

LAND USE AND PLANNING

SUMMARY

Implementation of the proposed project would not physically divide an established neighborhood or community.

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.

ENVIRONMENTAL SETTING

City of Camarillo

The City of Camarillo is located in southern Ventura County along the U.S. Highway 101 (Ventura Freeway) corridor. U.S. Highway 101 bisects the City along an east-west alignment. The City is surrounded by unincorporated county land. The City of Thousand Oaks is located to the east and the cities of Oxnard and San Buenaventura (Ventura) are located to the west.

A variety of land uses, such as agricultural, residential, commercial, office, and industrial occur within the City, which covers approximately 13,220 acres (20.66 square miles) within its incorporated boundary. Agricultural uses are typically found in the southern part of the city and are composed primarily of row crops including a variety of vegetables and fruits. Residential uses are located throughout the city, but mostly north of the Ventura Freeway. Commercial and office uses generally occur in business districts and shopping centers along the Ventura Freeway and major arterials, such as Ventura Boulevard, Carmen Drive and Arneill Road. Industrial uses are primarily located along the railroad right-of-way in the central and eastern portions of the city and consist of manufacturing, research and development, and agriculturally-oriented industries. Table 5.10-1 identifies the land uses in Camarillo in 2018 as identified in the Land Use Element of the City of Camarillo 2017 General Plan Annual Progress Report.

Local Setting

The proposed project site is the Camarillo Springs Golf Course located at 791 Camarillo Springs Road in the eastern area of the city. The golf course is designated as Public/Quasi-Public in the City of Camarillo General Plan Land Use Element. The Conejo Creek area of the property is designated as a Waterway Linkage in the City of Camarillo General Plan Land Use Element. The property is largely bordered by existing residential developments and open space.

TABLE 5.10-1 - CITY OF CAMARILLO LAND AREA BY LAND USE CATEGORY - 2018

Category	General Plan Areas	Acres	Percent
Residential	Rural Density	6,418	55%
	Low Density	1,952	17%
	Low-Medium Density	2,706	23%
	Medium Density	1,108	10%
	High Density	213	2%
	High Density	291	3%
	Mobile Home	148	1%
Commercial	General Commercial	618	5%
	Office	551	4%
	Office	67	1%
	Commercial Mixed Use	59	1%
Industrial	Industrial	1,009	9%
	Industrial	859	7%
	Industrial/Commercial	7	0%
	Research and Development	143	1%
Conservation	Agriculture	1,662	14%
	Agriculture	1,151	10%
	Natural Open Space	511	4%
	Urban Reserve	0	0%
Public	Public	1,899	17%
	Public	742	6%
	Institutional/Semi Public	2	0%
	Mini Park	3	0%
	Neighborhood Park	93	1%
	Community Park	97	1%
	City-Wide Park	59	1%
	Special Use Park	4	0%
	Elementary School	91	1%
	Middle School	52	0%
	High School	89	1%
	Quasi-Public/Utility	321	3%
	Historic Site	11	0%
	Waterway Linkage	334	3%
Subtotal		11,606	
Streets		1,614	
Total		13,220	

Source of table data: City of Camarillo, March 14, 2018.

All of the residential areas east of Camarillo Springs Road are designated as Low-Medium Density Residential (10 dwelling units per acre max) in the City of Camarillo General Plan Land Use Element. A

pocket of detached single family homes is located west of Camarillo Springs Road immediately north of the golf course parking lot (Tract 5409). This area is also designated Low-Medium Density Residential. A mobile home community that is open to all ages is also located west of Camarillo Springs Road and is designated as Mobile Home (7 dwelling units per acre max) in the City of Camarillo General Plan Land Use Element.

The open space areas surrounding the project site are the adjacent hillsides and Conejo Creek. The hillside areas are designated as Natural Open Space in the City of Camarillo General Plan Land Use Element. The adjacent Conejo Creek area is designated as a Waterway Linkage in the City of Camarillo General Plan Land Use Element.

