

PRELIMINARY FINAL SECOND SUBSEQUENT
MITIGATED NEGATIVE DECLARATION 2023-4

Camarillo Costco

Commercial Planned Development Modification CPD-226M(5);
Conditional Use Permit CUP-422



November 2023

Prepared by:



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Prepared for:

City of Camarillo

Department of Community Development

601 Carmen Drive

Camarillo, CA 93010

805-388-5360

Contact: Jaclyn Lee, AICP, Planning Manager

Prepared by:

Cadence Environmental Consultants

Camarillo, CA 93010

November 2023



TABLE OF CONTENTS

Section	Page
Introduction	1
Responses to Comments Received on the Draft Second Subsequent MND.....	4
Revisions to the Draft Second Subsequent MND.....	40
Revised Mitigation Monitoring and Reporting Program.....	47

Appendices

Appendix A – Biological resources Assessment

INTRODUCTION

This introduction is intended to provide the reader with general information regarding the Final Second Subsequent Mitigated Negative Declaration requirements for the proposed Camarillo Costco project.

PROJECT HISTORY

On September 12, 2007, the Camarillo City Council approved General Plan Amendment GPA 2006-2, Change of Zone CZ-297 and CZ-298, Commercial Planned Development CPD-226, and Conditional Use Permit CUP-294 for the Paseo Camino Real commercial center project at a 44.84-acre site located within the Airport North Specific Plan area. This project involved a General Plan Amendment from Office to General Commercial, Changes of Zone from Limited Manufacturing and Professional Office to Commercial Planned Development, and the development of up to 499,000 square feet of building coverage with an assumed mix of 429,469 square feet of retail space, 29,531 square feet of restaurant space, and 40,000 square feet of office space, which would be provided in buildings ranging from 2,400 square feet to 196,645 square feet. As is typical for many proposed developments, the actual building shapes and sizes would be determined during the building plan review process. However, the total amount of building space for the project would not exceed 499,000 square feet. CUP-294 allowed an increase in building height above 35 feet and up to 65 feet for certain tower elements.

The potential environmental impacts associated with the Paseo Camino Real commercial center project were evaluated in a Draft Mitigated Negative Declaration (MND) (MND 2006-17) that was circulated for a 20-day public review period. The MND evaluated the impacts of GPA 2006-2, CZ-297 and CZ-298, CPD-226, and CUP 294 for the development of a 499,000-square-foot commercial center rather than a mix of individual retail, restaurant, and office uses. At the end of the public review period, the written comments that the City received were responded to, a Mitigation Monitoring Program was prepared, and this information was presented as a Final MND to the City of Camarillo Planning Commission and City Council, which ultimately adopted the MND when it approved the Paseo Camino Real commercial center project.

The Paseo Camino Real commercial center project included an extension of Ventura Boulevard from its previous terminus (at the eastern project site boundary) to West Ventura Boulevard (previously Bajo Agua Avenue), which is approximately $\frac{3}{4}$ mile west of the project site. A previous two-lane segment of Ventura Boulevard along the northern property boundary was removed in accordance with the plans for the U.S. 101/Springville Drive Interchange and the vehicles traveling west from Overland Road would be directed into the center of the project site. The extension to West Ventura Boulevard (previously Bajo Agua) was needed to provide continuous roadway access from Las Posas Road on the east to Central Avenue on the west. The four-lane extension of Ventura Boulevard from the eastern project site boundary to West Ventura Boulevard was completed in 2008 with funding provided by the Paseo Camino Real commercial center project applicant.

In 2011, the City of Camarillo Planning Commission approved a Major Modification to the project [CPD-226M(1)]. The overall type and amount of development at the site under the Major Modification continued to be less than 499,000 square feet of commercial center building space and the site access points remained

unchanged. A Tentative Tract Map was also proposed at that time but was not acted upon by the City. The environmental impacts associated with CPD-226M(1) were evaluated in an Addendum to MND 2006-17.

In 2016, the City of Camarillo Planning Commission approved another Major Modification [CPD-226M(3)] to change the layout of the project site plan and changes to the allowed building elevations. The proposed site plan showed a total amount of building space of 487,239 square feet under this modification, which assumed a mix of 234,356 square feet of retail space, 57,082 square feet of in-line and freestanding restaurant space, and 38,000 square feet of health club space. The impacts of the Major Modification were evaluated in a Subsequent MND (Subsequent MND 2016-1 for the Amara Shopping Center). The Subsequent MND assumed the development of up to 499,000 square feet in order to provide flexibility in the subsequent site plan development for the project. The project also included a conditional use permit (CUP-372) to exceed the 35-foot maximum building height in the CPD zone, as well as conditional use permits (CUP-374 and CUP-375) for the sale of alcoholic beverage for off-site consumption. Tentative Tract Map TT-5880 was also requested to subdivide the approximately 45-acre property into eight (8) lots although the applicant did not move forward with the Tentative Tract Map and it was never approved by the City.

Although no development of the property under any of the previous approvals has occurred to date, CPD-226M(3) represents the current approval for development of the overall property.

PROPOSED PROJECT

MG2 Corporation is now requesting approval of a Major Modification to CPD-226M(3) to allow the development of a new 163,177-square-foot, one-story Costco Wholesale retail building and free-standing fuel facility with 16 dispensers (i.e., 32 fueling positions) and a parking lot consisting of approximately 901 stalls on the eastern 20 acres of the project site (proposed project). The applicant is also requesting approval of a CUP for the sale of alcoholic beverages at the Costco warehouse for off-site consumption and to permit building heights greater than 35 feet for the Costco warehouse. Although the City has entertained potential developments within the western portion of the property, no actual applications have been filed to date and the proposed project does not include a request to exceed the 499,000 square feet of building space approved for the entire property. The future second phase of the Amara Shopping Center would include the remaining 335,823 square feet of building area of the approved 499,000 square feet of commercial space in the western portion of the project site. No modification to the remaining western 24.84 acres of the project site is requested as part of the proposed project.

CEQA REQUIREMENTS

The potential impacts of the proposed project have been evaluated in a Draft Second Subsequent MND in accordance with Section 15070 of the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines). The Draft Second Subsequent MND describes the environmental setting of the project site and vicinity that are relevant to the proposed project, summarizes the impacts of the original project approved for the site, evaluates the potential environmental impacts of the current project as proposed, and identifies mitigation measures to reduce or avoid the potentially significant impacts of the proposed project.

In accordance with Section 21091 of the California Environmental Quality Act (CEQA) and Sections 15162 and 15073 of the State CEQA Guidelines, the Draft Second Subsequent MND was circulated for public

review and comment for 20 days from November 9 through November 28, 2023. During this time period, public agencies, organizations, and the public in general were afforded the opportunity to review the Draft Second Subsequent MND and submit written comments regarding the documents and the proposed project.

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

CONTENT AND FORMAT

The Draft Second Subsequent MND, responses to comments received on the Draft Second Subsequent MND, changes to the text of the Draft Second Subsequent MND, and the revised Mitigation Monitoring and Reporting Program comprise the Final Second Subsequent MND for the project. If the Second Subsequent MND is adopted, the materials will be incorporated into a single Final Second Subsequent MND document that also includes the resolution adopting the Final Second Subsequent MND and approving of the revised Mitigation Monitoring and Reporting Program.

This Preliminary Final Second Subsequent MND includes each of the Final Second Subsequent MND sections required for the proposed Camarillo Costco project. The Responses to Comments Received on the Draft Second Subsequent MND section identifies all of the organizations and individuals that submitted comments to the City of Camarillo in response to the Draft Second Subsequent MND. Each comment is identified along with the City's responses to the comment. The Revisions to the Draft Second Subsequent MND section identifies the changes to the text of the Draft Second Subsequent MND that occur in response to the comments received in response to the Draft Second Subsequent MND, as well as City staff directed changes. The revised Mitigation Monitoring and Reporting Program for the proposed project is included at the end of this document. The Responses to Comments Received on the Draft Second Subsequent MND section will be incorporated as Appendix I to the Final Second Subsequent MND and the revised Mitigation Monitoring and Reporting Program will be incorporated as Appendix J.

