided, two for each residential unit. 136 driveway parking spaces will be provided. At least 2.5 spaces would be provided per unit.

Site Hydrology

The project's design is proposing to preserve the amount of existing floodplain storage along Conejo Creek, to maintain or reduce base flood elevations through the area, and to remove the 154 existing residential structures from the current FEMA 100-year floodplain.

The 31-acre residential development area is proposed to be raised to not only locate the homes above the 100-year FEMA floodplain, but to also act as a flood protection barrier along the northern boundary of the site. This barrier is proposed to protect the proposed residential area as well as the 154 mobile homes that are subject to 100-year floods from the Conejo Creek floodplain. A total of 127 mobile home lots would be completely removed from the 100-year flood hazard zone. However, because some existing mobile home lots have elevations as low as 110 feet, a portion of 27 lots would remain partially within the 100-year flood zone. Specifically, the 154 mobile home lots within the FEMA 100-year floodplain would be affected as follows:

- There are 89 lots and residential structures in the west area generally adjacent to Margarita Avenue: 62 lots and residential structures would be completely removed from FEMA 100-year flood hazard, 27 lots immediately adjacent to the existing lake have existing ground below elevation 114.0 and, therefore, a portion of the lots would remain in the FEMA 100-year floodplain. However, all 27 lots would have the residential structure removed from the 100-year floodplain.
- There are 65 lots and residential structures in the south area generally adjacent to Irena Avenue: all 65 residential structures and the entire lots would be removed from the FEMA 100-year floodplain.

The reconfigured lake/pond along the southern edge of the proposed residential development would not only serve as a visual feature, but is also proposed to be a storm water detention storage area.

The proposed design incorporates a drainage system that would divide the stormwater flow from the upper Camarillo Springs watershed so that some of the flow will be conveyed through a large 10-foot x six-foot reinforced concrete box (RCB) bypass culvert directly to Conejo Creek. If the box becomes inundated, excess flows are proposed to be diverted to the reconfigured interior lake for additional storage. The proposed drainage master plan is illustrated in Figure 4-3. The secondary emergency overflow would be part of the detailed design and final construction plan preparation. Figure 4-3 locates the secondary emergency overflow at the "West Basin – Inlet to the Bypass Culvert".

There are no elements of the proposed drainage plan that require active operational activity by anyone or anything (pumps, valves, actuators, level controls, etc.). The drainage system is considered "passive" and has multiple redundant safety features as part of the design effort. Operation and maintenance personnel are not required to perform any function for the system to function as designed during a flood event. Maintenance (as is required on every drainage facility) happens before and after the annual rainy season.

INSERT Figure 4-1 - Proposed Development Plan

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INSERT Figure 4-2 - Conceptual Trails, Open Space, and
Private/Public Amenities

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INSERT Figure 4-3 - Proposed Drainage Master Plan

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The project applicant has proposed that the maintenance responsibility of the proposed drainage system (Camarillo Springs Debris Basin, West Basin, Bypass Culvert inlet, outlet and length of the culvert, and two 48-inch diameter outfall pipes (with flap gates) from the existing north lake to Conejo Creek) would be paid for as an annual assessment to the proposed new property owners and be the financial responsibility of the new property owners and not the City or the existing residents. The maintenance entity would be the homeowners association (HOA). Details of the drainage system maintenance plan and easements will be finalized with completion of the final design and drainage improvement plans.

Creating the building pad for the proposed residences as well as removing the 154 existing residential structures from the mapped 100-year floodplain area would require the excavation of soils from other areas of the golf course and transferring the soils to the proposed residential area. Most of this would be obtained from the southern golf course area, which would be excavated and lowered to a level that preserves the existing amount of Conejo Creek floodplain storage.

The project applicant has submitted a Conditional Letter of Map Revision (CLOMR) to FEMA to modify the existing Flood Insurance Rate Map (FIRM) floodplain map in order to remove the 154 existing residential structures from the mapped 100-year floodplain area and facilitate new residential development at the golf course.

Water Quality

The proposed development is required to mitigate post-construction stormwater runoff pollutants and volumes from impervious surfaces through infiltration, reuse, evapotranspiration, bioretention, or bioinfiltration, as required by the Ventura County Municipal Stormwater NPDES Permit, Board Order 2010-0108. To address the stormwater requirements, the project applicant has prepared and submitted to the City a Post Construction Stormwater Management Plan (PCSMP).

Utilities and Infrastructure

The proposed residential development would connect to the existing 12-inch water main is located within Ridge View Street for potable water use. The golf course would continue to be irrigated by private water from existing wells. The project applicant is also working with the Camrosa Water District to provide non-potable water for irrigation. The details of the non-potable connection have not been worked out at this time; however, the existing private wells are considered to be adequate to maintain the reconfigured golf course since it would be smaller than the existing course for which the wells currently provide water.

The proposed residential development would connect to the existing 15-inch vitrified clay pipe (VCP) line in Margarita Avenue. The applicant is proposing to upsize the existing 12-inch VCP sewer line west of Conejo Creek to a 15-inch sewer line to accommodate the increased wastewater generation of the project.

Electrical power to the project site would continue to be provided by Southern California Edison via the existing underground infrastructure located within Camarillo Springs Road and Ridgeview Street. Natural Gas would be continuously provided to the project site by the Southern California Gas Company via an existing six-inch gas line infrastructure in the local vicinity.