A commercial center is located adjacent to the golf course at the southwestern corner of Camarillo Springs Road and Ridgeview Street. This property is designated as General Commercial in the City of Camarillo General Plan Land Use Element and is zoned CPD (Commercial Planned Development).

The undeveloped area north of Ridge View Street is largely under agricultural production, but is designated as Research and Development in the City of Camarillo General Plan Land Use Element. A complex of single-story office buildings is located at the northwestern corner of Camarillo Springs Road and Ridge View Street. This property is designated as Office in the City of Camarillo General Plan Land Use Element.

Regulatory Setting

City of Camarillo General Plan

The California Government Code mandates that every county and city within the state adopt a long-term general plan for the physical development of the county or city and of any land outside its boundaries which bears relation to its planning. The City of Camarillo General Plan is a series of goals and policies for the City to implement in guiding both public and private decision-making on existing and proposed planning issues relevant to the City and its environs. The General Plan is a dynamic document consisting of nine elements (Land Use, Circulation, Scenic Highways, Housing, Recreation, Open Space & Conservation, Community Design, Safety, and Noise) as well as the Camarillo Urban Restriction Boundary ("CURB") ordinance.

The Land Use Element establishes a pattern of compatible land uses which reflect existing conditions and guide future development. As discussed previously, the golf course is designated as Public/Quasi-Public in the City of Camarillo General Plan Land Use Element. Public uses include parks, schools, libraries, police facilities and fire facilities. The quasi-public classification of the General Plan provides land areas for those uses which are private in nature, but will serve the public needs. This includes such uses as hospitals, private educational institutions, religious institutions, and other similar uses such as golf

courses. The Conejo Creek area of the property is designated as a Waterway Linkage in the City of Camarillo General Plan Land Use Element.

The Land Use Element establishes the the following objective for residential uses:

“To continually improve the areas as places for living by ensuring that those portions of the city which are best suited for residential use will be developed and preserved as healthful, safe, pleasant, attractive neighborhoods where all citizens are served by a full range of appropriate community facilities.”

The following Land Use Element principles for residential uses are applicable to the proposed project:

- To identify residential neighborhood patterns as a means of assisting in their planning and protection.
- To provide each neighborhood with adequate and convenient public facilities and amenities, particularly park and recreation facilities.
- To protect residential property values and privacy by ensuring compatible development with surrounding land uses and by preventing the intrusion of incompatible land uses.
- To discourage through traffic in order to promote safe neighborhoods.
- To encourage the maintenance and improvement of all residential areas throughout the city through a continuous program of street tree planting and care, adequate streets and sidewalks, street and sidewalk lighting, storm drainage and other utilities.
- Encourage the continued use of the Heritage Zone design program in the residential areas as set forth in the Community Design Element.
- Encourage the establishment of pathways within various residential projects with interconnects to city or regional pathway systems.
- Encourage adequate recreation facilities to serve the population expected to reside in cluster residential projects which may include recreation equipment for children, swimming pools, tennis courts, etc.
- Encourage pathways which provide priority for pedestrians and separation from vehicle traffic except where street crossing is required, in which case proper notice and design should be provided.
- Consider residential opportunities for properties being studied for reuse potential.

City of Camarillo Zoning

The City's Zoning Ordinance, which is administered by the Community Development Department, was adopted by the City Council in 1976 and is updated from time to time. This section - Title 19 - of the Camarillo Municipal Code controls the size of parcels, height of buildings, and landscaping of structures

such as fences, buildings, garages, and additions to houses and businesses. The Zoning Ordinance also specifies the types of land uses allowed in different parts of the city. The Zoning Ordinance is designed to protect city residents from conflicting activities being conducted near their homes and businesses.

The golf course is zoned RE (Rural Exclusive) and RE - 1 Acre. The R-E zone is intended to promote and preserve large lot subdivisions which are capable of producing and supporting certain ancillary agricultural uses and the keeping of certain domestic animals for personal purposes. The development standards are intended to ensure orderly development and compatibility between the uses permitted in this zone. Golf courses are allowed within the RE zone subject to approval of a conditional use permit. The Conejo Creek area of the property is zoned Open Space.