RESPONSES TO COMMENTS RECEIVED ON THE DRAFT SECOND SUBSEQUENT MND

INTRODUCTION

The Draft Second Subsequent MND was circulated for public review and comment for 20 days from November 9 through November 28, 2023. During this time period, public agencies, organizations, and the public in general were afforded the opportunity to review the Draft Second Subsequent MND and submit written comments regarding the documents and the proposed project. By the end of the public review period, the City of Camarillo had received 12 letters, emails, and online form submittals commenting on the Draft Second Subsequent MND.

The 12 comment letters, emails, and online form submittals that were received from the organizations and individuals are shown in the following list and are provided on the following pages.

Commenting Organization or Individual	Submittal Date
Mason Luna	November 10, 2023
Melanie (last name not provided)	November 11, 2023
Michael Gold	November 13, 2023
Ventura Audubon Society	November 13, 2023
David Long	November 14, 2023
Ellen Schachter	November 14, 2023
Kristen Kessler	November 17, 2023
Joan Handzel	November 18, 2023
Nomi Park	November 22, 2023
Monique Fairfax	November 27, 2023
Merrill Berge	November 28, 2023
Ventura County Citizens Against Mega Gas	November 28, 2023



City of Camarillo

Public Comments

PUBLIC COMMENTS

Friday, November 10, 2023 03:40 PM

NOTICE

This is a public document and will be posted as part of the public record. Any attachments, pictures, and information submitted will be subject to disclosure in accordance with applicable law, including the Public Records Act.

Meeting Date Tuesday, December 5, 2023
Agency Planning Commission
Item Type Agenda Item
Item Number or Subject CPD-226M(5)/CUP-422, Costco Wholesale
Position Oppose

Comments

Upload Additional Information

IDENTIFICATION

Name Mason Luna
Address 888 Palmer Ave
Camarillo, CA, 93010
Telephone
Email mason.luna38@gmail.com

Public Records Acknowledgement By checking this box, I acknowledge that I understand anything I submit will become part of the public record and be subject to disclosure in accordance with applicable law, including the Public Records Act.



City of Camarillo

Public Comments

PUBLIC COMMENTS

Saturday, November 11, 2023 03:14 PM

NOTICE

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Meeting Date	Tuesday, December 5, 2023
Agency	Planning Commission
Item Type	Agenda Item
Item Number or Subject	Costco
Position	Support
Comments	It will be a huge benefit to the city and the residents. We need the gas station too. Camarillo has higher gas prices than other cities for some reason.

Upload Additional Information

IDENTIFICATION

Name	melanie
Address	Camarillo, Calif, 93012
Telephone	
Email	
Public Records Acknowledgement	By checking this box, I acknowledge that I understand anything I submit will become part of the public record and be subject to disclosure in accordance with applicable law, including the Public Records Act.

Sean Konenakeaw

From: Jaclyn Lee
Sent: Monday, November 13, 2023 10:02 AM
To: Janessa Gutierrez
Cc: Sean Konenakeaw
Subject: FW: 226M(5)/CUP-422

Categories: To-Do

Please save this email for distribution to the PC.

Jackie Lee AICP, Planning Manager
City of Camarillo | 601 Carmen Drive, Camarillo, CA 93010
(805) 383-5616 | jlee@cityofcamarillo.org

-----Original Message-----

From: Michael Gold <gmg2409k@gmail.com>
Sent: Monday, November 13, 2023 10:01 AM
To: Jaclyn Lee <jlee@cityofcamarillo.org>
Subject: 226M(5)/CUP-422

Please move to approve the Second Subsequent MND. It is a win-win for the city. Added tax base, added retail availability and all done with no impact on residential areas Michael zHold

Sent from my iPhone



Thursday, November 13, 2023
RE: Costco Development

Dear Councilmembers,

The Ventura Audubon Society takes issue with the proposed Camarillo Costco development. We are concerned about the impact the project will have on local wildlife and loss of open space. Bird populations are falling all over the United States; three billion birds have been lost in the U.S. and Canada since the 1970's (State of Birds Report 2022; [StateoftheBirds.org](https://stateofthebirds.org)).

The proposed Costco site is a foraging ground for red-tailed hawks and other raptors, habitat for red-winged blackbirds and song birds (sparrows, pipits, goldfinch, etc.) and other ground birds (doves, pigeons) that forage and potentially nest there. It is known to provide habitat for special status species including western burrowing owl and horned lark. Because of the development that is already in progress north of the 101, and the eventual development of the second field on Springville Drive and Ventura Road, we are concerned that birds will abandon the area and the increasing loss of open space.

We contend it is inadequate to rely on the EIR conducted in 2008 to address current biological impacts of the proposed project because the biological survey upon which the assessment is based is 19 years old (conducted in January 2004). Furthermore, it provides inadequate data because it was conducted in winter when there are the lowest levels of flora and fauna activity. Spring is the optimal season for biological field surveys for projects where only one survey is conducted. Additionally, listing status of plants and animals have changed in the nearly 2 decades since 2004 and this information needs to be updated in the assessment.

A new CEQA-level assessment is necessary to determine potential impacts to and mitigation for biological resources. This assessment must be based on a current field survey along with updated literature review and regulatory analysis. Additional issues including habitat loss, greenhouse gases, night lighting, traffic, air pollution, and cumulative impacts must also be studied. We ask that a focused EIR or mitigated negative declaration be conducted to study these impacts. At a minimum, a new initial study should be prepared.

Thank you for your time and consideration.

Respectfully,

Cynthia Hartley
Conservation Committee Chair
cynthia.hartley@venturaaudubon.com

Rachel Ameche
President
president@venturaaudubon.com

venturaaudubon.org / P.O. Box 24198 Ventura, California 93002



City of Camarillo

Public Comments

PUBLIC COMMENTS

Tuesday, November 14, 2023 03:56 PM

NOTICE

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Meeting Date	Tuesday, December 5, 2023
Agency	Planning Commission
Item Type	Agenda Item
Item Number or Subject	Costco development and gas pumps.
Position	Support
Comments	I am all in favor. We need it. It will be very good for Camarillo
Upload Additional Information	

IDENTIFICATION

Name	David Long
Address	5025 Rexton Dr Camarillo , CA, 93012
Telephone	(818) 921-6160
Email	davidlong2013@hotmail.com
Public Records Acknowledgement	By checking this box, I acknowledge that I understand anything I submit will become part of the public record and be subject to disclosure in accordance with applicable law, including the Public Records Act.



City of Camarillo

Public Comments

PUBLIC COMMENTS

Tuesday, November 14, 2023 09:05 PM

NOTICE

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Meeting Date Tuesday, December 5, 2023
Agency City Council
Item Type Agenda Item
Item Number or Subject CPD-226M(5)/CUP-422, Costco Wholesale
Position Support

Comments

Upload Additional Information

IDENTIFICATION

Name Ellen Schachter
Address 5025 Rexton Drive
Camarillo, CA, 93012
Telephone (310) 962-2721
Email traci22@hotmail.com

Public Records Acknowledgement By checking this box, I acknowledge that I understand anything I submit will become part of the public record and be subject to disclosure in accordance with applicable law, including the Public Records Act.



City of Camarillo

Public Comments

PUBLIC COMMENTS

Friday, November 17, 2023 08:16 PM

NOTICE

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Meeting Date Tuesday, December 5, 2023
Agency Planning Commission
Item Type Agenda Item
Item Number or Subject CPD-226M(5)/CUP-422, Costco Wholesale
Position Oppose

Comments Dear Commissioners,
I am opposed to the Costco project going through as planned. I urge you to require that an EIR be conducted. This is a massive project that will exceed allowable emissions for air pollution, yet no EIR is being conducted. There will be huge impacts on traffic, air pollution, emergency response times, and local wildlife. Please don't rush this process.

Thank you for your time and consideration.

Kristen Kessler

Upload Additional Information

IDENTIFICATION

Name Kristen Kessler
Address 10645 Vinca Lane, APT 102
Ventura, CA, 93004
Telephone (805) 705-3520

From: [joan_handzel](#)
To: [Jaclyn Lee](#)
Subject: Need For Environmental Impact Report (EIR) re Inadequate Costco MND
Date: Saturday, November 18, 2023 4:17:23 PM

Absent from the Subsequent Mitigated Negative Declaration (MND) regarding the proposed Costco project is an in depth analysis of how the proposed Costco and its mega gas station will affect the quality of life of nearby residents.