Construction Activities

Construction of the proposed project is expected to occur over a period of approximately six years. However, during construction, the golf course is not anticipated to be closed for longer than seven months. The project applicant will be required to obtain coverage under the State General Construction NPDES Permit and as required by that permit prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) to ensure proper erosion and sediment controls are imposed during construction activities. Creating the building pad for the proposed residences as well as removing the 154 existing mobile homes that are outside the project site from the mapped 100-year floodplain area would require the excavation of soils from other areas of the golf course and transferring the soils to the proposed residential area.² Grading and excavation is expected to occur over a period of approximately seven months. In all, approximately 850,000 cubic yards of soil would be graded to reshape the golf course and create the building pad area. There would not be any import or export of soil to or from the property. Earthwork is intended to balance onsite. The graded soil would be transferred within the property by scrapers and trucks. The proposed Tentative Tract map showing the proposed grading plan is illustrated in Figures 4-4 through 4-10. Larger maps may be reviewed at the City of Camarillo.

The soil that is excavated from the golf course - south area would be transported along an existing dirt access road located along the eastern side of Conejo Creek. This is a maintenance road for the Ventura County Watershed Protection District (VCWPD) and it is also utilized for golf course maintenance vehicles. The maintenance road is approximately 20 feet in width at its narrowest points and more than 50 feet in width at the widest points. The maintenance road would not need to be widened or improved to accommodate the project construction vehicles. VCWPD authorization would be required for using "maintenance road" for project construction and dirt hauling.

² As discussed previously, 154 existing mobile homes would be removed from the 100-year floodplain but 27 lots Along Margarita Avenue immediately adjacent to the existing lake have existing ground below elevation 114.0 and, therefore, a portion of the lots would remain in the FEMA 100-year floodplain.

INSERT Figure 4-4 - Proposed Tract No. 6016

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INSERT Figure 4-5 - Proposed Tract No. 6016 - Sheet 2

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INSERT Figure 4-6 - Proposed Tract No. 6016 - Sheet 3

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INSERT Figure 4-7 - Proposed Tract No. 6016 - Sheet 4

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INSERT Figure 4-8 - Proposed Tract No. 6016 - Sheet 5

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INSERT Figure 4-9 - Proposed Tract No. 6016 - Sheet 6

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INSERT Figure 4-10 - Proposed Tract No. 6016 - Sheet 7

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Infrastructure improvements including sewer, water, storm drain, curb and gutter, dry utilities, and streets would occur over period of approximately seven months and be completed before the residential construction begins. The improvements to the golf course and its facilities would also occur during this time frame. Included in the infrastructure improvements is the proposed upsizing of the existing 12-inch VCP sewer line west of Conejo Creek to a 15-inch sewer line to accommodate to increased wastewater generation of the project. This underground infrastructure improvement would be constructed within an existing sewer line easement and result in the temporary disturbance of the easement area. Once the sewer line improvement has been completed, the easement area will be returned to its existing use, i.e., agricultural production.

The new residences would be constructed in phases of approximately 16 units per phase. The first buildings constructed would be the residential recreation center, the home models, and the first phase of residences. Subsequent phases of residential construction would occur over periods of approximately five months based on market demand.

DISCRETIONARY ACTIONS AND APPROVALS

The City of Camarillo is the lead agency for the proposed project. This EIR is provided to address all discretionary actions associated with the development of the project including, but not limited to, the following:

- **General Plan Amendment (GPA) 2017-2:** The project applicant is requesting approval of GPA 2017-2 to change the General Plan land use designation for an approximate 31-acre portion of the property to Low-Medium Density Residential (5.1 - 10 dwelling units per acre).
- **Change of Zone CZ-327:** The project applicant is requesting approval of CZ-327 to change the zoning designation for an approximate 31-acre portion of the property from Rural Exclusive (RE) to RPD-8U (Residential Planned Development - 8 units per acre maximum).
- **Tentative Tract Map TT-6016:** The project applicant is requesting approval of TT-6016 to subdivide the property for the development of up to 248 new age-restricted (55+) residential units.
- **Residential Planned Development RPD-204:** The project applicant is requesting approval of RPD-204 to permit low-medium density residential development totaling 248 units at the project site.
- **Special Use Permit Modification SUP-6M(3):** The project applicant is requesting approval of SUP6M(3) to permit the reconfiguration of an existing 18-hole golf course into a 12-hole golf course.

Approvals and permits that may be required by other agencies that would act as Responsible Agencies under CEQA, include:

- Review and approval by Los Angeles Regional Water Quality Control Board.

- Consultation, review and approval by the California Department of Fish and Wildlife.
- Review and approval by the United States Army Corps of Engineers
- Approval of a CLOMR and LOMR by FEMA to modify the existing FIRM.
- Approval of a Master Drainage Plan and Floodplain Analysis from the VCWPD.
- Approval of encroachment permits from the VCWPD.
- Review and approval by the Camrosa Water District of a water master plan related to potable water supply availability for the project.

Other non-discretionary actions anticipated to be taken by the City at the staff level as part of the proposed project include:

- Review and approval of building permits by the Camarillo Building and Safety Department.
- Review and approval of grading permits, encroachment permits, and on- and off-site infrastructure improvements by the Camarillo Public Works Department and Community Development Department.
- Permit coverage will be required under the California State Water Resources Control Board General Construction NPDES Permit CAS000002, Order 2009-0009-DWQ as amended by Orders 2010-0014-DWQ and 2012-0006-DWQ for construction-related stormwater quality discharges.
- Approval by the Camarillo Public Works Department of a Post Construction Storm Water Management Plan (PCSMP) to mitigate post-construction stormwater flows produced by the project.