THRESHOLDS OF SIGNIFICANCE

In accordance with Appendix G to the State CEQA Guidelines, a project could have a potentially significant impact to land use and planning if it would:

- Physically divide an established neighborhood or community.
- 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.

PROJECT IMPACTS AND MITIGATION MEASURES

Physically Divide an Established Community

Threshold: Would the proposed project physically divide an established neighborhood or community?

Impact: Implementation of the proposed project would not physically divide an established neighborhood or community. No impact would occur.

Impact Analysis

The proposed residential development and reconfigured golf course would occur within the existing boundaries of Camarillo Springs Golf Course. The proposed project would occur adjacent to existing residential neighborhoods, but would not divide any existing residential neighborhoods. Therefore, no impact would occur.

Land Use Plan Consistency

Threshold: Would the proposed project 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?

Impact: 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. The impact of the project would be less than significant.

Impact Analysis

The project applicant is requesting approval of GPA 2017-2 to change the General Plan land use designation for a 31-acre portion of the property to Low-Medium Density Residential (30 dwelling units per acre). The requested change in land use designation would also necessitate a zone change for this 31-acre area from Rural Exclusive (RE) to RPD-8U (Residential Planned Development - 8 units per acre maximum).

The evaluation of this potential impact is based on the consistency of the proposed project with the policies and goals from the City of Camarillo General Plan adopted for the purpose of avoiding or mitigating an environmental effect that are applicable to the proposed project. This comparison is provided in Table 5.10-2. As shown, the proposed project would be consistent with each of the applicable policies and goals. Therefore, the impact of the proposed project would be less than significant.

CUMULATIVE IMPACTS

Development of the proposed project in conjunction with the related projects would result in further “infilling” of various urban land uses in the City of Camarillo. Each related project would be subject to individual review for conformance to current land use policies and standards. Additionally, each related project would be subject to independent environmental review. These procedures would provide assurances that potential cumulative impacts related to land use consistency and compatibility would generally be less than significant. In the case of the proposed project, it would not physically divide an established community. As such, it would not have any cumulative effect on the potential dividing of an established community elsewhere in Camarillo or Ventura County. The project is also consistent with each of the applicable policies and goals from the City of Camarillo General Plan adopted for the purpose of avoiding or mitigating an environmental effect that are applicable to the proposed project. Therefore, it would not have a cumulatively considerable effect on land use consistency within the City of Camarillo.

UNAVOIDABLE SIGNIFICANT IMPACTS

The proposed project would not create any unavoidable significant land use and planning impacts.

TABLE 5.10-2 - CAMARILLO GENERAL PLAN CONSISTENCY EVALUATION

Policy / Principals	Project Consistency Evaluation
Land Use Element	
To identify residential neighborhood patterns as a means of assisting in their planning and protection.	Consistent. The proposed project establishes a neighborhood pattern by identifying residential as the preferred land use for the project site.
To provide each neighborhood with adequate and convenient public facilities and amenities, particularly park and recreation facilities.	Consistent. 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.
To protect residential property values and privacy by ensuring compatible development with surrounding land uses and by preventing the intrusion of incompatible land uses.	Consistent. The existing residential neighborhoods that surround the golf course would continue to be located adjacent to golf course features, with the exception of the residential neighborhood located east of the driving range and west of Camarillo Springs Road. The uses in this area of the project site would include a neighborhood park, walking trails, a dog park, and event spaces, all of which would be open and available for public use. As demonstrated by other parks areas throughout Camarillo, these uses are compatible with residential uses. As demonstrated by the existing residential uses adjacent to Camarillo Springs Golf Course, the proposed residential uses would be compatible with the golf course.
To discourage through traffic in order to promote safe neighborhoods.	Consistent. Direct vehicular access to the golf course site would continue to be provided from Camarillo Springs Road. Gated access to the residential development is proposed via Ridge View Street and Camarillo Springs Road to internal private streets and drive aisles. No traffic through the nearby residential neighborhoods is anticipated or required for project implementation. As a gated community, the private streets within the residential area would not be used for through traffic by the general public.