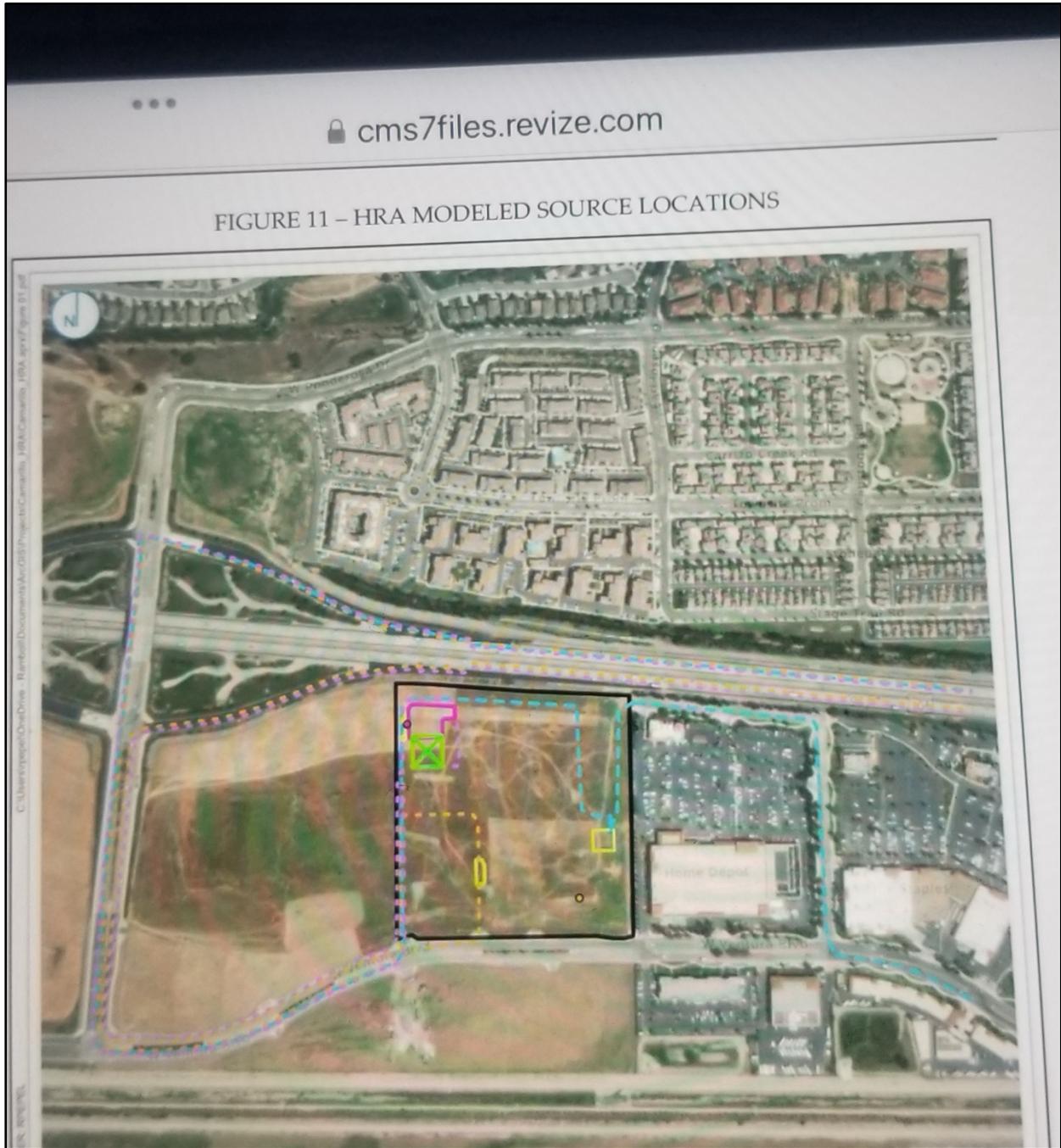
Figure 11 (P. 43) of the MND (Photo attached) illustrates the close proximity of about 1,200 apartments, townhomes, and single family homes built on nearly 174 acres east of Springville Drive just across the 101 Freeway from the proposed project. When the City approved the 2007 original plan, that area just across the Freeway was a strawberry field and the City did not require an EIR. Since then, in its various Declarations regarding the proposed commercial site, the City has ignored any likely adverse impacts a car-magnet Costco would have on nearby residents. One of those apartment buildings is home to hundreds of low-income seniors.

Though the report repeatedly states that there are indeed two entrances to the site from Ventura Boulevard, the MND overlooks routes that one has to travel to get there. Will drivers choose to take Ponderosa to avoid the dreaded Las Posas-Ventura Boulevard intersection? Will southbound traffic on Earl Joseph escalate, impacting residents wishing to take Ponderosa to exit the Springville development? How will increased traffic on the 101 affect those wishing to exit at the Springville off ramp?

The addition of a mega gas station is most distressing. There is no need for another gas station. One has recently been approved on Arneill Road and another is planned for Ralph's empty corner lot on Las Posas. The area on the Costco site where 42 vehicles will sit idling waiting for their turn at the pump and spewing pollution into the atmosphere is located in the "most remote area of the site," just next to the freeway, directly across the nearby residential area. We don't need the additional pollutants.

The residents who will be affected by the proposed project deserve to have an INDEPENDENT EIR requiring a comprehensive study and analysis of impacts to traffic, air, existing businesses, and property values.

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From: [Nomi Park](#)
To: [Jaclyn Lee](#)
Subject: Attention: Jaclyn Lee, Planning Manager RE: Second Subsequent Mitigated Negative Declaration for Costco project and Mega Gas Station
Date: Wednesday, November 22, 2023 12:06:48 PM

Dear Jaclyn,

I am writing to express my deep concerns regarding the Second Subsequent MND for the Costco project and Mega Gas Station in Camarillo. I strongly believe that the scale and nature of this development necessitate a comprehensive Independent Environmental Impact Report to thoroughly assess potential environmental impacts. I cannot imagine the addition of another gas station, let alone a Mega Gas Station, in our small city will not have a negative impact on residents' quality of life, traffic, commute and emergency response times, soil, air, water, wildlife, existing businesses, etc. We already have at least 4 or 5 gas stations within a 2 mile radius from the Costco project site. The addition of a Mega Gas Station seems overkill. Also, with California heading to fully electric vehicles by 2035 why would we want to add a Mega Gas Station to our city?

Please take my and my neighbors concerns into consideration when reviewing this project and the impact it will have on our community.

Thank you,
Nomi Park
Resident of Springville Community, Camarillo

From: [Monique Fairfax](#)
To: [Jaclyn Lee](#)
Subject: No Costco
Date: Monday, November 27, 2023 12:29:48 PM

Please stop the proposed building of Costco in Camarillo. It will impact my neighborhood directly. The giant home construction project by Springville has increased mega-ton truck traffic significantly at all hours. We do not want delivery trucks on our residential streets due to the noise and pollution. The small windy road has a 10 Mph hairpin turn. It is unsafe for the amount of people that will be already residing here. Soon, many more people will be moving into the new homes. There are many conveniences and supermarkets, gas stations in this area. We have Costco in Oxnard and it is very busy by all accounts. Accidents happen daily, and the noise is at an unhealthy high decibel reading. We don't need more building in this part of Camarillo. Please protect the limited safety and health we have left. The gas station alone will pollute the land; people may get sick or worse from the impact of this project. Please consider the community concerns before allowing this project to continue.

Respectfully,

Monique Fairfax

Sent from my iPhone

From: [Merrill Berge](#)
To: [Jaclyn Lee](#)
Subject: Camarillo Costco Second Subsequent MND 2023-4
Date: Tuesday, November 28, 2023 11:36:48 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

Dear Jacqueline and the Camarillo Planning Commission,

I dove into the Camarillo Costco [Draft Second Subsequent MND 2023-4](#) and have several areas of concern that would also seem to be of concern to the Camarillo Planning Commission.

Pg. 11 - *There would be four covered fueling bays, each with four gas pumps which fuel two cars each. This results in 16 fueling dispensers that would provide a fueling capacity for 32 cars at a time. A proposed stacking area provides space for an additional 42 cars waiting to get to a fueling position.* - see comment on "hotspot" below

Pg. 12 - *Four underground fuel tanks would be installed with the gas station. Specifically, there would be two 40,000-gallon regular gas tanks, one 40,000-gallon premium gas tank, and one 1,500-gallon fuel additive tank.* - this is in addition to the fuel tanks already in place at 112 existing gas pumps along the main Camarillo arteries of Las Posas, Carmen and Arneill, plus those being installed at the 16 NEW gas pumps already approved on the corner of Las Posas Plaza and in the KMart redevelopment site. (see map at end)

Pg. 14 - *The preliminary site plan provides a total of 901 parking stalls, including 19 handicapped accessible stalls and 181 stalls for electric vehicles. Of the 181 electric vehicle stalls, 46 stall would provide electric vehicle supply equipment (EVSE) at first occupancy while the remaining 135 stalls would provide electrical infrastructure for the future installation of EVSE.*

Only 5% of the 901 parking stalls would have EV charging infrastructure (901 minus the 46 initial EV charging spots = 855 parking spots w/o EV charging)

Pg. 34

Table 2 – Maximum Daily Air Pollutant Emissions for Project Operations

Emissions Source	Emissions in Pounds Per Day	
	ROC	NOx
Costco		
Area Sources	5.0	0.06
Energy Sources	0.02	0.3
Mobile Sources	25.4	26.2
Natural Gas Back-up Generator	0.0001	0.005
Gasoline Dispensing Facility	42.1	--
Total Emissions	72.5	26.5
Total Non-Stationary Source Emissions	30.4	26.5
Regional Shopping Center		
Area Sources	10.1	0.1
Energy Sources	0.03	0.5
Mobile Sources	40.7	23.1
Total Emissions	50.8	23.8
Total Non-Stationary Source Emissions	50.8	23.8
Total Project		
Total Non-Stationary Source Emissions	81	50
VCAPCD Thresholds of Significance	25	25
Exceeds Threshold?	Yes	Yes

Source of table data: Rambol, September 6, 2023.

Implementation of mitigation measures AQ-3 and AQ-4 would reduce the cumulative air quality impacts of the proposed project to a less than significant level.

Pg. 33

AQ-3 The project developer shall include in construction and building management contracts the following requirements or measures shown to be equally effective:

- *Use solar or low-emission water heaters in the commercial buildings.*
- *Require that commercial landscapers providing services at the common areas of project site use electric or battery-powered equipment, or other internal combustion equipment that is either certified by the California Air Resources Board or is three years old or less at the time of use, to the extent that such equipment is reasonably available and competitively priced in Ventura County (meaning that the equipment can be easily purchased at stores in Ventura County and the cost of the equipment is not more than 20 percent greater than the cost of standard equipment).*
- *Provide bus stops with shelters at locations along the project frontage with Ventura Boulevard. The number of bus stops shall be determined in consultation with Camarillo Area Transit.*

AQ-4 The project developer shall contribute a total of \$667,502 to a TDM fund managed by the City of Camarillo.

That's it?

No solar panels on the buildings? Or on parking lot shade structures?

Only 5% of 855 parking stalls with EV charging?

Consider the following analysis from the So. Coast Air Quality Management District - for the Murietta Costco location

<https://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2020/July/RVC200626->

[01.pdf?sfvrsn=8](#)

The Lead Agency quantified the Proposed Project's regional operational emissions in the Draft EIR. Based on this analysis, the Lead Agency found that the Proposed Project's unmitigated regional operational air quality impacts would be significant for NOx and volatile organic compounds (VOCs) emissions at 60 lbs/day and 76 lbs/day¹², respectively, which would exceed South Coast AQMD's regional operational air quality CEQA significance thresholds for NOx and VOCs at 55 lbs/day. The exceedance of NOx emissions would be primarily due to mobile sources visiting the Proposed Project during operation¹³, while the exceedance of VOCs emissions would be primarily due to gasoline dispensing operations¹⁴. The Lead Agency is committed to implementing operational MM-AQ-2, which requires that the project applicant provide preferential parking for clean air vehicles and offer transit subsidies for all employees of the Proposed Project for three to six months¹⁵. Implementation of MM-AQ2 may be effective at mitigating the Proposed Project's operational NOx and VOCs emissions, but was not able to reduce those emissions to less than significant levels. Therefore, the Proposed Project's regional air quality impacts from operational NOx and VOC emissions would remain significant and unavoidable at 60 lbs/day and 76 lbs/day, respectively¹⁶.

In the Draft EIR, the Lead Agency identified South Coast AQMD as a Responsible Agency for the Proposed Project²⁰ and included a discussion of compliance with applicable South Coast AQMD Rules, including, but not limited to, Rule 431.2 – Sulfur Content of Liquid Fuels²¹ and Rule 461 – Gasoline Transfer and Dispensing²². The Final EIR should also include a discussion of compliance with other applicable South Coast AQMD Rules, including but not limited to, Rule 201 – Permit to Construct²³, Rule 203 – Permit to Operate²⁴, and Rule 1401 – New Source Review of Toxic Air Containments²⁵.

Since the gasoline service station of the Proposed Project will include 32 fueling pumps and has an annual throughput of 26 million gallons of gasoline, it is important that mobile source emissions from operation of the gasoline service station are fully and adequately evaluated in the air quality analysis in the Final EIR. 2. Recommended Revisions to Existing Project Design Features (PDFs)-AQ/GHG-1 and -AQ/GHG-2 In the Draft EIR, the Lead Agency is committed to installing 17 electric vehicle (EV) charging stations at the Proposed Project. Three EV charging stations will be installed in the warehouse parking lot, and the remaining 14 stations will be installed in the parking lot for retail uses²⁷. Since the Proposed Project will result in significant and unavoidable long-term air quality impacts from VOCs and NOx emissions, and to further reduce those emissions, South Coast AQMD staff recommends that the Lead Agency strengthen the existing project design features to include additional EV charging stations in the Final EIR. The recommended revisions to PDFs-AQ/GHG-1 and -AQ/GHG-2 are in strikethrough and underlines as follows. PDF-AQ/GHG-1 and PDF-AQ/GHG-2 **Require at least six percent of the Proposed Project's 1,215 vehicle parking spaces (or 73 parking spaces) to include EV charging stations, four of which shall be tied to solar source from the roofs of two buildings at the time of opening, or at a minimum, require the Proposed Project to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for passenger vehicles and trucks to plug-in. Electrical hookups should be provided onsite for trucks to plug in any onboard auxiliary equipment. Electrical panels should be appropriately sized to allow for future expanded use. The Lead Agency should also include analyses to evaluate and identify sufficient power available for passenger vehicles, zero emission trucks, and supportive infrastructures (e.g., EV charging stations) in the Energy and Utilities and Service Systems Sections of the Final EIR, where appropriate.**

Technology is transforming the transportation sector at a rapid pace. Cleaner trucks such as ZE or NZE trucks are increasingly more feasible and commercially available as technology advances. If using ZE or NZE trucks as a mitigation measure to reduce the Proposed Project's operational air quality impacts is not feasible today, cleaner trucks could become feasible in a reasonable period of time within the lifetime of the Proposed Project (CEQA Guidelines Section 15364). Therefore, it is recommended that the Lead Agency develop a process with performance standards to deploy the lowest emission technologies and incentivize the use of ZE or NZE heavy-duty trucks during operation (CEQA Guidelines Section 15126.4(a)). The Lead Agency can and should develop the performance standards as follows or any other comparable standards in the Final EIR.

- Develop a minimum amount of ZE or NZE heavy-duty trucks that the Proposed Project must use during each year of the operation to ensure adequate progress. Include this requirement in the Proposed Project's tenant selection and operation management bid documents and business agreement.
- Establish a tenant/truck operator(s) selection policy that prefers tenant/truck operator(s) who can supply the use of ZE or NZE heavy-duty trucks at the Proposed Project. Include this policy in the bid documents and business agreement.
- Develop a target-focused and performance-based process and timeline to review the feasibility to implement the use of ZE or NZE heavy-duty trucks during operation. Include this process and timeline in the Proposed Project's tenant selection and operation management bid documents and business agreement.
- Develop a project-specific process and criteria for periodically assessing progress in implementing the use of ZE or NZE heavy-duty trucks during operation. Include this process and criteria in the Proposed Project's tenant selection and operation management bid documents and business agreement.

Carbon Monoxide

Pg. 36

Localized areas where ambient concentrations exceed national and/or state standards for CO are termed CO "hotspots."