TABLE 5.10-2 - CAMARILLO GENERAL PLAN CONSISTENCY EVALUATION

Policy / Principals	Project Consistency Evaluation
<p>Encourage adequate recreation facilities to serve the population expected to reside in cluster residential projects which may include recreation equipment for children, swimming pools, tennis courts, etc.</p>	<p>Consistent. 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. 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.</p>
<p>Consider residential opportunities for properties being studied for reuse potential.</p>	<p>Consistent. The proposed residential development would occur within a 31-acre portion of Camarillo Springs Golf Course. The remainder of the golf course would be reconfigured and updated.</p>
<p>Circulation Element 2014</p>	
<p>Policy 1.1.1. Residential areas shall be protected from unsafe or incompatible traffic from other land uses so as to maintain quality residential areas through proper land use planning. Discourage parking of non-residential vehicles on residential streets.</p>	<p>Consistent. Direct vehicular access to the golf course site would continue to be provided from Camarillo Springs Road. Gated access to the residential development is proposed via Ridge View Street and Camarillo Springs Road to internal private streets and drive aisles. Street parking along Ridge View Street is not expected. No traffic through the nearby residential neighborhoods is anticipated or required for project implementation.</p>
<p>Policy 1.1.2. Land use plans shall be designed to improve alternative modes of transportation, provide direct routes between uses, and strive to reduce the total vehicle miles traveled.</p>	<p>Consistent. The proposed project site is located within walking and cycling distance of existing shopping, office, and recreational areas.</p>
<p>Policy 1.1.4. At time of development application submittal, traffic shall be analyzed. A traffic study may be required to evaluate traffic impacts and any potential mitigation measures.</p>	<p>Consistent. A traffic and circulation study has been prepared to evaluate the impacts of the proposed project and this report has been reviewed by the City of Camarillo Traffic Engineer. The evaluation of project transportation impacts in this EIR incorporates information presented in the approved traffic and circulation study.</p>

TABLE 5.10-2 - CAMARILLO GENERAL PLAN CONSISTENCY EVALUATION

Policy / Principals	Project Consistency Evaluation
<p>Policy 1.2.1. A system of local and collector streets which serve residential neighborhoods should be established while protecting them from intrusion of cut through traffic.</p> <p>Policy 1.2.2. Residential neighborhood streets should be designed to avoid creating local streets which will ultimately function as collectors.</p> <p>Policy 1.2.3. Direct residential driveway access onto arterial streets should be avoided.</p>	<p>Consistent. Direct vehicular access to the golf course site would continue to be provided from Camarillo Springs Road. Gated access to the residential development is proposed via Ridge View Street and Camarillo Springs Road to internal private streets and drive aisles. No traffic through the nearby residential neighborhoods is anticipated or required for project implementation. As a gated community, the private streets within the residential area would not be used for through traffic by the general public.</p>
<p>Policy 1.2.7. Design of circulation infrastructure shall consider minimizing environmental impacts including those related to adjacent land uses, habitat, and visual resources.</p>	<p>Consistent. The roadway system for the proposed project would be internal to the project site and would not impact any adjacent land uses, sensitive habitat, or visual resources.</p>
<p>Policy 1.2.8. A project shall be responsible for providing improvements immediately adjacent to and between the limits of the project in accordance with the City's pave-out policy. A project is also responsible for its fair share of improvements at other intersections, roadways, and highways where significant impacts are created or where the project contributes to cumulative impacts.</p>	<p>Consistent. Any improvements to Camarillo Springs Road and Ridge View Street necessary to accommodate the proposed project are identified in the project site plans. The proposed project would also be subject to the City's traffic mitigation fee as well as the County Traffic Impact Mitigation Fee to accommodate necessary improvements elsewhere in the community area.</p>
<p>Policy 1.2.9. On-site circulation patterns shall be examined to ensure that traffic will flow in a reasonable manner and not interfere with normal traffic movement adjacent to the project or on the subject site.</p>	<p>Consistent. Direct vehicular access to the golf course site would continue to be provided from Camarillo Springs Road. Gated access to the residential development is proposed via Ridge View Street and Camarillo Springs Road to internal private streets and drive aisles. No traffic through the nearby residential neighborhoods is anticipated or required for project implementation. As a gated community, the private streets within the residential area would not be used for through traffic by the general public. The internal streets have been designed to meet City standards and accommodate the anticipated internal traffic volumes.</p>