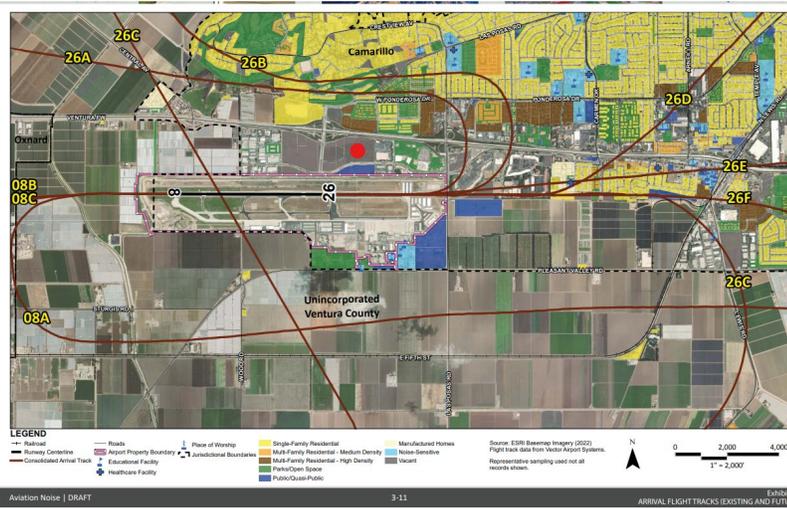
The greatest potential for a CO hotspot to occur in Ventura County today is at the roadway edge of a very congested intersection.

It would seem that the 42 car "stacking area" waiting for gas should be evaluated as an equivalent to a "very congested intersection". It is not considered in the carbon monoxide analysis

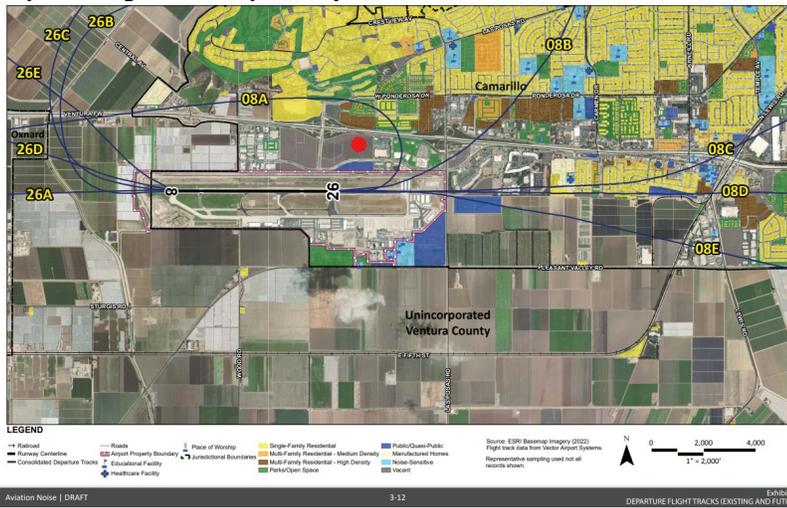
Toxic Air Contaminants

No mention is made of the cumulative toxic air contaminates load when combined with the adjacent Airport emissions.

Arrival flight tracks in proximity to Costco site



Departure flight tracks in proximity to Costco site



Nor does it take into account the greater emissions due to the increase in jet and turboprop traffic (larger engines, greater emissions) being forecast as part of the Airport Layout Plan over the next 20 years.

Table 2N from Camarillo Airport 150 Noise Study - Chapter 2 "Forecast" Document

TABLE 2N Fleet Mix Operations Forecast								
Aircraft Type	EXISTING		FORECAST					
	2022	Percent	2027	Percent	2032	Percent	2042	Percent
Local Operations								
Single Engine Piston	101,708	98.17%	101,878	98.02%	103,447	97.90%	106,790	97.71%
Multi-Engine Piston	600	0.58%	600	0.58%	600	0.57%	600	0.55%
Turboprop	200	0.19%	240	0.23%	280	0.26%	320	0.29%
Jet	100	0.10%	120	0.12%	140	0.13%	180	0.16%
Helicopter	1,000	0.97%	1,100	1.06%	1,200	1.14%	1,400	1.28%
Total Local	103,608	100.00%	103,938	100.00%	105,667	100.00%	109,290	100.00%
Itinerant Operations								
Single Engine Piston	60,020	71.91%	56,518	63.79%	53,283	56.97%	42,859	40.10%
Multi-Engine Piston	4,200	5.03%	4,200	4.74%	4,200	4.49%	4,200	3.93%
Turboprop	3,996	4.79%	8,152	9.20%	13,357	14.28%	25,905	24.24%
Jet	7,852	9.41%	11,629	13.13%	13,883	14.84%	23,318	21.82%
Helicopter	7,400	8.87%	8,100	9.14%	8,800	9.41%	10,600	9.92%
Total Itinerant	83,468	100.00%	88,599	100.00%	93,523	100.00%	106,882	100.00%
Total Operations	187,076		192,538		199,191		216,172	

Source: FAA TFMSC database; Coffman Associates analysis

Pg 2-39 of the Airport 150 Noise Study

As can be seen from the historical data, the airport had a 56 percent increase in the number of jet and turboprop operations over the 10-year period from 2013 to 2022. The 20-year forecast anticipates continued growth in operations by these aircraft and a 126 percent increase. The growth areas are by aircraft

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7108289/>

Aircraft engine exhaust emissions and other airport-related contributions to ambient air pollution: A review

Aircraft exhausts are only one of several sources of emission at an airport (ICAO, 2011). Although exhaust plumes from aircraft engines were conventionally considered to account for most of the emissions, other sources are present within modern airports and contribute to air pollution at the local scale.

Pg. 38 - Residential receptors were identified within the modeling domain to the north of the site and U.S. Highway 101 within the Springville Specific Plan area. The locations of the modeled receptors are shown in Figure 12.

FIGURE 12 – HRA MODELED RECEPTOR LOCATIONS

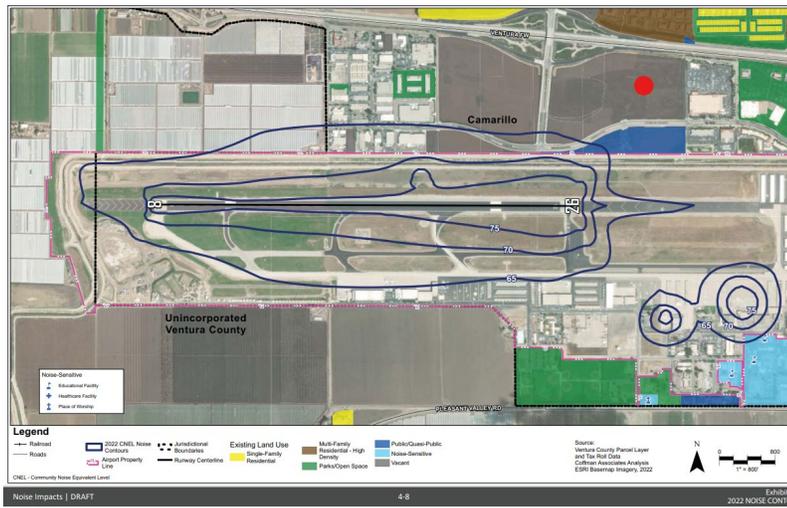


Airport emissions, Costco parking and gas line "stacking", and the often congested 101 freeway traffic, ride the onshore ocean air currents towards Springville (sensitive receptor area) and Spanish Hills neighborhoods. This mix of significant emissions should be cumulatively analyzed for air quality impacts.