TABLE 5.10-2 - CAMARILLO GENERAL PLAN CONSISTENCY EVALUATION

Policy / Principals	Project Consistency Evaluation
<p>Policy 1.3.1. The City shall estimate air quality impacts of motor vehicle trips generated by land use changes in accordance with Ventura County Air Pollution Control District (VCAPCD) guidelines.</p> <p>Policy 1.3.2. The City shall identify and evaluate measures that will reduce the air quality impacts of motor vehicle trips that are consistent with regional air quality and transportation plans.</p> <p>Policy 1.3.3. New development shall mitigate air quality impacts, based on the amount of emissions that must be reduced to bring the project below the thresholds established by the VCAPCD, through contribution of funds toward a Transportation Demand Management (TDM) plan.</p>	<p>Consistent. The air quality emissions associated with the proposed project have been calculated and evaluated in accordance with the procedures recommended by the VCAPCD in the Ventura County Air Quality Assessment Guidelines. The impacts of the proposed project are evaluated in the Air Quality of this EIR. Mitigation measures are recommended to reduce the potential construction-related impacts of the proposed project to less than significant levels.</p>
<p>Policy 2.1.2. Streetscapes shall be improved to enhance access, lighting, safety, and the overall experience for pedestrians, bicyclists, transit users, and vehicles.</p>	<p>Consistent. The internal private streets and drive aisles of the proposed residential area would meet City standards for appearance, access, lighting, and safety for pedestrians, bicyclists, and vehicles. Public transit services are currently not provided in the immediate area of the the project site.</p>
<p>Policy 2.1.4. New developments shall provide for safe and efficient roadway operations through careful control of access, and overall street and development design. Strive to operate new and existing streets and intersections at accident rate levels below statewide averages.</p>	<p>Consistent. Direct vehicular access to the golf course site would continue to be provided from Camarillo Springs Road. Gated access to the residential development is proposed via Ridge View Street and Camarillo Springs Road to internal private streets and drive aisles. The internal private streets and drive aisles of the proposed residential area would meet City standards for access, lighting, and safety for pedestrians, bicyclists, and vehicles.</p>
<p>Policy 5.1.1. Provide for streetscapes which present an aesthetically pleasing appearance and promote ease of use for pedestrian and bicycle traffic while also ensuring public safety.</p>	<p>Consistent. The internal private streets and drive aisles of the proposed residential area would meet City standards for appearance, access, lighting, and safety for pedestrians, bicyclists, and vehicles.</p>
<p>Policy 10.1.4. Undergrounding of utilities shall be provided in accordance with City standards.</p>	<p>Consistent. All new utilities to the project site would be provided via underground infrastructure.</p>

TABLE 5.10-2 - CAMARILLO GENERAL PLAN CONSISTENCY EVALUATION

Policy / Principals	Project Consistency Evaluation
2013-2021 Housing Element	
<p>Policy 1. Preserve the high quality of the City's existing housing stock and residential environment.</p>	<p>Consistent. The proposed senior residential development would be compatible with the existing residential uses in the Camarillo Springs area and would be compatible with the golf course. The proposed improvements to the golf course would not change the physical appearance of quality of the existing residences that surround the golf course.</p>
<p>Policy 2. Meet the City's local housing needs commensurate with its fair share of regional needs, including housing that is affordable to all income groups, to the maximum extent feasible.</p>	<p>Consistent. Chapter 20.01 of the City of Camarillo Municipal Code restricts the number of new residential units that may be constructed on an annual basis in order to ensure that population growth remains within adopted limits. Developers must apply for the annual development allocations, and characteristics of the projects such as energy efficiency are taken into consideration in the decision as to the projects that receive the limited allocations. The proposed project would be constructed over about six years. 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. SB 330 put the City's Development Control Ordinance into abeyance until 2025.</p>
Community Design Element 2012	
<p>Policy CD-1.2.1. Through community engagement and design review, ensure that new development and redevelopment is of high-quality design, is aesthetically pleasing and contributes to a positive image for Camarillo.</p> <p>Policy CD-1.2.3. Require that the architecture and site design of new developments are compatible with the surrounding context.</p>	<p>Consistent. The new residential uses would be designed to be consistent with the Heritage Zone in what would be a modern interpretation of the Monterey and/or Mediterranean style architecture similar to other recent residential developments within Camarillo.</p>

TABLE 5.10-2 - CAMARILLO GENERAL PLAN CONSISTENCY EVALUATION

Policy / Principals	Project Consistency Evaluation
<p>Policy CD-1.3.1. Require new developments to create pleasing transitions to surrounding development.</p>	<p>Consistent. The existing residential neighborhoods that surround the golf course would continue to be located adjacent to golf course features, with the exception of the residential neighborhood located east of the driving range and west of Camarillo Springs Road. The uses in this area of the project site 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 new residential area would be landscaped along Ridge View Street and would not be adjacent to any existing residential area.</p>
<p>Policy CD-1.4.1. All new development and redevelopment shall adhere to the basic principles of quality and timeless architecture, urban design and landscape architecture, including but not limited to human- scaled design and pedestrian orientation where appropriate, interconnectivity of street layout and siting buildings to hold corners.</p> <p>Policy CD-1.4.2. Enhance design for all new development and redevelopment through application of materials and design elements including:</p> <ul style="list-style-type: none"> a. Richness and authenticity of material surface and texture b. Muted earth tone colors (such as off-whites, ochres, siennas, umbers, beiges, tans, browns or other similar subdued colors) for primary building surfaces, with more intense colors limited to accents c. Significant wall articulation (insets, canopies, wing walls, trellis features, arcades, colonnades) d. Full-sloped roofs, multi-planed roofs (combination of pitched and flat roofs) e. Roof overhangs, articulated eaves and parapets f. Window configurations compatible with the design of the building g. Articulated building mass and form 	<p>Consistent. The new residential uses would be designed to be consistent with the Heritage Zone in what would be a modern interpretation of the Monterey and/or Mediterranean style architecture similar to other recent residential developments within Camarillo.</p>

TABLE 5.10-2 - CAMARILLO GENERAL PLAN CONSISTENCY EVALUATION

Policy / Principals	Project Consistency Evaluation
<p>h. Landscape elements, which include plantings and hardscape that complement the style of architecture, enhance building and site design and are integrated into the surrounding context</p> <p>i. Timeless designs, colors and materials</p> <p>j. Utilization of 360-degree architecture (articulation of all facade elevations) when visible from a public street or other property</p> <p>k. Allow for architectural and landscape variation between neighborhoods, but maintain common citywide street furnishings and street signage</p>	
Safety Element 2013	
<p>Policy SAF-2.1a. Minimize geologic hazards by identifying and addressing potential hazards during the planning and engineering of proposed development and /or improvement projects.</p> <p>Policy SAF-2.1b. Require the preparation of a geologic/ geotechnical investigation (performed by a Certified Engineering Geologist and/or Geotechnical Engineer) for all new development or redevelopment projects located in areas of potential hazards. That investigation should include adequate analysis and appropriate mitigation of potential hazards to the satisfaction of the City Engineer or their designee. Special consideration should be given to terrain, soils, slope stability, and erosion issues, where applicable.</p>	<p>Consistent. As discussed in the Geology and Soils section in this EIR, a geotechnical hazards evaluation was prepared for the project site and this analysis demonstrates that the development of the site with residential uses is feasible from a geotechnical perspective with no unusual risk or geotechnical hazard.</p>
<p>Policy SAF-2.2a. Review development projects involving construction within Earthquake Fault Hazard Zones (as depicted on the State of California, Earthquake Fault Hazards Map for County of Ventura in accordance with the requirements of the Alquist-Priolo Earthquake Fault Zoning Act and the policies and criteria established by the State).</p>	<p>Consistent. As discussed in the Geology and Soils section in this EIR, development of the proposed project is not expected to expose people or structures to 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>