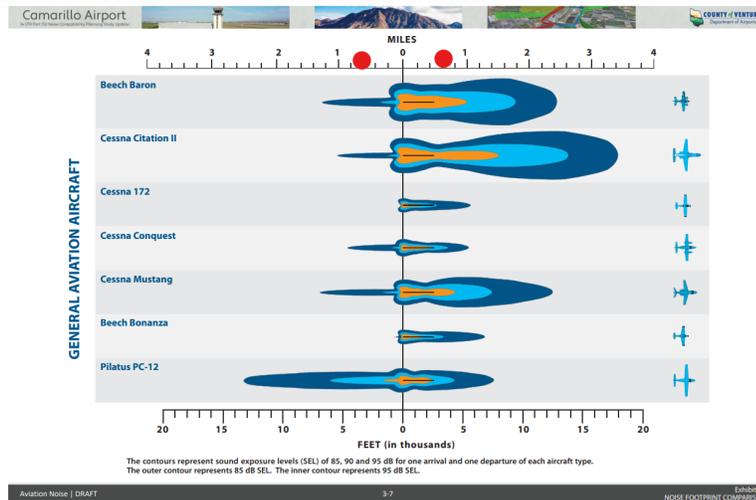
Over 1350 housing units are in the Springville Specific Plan...many are starter homes for new families with young children. Springville Park is less than 1/2 mi from the Costco site. The uphill neighborhoods of Spanish Hills, the Spanish Hills Park tennis courts, golf course, homes on the upslope were not evaluated for cumulative air quality impacts

Pg. 114

The project site is located to the north of Camarillo Airport. According to the Noise Element of the City of Camarillo General Plan, future noise levels in the southern part of the site attributable to Camarillo Airport would not exceed 65 dBA CNEL

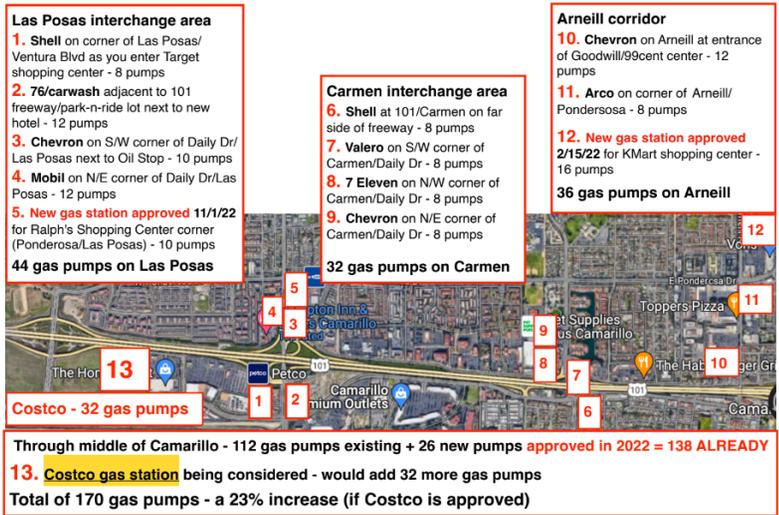


Though the Costco site is identified as "outside" the 65CNEL Noise Contour...it is within 3200 ft of the Camarillo Airport 8-26 Runway. Currently jets and turboprops flights are approx. 33 flights/day...increasing to 133/flights per day within the next 20 years. Here are the noise "footprints" for various aircraft...in general, the larger the aircraft the larger noise footprint Costco proximity is noted with a red dot. The outer dark blue contour represents 85 db SEL.



It is critically important at this point in time to fully, cumulatively, evaluate the development projects that are being considered for this area, and specifically, the impacts they will have in total on the Springville and Spanish Hills neighborhoods. Thank-you for your time and expertise in evaluating this Camarillo Costco project [Draft Second Subsequent MND 2023-4](#)

Merrill Berge
805/208-6058





November 28, 2023

Department of Community Development
Attention: Jaclyn Lee, Planning Manager
601 Carmen Drive
Camarillo CA 93010

Dear Ms. Lee,

We are an unassociated group of Camrillo and Ventura County residents, neighbors and merchants who have concerns about Costco’s plans to build a new 160,000 sq. ft. warehouse, tire center, and 32 pump fuel station, on 12 acres of open space at the corner of Springville Drive and W. Ventura Blvd. in Camarillo.

Please accept into the public record, and for the City’s consideration and response(s), our comments on the Second Subsequent Mitigated Negative Declaration 2023-4 (hereafter referred to as “SSMND”). We strongly disagree with Cadence Environmental Consultant’s determination that no new significant impacts were identified that would require the preparation of a subsequent Environmental Impact Report. On the contrary, we believe that the SSMND is ripe with errors and relies on faulty data and analysis that raises more questions than answers. Specifically, as it relates to estimated project impacts to traffic, Vehicle Miles Traveled (VMT), air quality and CO2 emissions, and noise/light pollution.

We also believe that it is not only reasonable, but **responsible**, to demand that the city require that a comprehensive Environmental Impact Report (EIR) be conducted by an independent third party, so that neighbors will know the true impacts this project will have on their daily lives and on traffic, commute and emergency response times, pollution (air, water, noise and light), public safety, wildlife and birds that live on the property, and for existing businesses and jobs in the surrounding neighborhood.

The fact that a comprehensive EIR has not been carried out for this project site since before 2007, when it was converted from agricultural uses and cultivation to commercial retail uses, is unconscionable, given the scope and scale of the proposed Costco and Amara shopping center development and the significant impacts it would have on the surrounding community, residents, environment and wildlife.

The original project called for a massive commercial shopping center, and no fuel station, that only required an MND, not an EIR, that was approved by the Planning Commission and City Council, back in **2007**. When that proposed development fell through, the project was later modified back in **2016** (the Amara Shopping Center project) and the city determined then that the proposed Amara shopping center (again, with no fuel station proposed or studied), required only a subsequent MND, no EIR, which was approved by the Planning Commission (no Council review or action) in 2016 as the Final Subsequent MND. The 2016 Final Subsequent MND anticipated a 452K sq ft. Kohls anchored shopping center, but that project ultimately fell through as well.

Here we are now in November 2023, seven (7) years after the Final Subsequent MND was approved by the Planning Commission, faced with a proposal and plans for a very different project that calls for development of a new 163,177-square-foot, one-story Costco Wholesale retail building and free-standing



fuel facility with 16 dispensers (i.e., 32 fueling positions) and a parking lot consisting of approximately 901 stalls on the eastern 20 acres of the project site. The project application and SSMND also assesses a future “second phase” of the Amara Shopping Center that would include the remaining 335,823 square feet of building area of the approved 499,000 square feet of commercial space in the western portion of the project site.

The proposed development before the city is vastly different in scope and scale than what was proposed back in 2007, and more recently, in 2016. Specifically, the addition of the proposed 32-pump fuel station, with four massive underground tanks, should in and of itself, require a conditional use permit and an EIR since a fuel station, let alone one of this massive size, was not studied nor considered as part of the uses and approvals granted by the City for the subject property in 2007 and 2016, under the Final MND (2007) and Final Subsequent MND (2016), respectively.

It is clear that this is a wholly different proposed development and use, charading as a shadow of the project(s) for a *single* shopping center that was approved back in 2007 and 2016, respectively. It appears that the developer is simply tacking on a “second phase” of the Amara shopping center, to be included in the SSMND, to avoid having to conduct an EIR and new, separate studies and analysis, beyond what little is required in a Subsequent MND. Case in point, no applications, plans or uses for the “second phase” of the Amara shopping center have been submitted for the City’s consideration, so how can these impacts be properly assessed in the SSMND for this project when there is no Amara shopping center project being proposed or considered? This appears to be a new and standalone project with a major new use, a massive fuel station, never properly studied nor considered by the City.

An EIR is also called for to ensure that the City considers alternative plans for the site that do not include an unstudied fuel station and a two phased commercial retail development vs. a single connected shopping center. Furthermore, all the **cumulative impacts** from the many new developments, housing and construction that has since come to fruition in between and surrounding Ventura Blvd. and Springville Drive, have not adequately been assessed and studied, nor mitigations considered, as it relates to this project and cumulative impacts to VMTs, CO2 emissions, noise/light pollution and public safety.

For example, the City just approved a major expansion of the Camarillo airport, and there is a 47-acre property, proximate to the project site, that anticipates the development of an additional 268,500 square feet of commercial uses and 198,767 square feet of industrial and/or office uses. Where is the in-depth study and analysis of all these cumulative impacts for residents to review and assess so that they can make an informed decision on whether or not to purchase a home near all of this proposed construction and development?

Traffic

Given the major impacts that the proposed development is anticipated to have on traffic, VMTs and commute times in the surrounding area, we demand that the City require comprehensive study and analysis of project impacts to traffic by an independent third party, preferably as part of a much-needed EIR. We take exception to the fact that the bulk of the data that the City is relying on in the SSMND, as it relates to traffic, is coming from a firm, Kittleson & Associates, that has conducted numerous traffic impact studies



on behalf of, and paid for by, Costco, all over the west coast. They are hardly an independent third party providing fair and balanced information to the City and residents.