TABLE 5.10-2 - CAMARILLO GENERAL PLAN CONSISTENCY EVALUATION

Policy / Principals	Project Consistency Evaluation
<p>Policy SAF-2.2g. Require additional analysis for development within areas susceptible to secondary seismic impacts (liquefaction, landsliding, subsidence, etc.) to determine the potential risk to these hazards and identification of mitigation measures, to the satisfaction of the City Engineer or their designee.</p>	<p>Consistent. As discussed in the Geology and Soils section this EIR, the proposed project site and surrounding properties are located within an area of the City deemed to have a potential for liquefaction. The recommendations for the soils at the project site will be specified in the soils report that is required to be submitted at the time of review of the project grading plan. 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.</p>
<p>Policy SAF-3.1b. Prevent incompatible land uses and development within the 100-year and 500-year floodplains and prohibit residential development within the regulatory floodway.</p>	<p>Consistent. The 31-acre residential development area would 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 would protect the proposed residential area as well as the 154 existing residential structures that are subject to 100-year floods from the Conejo Creek floodplain.</p>
<p>Policy SAF-3.1g. Promote low impact development techniques such as pervious paving, on-site groundwater recharge, rainwater harvesting, minimization of building footprints, and bioretention to improve defensive measures against storm events and storm water pollution.</p>	<p>Consistent. The project has been designed 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 reconfigured lake/pond along the southern edge of the proposed residential development would not only serve as a visual feature, but also as a storm water detention storage area.</p>
<p>Policy SAF-4.1a. Ensure that new and existing developments have an adequate water supply and access for fire protection and evacuation purposes.</p> <p>Policy SAF-4.1c. Require that all new residential subdivisions provide adequate access for emergency vehicles and resident evacuation.</p>	<p>Consistent. In accordance with standard City practice, the project development and building plans would be subject to review by the Fire Department to ensure that the site design and building plans comply with all applicable fire codes, including the applicable codes for emergency water supply and site access.</p>

TABLE 5.10-2 - CAMARILLO GENERAL PLAN CONSISTENCY EVALUATION

Policy / Principals	Project Consistency Evaluation
<p>Policy SAF-5.1g. Review new development or redevelopment projects located on sites with known and/or potential hazards to ensure hazards have been identified and remediated in accordance with applicable regulatory requirements.</p>	<p>Consistent. As discussed in the Hazards and Hazardous Materials of this EIR, hazards associated with the historic uses of the golf course property include the use of herbicides and pesticides for golf course maintenance as well as oil wells. Mitigation measures are identified to address these issues when the project is developed.</p>
Noise Element	
<p>Policy 3. The City [shall] require developers to submit noise assessment reports during the project planning process to identify potential noise impacts to their own developments and on nearby residential and noise sensitive land uses. New developments should be required to incorporate noise mitigation measures in their project designs, in order to meet the standards contained in this Element, whenever feasible.</p>	<p>Consistent. The Noise section of this EIR evaluates the impact of the proposed project on noise levels at nearby sensitive receptor locations and concludes that the increase in noise levels would not be significant. Noise levels affecting the proposed residential uses would be addressed through the building design review process after the project is approved.</p>
<p>Policy 4. The City, through the Building Department, will require that the State noise insulation standards for exterior-to-interior and for party walls and floor/ceiling noise control be applied to new single family dwellings as well as multi-family structures.</p>	<p>Consistent. The proposed residential buildings would be subject to all applicable State noise insulations standards. This would be addressed through the building design review process after the project is approved.</p>

Source of table data: City of Camarillo General Plan as amended through January 2018.

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