With that said, we also object to the “fuzzy math” and analysis being used and relayed in the SSMND that tries to curtail and hide the true impacts that this massive development will have on traffic, VMTs and commute and emergency response times in the surrounding area. Specifically, trying to decrease the estimated number of new daily vehicle trips the project will generate (and that will very much impact the thousands of residents who live just north of the project site), by using unvetted (by an independent third party) data from Costco that discounts Camarillo based trips currently traveled to nearby Costco properties in other communities, to ultimately whittle that massive figure (16,239 trips) down to a laughable rough one-third of that estimated figure (5,963 trips). And all of this is being done using formulas, as opposed to current observed traffic studies in the field on peak days and times in the year.

While we don’t disagree that some Camarillo shoppers headed to Costco outside of our community will likely shop at a new proposed Costco store in Camarillo instead of driving out of town to do so, and that those averted trips may therefore slightly decrease the number of regional vehicle trips made by capturing Camarillo Costco shoppers, those same trips from other parts of Camarillo (16,239 trips) going to other Costco stores will instead all be converging on the new site and impacting all of the neighbors who live north of the site. Add in the 14,918 vehicle trips magically assumed from the non-existent plans for the “second phase” of the Amara shopping center, and you have 31,157 daily vehicle trips per day on the roads surrounding the project site. How does this not call for more thorough study and mitigation measures to offset these impacts? Common sense alone dictates that 31,157 vehicle trips per day is very much going to impact traffic, commute and emergency response times, and carbon emissions in the surrounding neighborhoods. This issue needs more independent study.

Table 12 – Daily Trip Generation Estimate – Proposed Costco Warehouse and Fuel Station with Remaining Approved Amara Shopping Center

Land Use/Trip Type	Size	Weekday Daily Trip Ends
Costco Warehouse and Fuel Station	163,400 sq. ft.	16,239
Internal Capture (28%)		(4,547)
External Trip Ends		11,692
Pass-by Trip Ends (21%)		(2,455)
Diverted Trip Ends (28%)		(3,274)
Primary Trip Ends		5,963
Remaining Approved Amara Shopping Center	335,600 sq. ft.	14,918
Internal Capture (28%)		(4,177)
External Trip Ends		10,741
Pass-by Trip Ends (34%)		(3,652)
Diverted Trip Ends (26%)		(2,793)
Primary Trip Ends	4,296	
Total Trip Ends (Costco and Remaining Shopping Center)		31,157



Furthermore, the proposed project calls for a free-standing 32-pump fuel facility that was not envisioned for in the Amara Shopping Center plans. In addition, the vehicle trip generation characteristics of the proposed Costco are different than the trip generation assumptions for a shopping center as evaluated in Final MND 2006-17 and Subsequent MND 2016-1, and the URBan EMISsions (URBEMIS) model used to estimate air pollutant emissions in Final MND 2006-17 has been replaced with the California Emissions Estimator Model (CalEEMod). It is clear that a wholly different standard for assessing development impacts to traffic, as it relates to CEQA, has been mandated since the Final MND and Final Subsequent MND for this project site were approved back in 2007 and 2016, respectively. Simply putting in the old data from the 2007 and 2016 MNDs into new formulas to meet these new requirements is inadequate and requires more thorough review and actual field analysis and study.

Pollution

According to the City of Camarillo CEQA Environmental Guidelines, a potentially significant impact would occur if the project generates an increase of 25 pounds per day or more of operational emissions of ROC and/or NOx. As shown in Table 2 of the draft SSMND report, the daily operational emissions of both ***ROC and NOx would exceed 25 pounds per day.***

Therefore, **the air quality impact of the proposed project would continue to be potentially significant.** It appears that the consultant’s response to offset the “significant” impacts this project will have on air quality and carbon emissions for thousands of residents who live near the project site, is to have Costco make a modest contribution of \$243,557 to a TDM fund, required under mitigation measure AQ-4. This is unacceptable. Why are Costco and the developer not being asked to make real modifications to their proposed development in order to offset the significant increase in carbon emissions and harmful air pollution that they will be generating? This is similar to massive polluters paying a fee to offset their carbon emissions rather than doing the real work and lowering their carbon footprint and practices. Why is Costco not being asked to consider alternative plans then that include no fuel station, or perhaps a fuel station with half the number of pumps, to offset the significant emissions they would be generating?

Furthermore, the preliminary site plan (pg. 14) provides a total of 901 parking stalls (BTW, that’s over 100+ parking spaces beyond what is required, that’s a lot of unnecessary asphalt), including 19 handicapped accessible stalls and 181 stalls for electric vehicles. Of the 181 electric vehicle stalls, only 46 stalls would provide electric vehicle supply equipment (EVSE) at first occupancy while the remaining 135 stalls would provide electrical infrastructure for the future installation of EVSE. That means that only 5% of the 901 parking stalls would have EV charging infrastructure (901 minus the 46 initial EV charging spots = 855 parking spots w/o EV charging).

With the state of California requiring that all new cars sold in 2035 and beyond be zero-emission vehicles, and the fact that we as a city and state are supposed to be making a concerted effort to significantly decrease carbon emissions to address climate change, how does a 32-pump gas station and only 5% of the proposed parking lot spaces being truly EV charge ready, meet these new mandated standards? Simply put, it does not. More study is needed.



We were also underwhelmed by the lack of thorough and independent analysis, if any, examining impacts the project will have on noise pollution (during and after construction), light pollution, and stormwater runoff pollution from dozens of acres of newly paved asphalt. In terms of light and noise pollution that the proposed gas station will generate, why is the fuel station not required to operate during the same hours as the proposed warehouse? The retail warehouse and tire center hours are anticipated to be Monday through Friday from 10:00 a.m. to 8:30 p.m., Saturday from 9:30 a.m. to 6:00 p.m., and Sunday from 10:00 a.m. to 6:00 p.m. The gas station hours are expected to be daily from 5:00 a.m. to 10:00 p.m. More study is needed.

For these reasons, and more (to be submitted at a later date), it is clear that there are simply more questions than answers that still need to be addressed *before* the city approves anything. We respectfully request that the city **slow down** and require that a comprehensive **EIR** be conducted by an independent third party, and that as part of that EIR, alternative plans, including those that include no or a smaller fuel station, be considered. We also request that meaningful mitigation measures be set in place as conditions of any project approvals and entitlements, that lessen projects impacts to traffic, VMTs, carbon emissions, pollution and to the environment.

Sincerely,

Ventura County Citizens Against Mega Gas

RESPONSES TO COMMENTS

CEQA does not require the lead agency to prepare responses to public comments submitted in response to an MND. (Public Resources Code Section 21091(f); State CEQA Guidelines Section 15074(b)). Nonetheless, the following responses are provided to create the most complete record possible. As several letters include the same comments, the responses are organized by topic rather than by letter to avoid duplication.

Topic 1 - Preparation of a Subsequent MND rather than an EIR

Comment

Why did the City require preparation of a Second Subsequent MND rather than an EIR?

Response

On September 12, 2007, the Camarillo City Council approved General Plan Amendment GPA 2006-2, Change of Zone CZ-297 and CZ-298, Commercial Planned Development CPD-226, and Conditional Use Permit CUP-294 for the Paseo Camino Real commercial center project at a 44.84-acre site located within the Airport North Specific Plan area. This project involved the development of up to 499,000 square feet of building coverage with an assumed mix of 429,469 square feet of retail space, 29,531 square feet of restaurant space, and 40,000 square feet of office space, which would be provided in buildings ranging from 2,400 square feet to 196,645 square feet. As is typical for many proposed developments, the actual building shapes and sizes would be determined during the building plan review process. However, the total amount of building space for the project would not exceed 499,000 square feet. In connection with this approval, the City Council adopted MND 2006-17, which evaluated the impacts the development of the proposed 499,000-square-foot commercial center.

In 2011, the City of Camarillo Planning Commission approved a Major Modification [CPD-226M(1)] to the approved commercial project and approved an addendum to MND 2006-17. In 2016, the Planning Commission approved another Major Modification [CPD-226M(3)] to change the layout of the project site plan and changes to the allowed building elevations. The impacts of this Major Modification were evaluated in a Subsequent MND (Subsequent MND 2016-1 for the Amara Shopping Center). Although no development of the property under any of the previous approvals has occurred to date, CPD-226M(3) represents the current approval for development of the overall property.

MG2 Corporation is requesting approval of a Major Modification to CPD-226M(3) to allow the development of a new 163,177-square-foot, one-story Costco Wholesale retail building and free-standing fuel facility with 16 dispensers (i.e., 32 fueling positions) and a parking lot consisting of approximately 901 stalls on the eastern 20 acres of the project site (proposed project). The future second phase of the Amara Shopping Center would include the remaining 335,823 square feet of building area of the approved 499,000 square feet of commercial space in the western portion of the project site. No modification to the remaining western 24.84 acres of the project site is requested as part of the proposed project.

The proposed Costco project represents a modification to the approved Amara Shopping Center project which was previously assessed under CEQA. Therefore, special rules apply. Section 15162 of the State CEQA Guidelines addresses the situation of when an MND has previously been adopted for a project and a subsequent environmental document needs to be prepared. The lead agency (in this case the City of Camarillo) can only require a subsequent EIR when (a) substantial changes are proposed for a project that

require major revisions to the previously adopted MND due to new significant environmental effects; (b) substantial changes occur with respect to the circumstances under which the project will be undertaken that will require major revisions to the previous MND due to new significant environmental effects; or (c) there is new information of substantial importance not known at the time of the previous MND's approval that shows a new significant effect. If none of these criteria for a subsequent EIR are met, then the lead agency may decide whether to prepare a subsequent MND, an addendum, or no further documentation.

In this case, the potential impacts of the proposed project have been evaluated in the Draft Second Subsequent MND, which was required to be circulated for public comment, unlike an addendum or no further documentation. The Second Subsequent MND includes updated technical analyses that reflect the City's current adopted CEQA significance thresholds, methodologies, and current conditions. The analyses have the same level of detail as would be required in an EIR. The preparation of the Second Subsequent MND is fully consistent with the requirements of CEQA. Preparation of an EIR or a new Initial Study would also not change the conclusions of the Draft Second Subsequent MND.

Topic 2 – Independent Analysis

Comment

The City should not have relied on unvetted analysis provided by Costco.

Response

While the Draft Second Subsequent MND incorporates the information presented in certain technical reports prepared by experts under contract to Costco, the Draft Second Subsequent MND was prepared by Cadence Environmental Consultants under contract to the City of Camarillo. Prior to the use of the technical reports in the Draft Second Subsequent MND, the reports were reviewed for consistency and accuracy by Cadence and City staff and subject to revision. This is expressly allowed under CEQA and is consistent with other development projects in the City of Camarillo. Consistent with CEQA, the Draft Second Subsequent MND reflects the independent judgment of the City of Camarillo. This is even specified at the bottom of the Title Page for the Draft Second Subsequent MND which states that "The City of Camarillo has independently reviewed and approved the information presented in this document."

Topic 3 – Impacts to Biological Resources

Comment

The proposed project site is a foraging ground birds and is known to provide habitat for special status species. Because of the development that is already in progress north of the 101, and the eventual development of the second field on Springville Drive and Ventura Road, birds will abandon the area and the increasing loss of open space. A new CEQA-level assessment is necessary to determine potential impacts to and mitigation for biological resources.

Response

As discussed on pages 44 through 46 of the Draft Second Subsequent MND, no new potential impacts to biological resources were expected for the proposed project due primarily to the fact that the ground cover at the site is comprised of non-native grasses and vegetation growth at the site is controlled on a regular

basis by a tribe of goats that are transported to the site for this purpose. Prior to the use of goats to control vegetation growth, the entire site was disced on an annual basis.

That being said, an updated Biological Resources Assessment was prepared for the Costco portion of the project site in May 2022 but it was not provided to the City prior to the preparation of the Draft Second Subsequent MND. The updated Biological Resources Assessment is provided as Appendix A to this Preliminary Final Second Subsequent MND.

The areas to the east and west of the project site are located within the Airport North Specific Plan area. The properties to the east of the site are developed with the Camarillo Town Center and Camarillo Town Center West developments. The Camarillo Town Center is developed with approximately 370,000 square feet of commercial uses anchored by a Target store. The Camarillo Town Center West development site is located adjacent to the project site and is anchored by a Home Depot. Springville Drive is located to the immediate west of the project site. Beyond Springville Drive is a 47-acre property that is presently vacant, but was approved in 2016 for the development of up to 268,500 square feet of commercial uses and 198,767 square feet of industrial and/or office uses. Ventura Boulevard is located to the immediate south of the project site. A 3.64-acre property located to the south of Ventura Boulevard is designated for Research and Development in the General Plan and zoned LM. To the south of this area is the Camarillo Hills Drain, which services a larger area of the City and is under the jurisdiction of the Ventura County Watershed Protection District. South of the Camarillo Hills Drain is Camarillo Airport, which is a public use airport with only general aviation operations.

The project site is not considered to be open space. The Open Space & Conservation Element of the City of Camarillo General Plan defines open space land as “any parcel or area of land or water which is essentially unimproved and devoted to the preservation of natural resources, used for the managed production of resources, outdoor recreation or for public health and safety and is also designated as open space on the general plan.” The General Plan identifies three land uses for conservation with these being agriculture, natural open space, and urban reserve. While the project site is presently undeveloped, the General Plan land use designation is General Commercial and the underlying zoning is CPD (Commercial Planned Development). The site has had approved development entitlements since 2007.

The vegetation at the project site is characterized as non-native annual grassland, consisting primarily of ruderal species and non-native annual grasses. Because of the developed and urban nature of the project vicinity and the vegetation composition, the site does not provide high quality habitat for many wildlife species, and only one special-status species (i.e., burrowing owl, *Athene cunicularia*) was determined to have a moderate potential to occur at the site.

Common wildlife species such as raccoon (*Procyon lotor*) and Virginia opossum (*Didelphis virginiana*) are likely to pass through the site, and native and non-native bird species may use the site for nesting and foraging. While several common bird species may use the site for foraging during certain times of the year, loss of foraging habitat for common bird species is not a significant environmental impact under CEQA, and these common wildlife species are not listed under the federal or state Endangered Species Acts. However, native nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA), and raptors are specifically protected under Section 3503.5 of the California Fish and Game Code. No federally or state listed bird species were determined to have potential to occur in the project area. As a California species of special concern, take of burrowing owl is prohibited.

To address the potential for burrowing owl or other native nesting birds to occur on the site, the updated Biological Resources Assessment recommends that a preconstruction nesting bird survey be performed by a qualified biologist no earlier than one week prior to any construction during the nesting season (generally February 15 through August 31 but variable based on seasonal and annual climatic conditions) to determine if any native birds are nesting on or near the site including a 250-foot buffer for burrowing owl and other raptors. Because compliance with the MBTA and California Fish and Game Code is mandatory, this recommendation will be included as a Condition of Approval and would ensure that the project would not have a substantial adverse effect on burrowing owl or native nesting birds protected by the MBTA or California Fish and Game Code.

The information presented in the updated Biological Resources Assessment confirms that the proposed project would not result in potential impacts to biological resources as discussed in the Draft Second Subsequent MND. The California Department of Fish and Wildlife typically determines that the results of these assessments are acceptable for use for up to five years from the date of the assessment. Therefore, no further biological assessment is warranted at this time.

Topic 4 – Emissions from Idling Vehicles

Comment

The proposed project will result in significant impacts from idling vehicles.

Response

The evaluation of air quality impacts was performed in accordance with the Ventura County Air Pollution Control District (VCAPCD)'s Ventura County Air Quality Assessment Guidelines. The analysis included the emissions from the idling of passenger vehicles and trucks at the proposed Costco gas station. As discussed on pages 33 and 34 of the Draft Second Subsequent MND, the daily operational emissions of both ROC and NO_x would exceed 25 pounds per day. Therefore, the air quality impact of the proposed project would be potentially significant. Implementation of mitigation measures AQ-3 and AQ-4 would reduce the cumulative air quality impacts of the proposed project to a less than significant level.

A Human Health Risk Assessment (HRA) was also prepared for the proposed project. This HRA included diesel particulate matter (DPM) from the idling of project trucks and the gasoline transfer and dispensing. As discussed on pages 37 through 41 of the Draft Second Subsequent MND, the emissions associated with operation of the proposed project are less than the VCAPCD significance thresholds.

Regarding carbon monoxide (CO) hotspots, a CO hotspot that would exceed the most stringent CO standard would only occur with very heavy traffic and is not likely to be exceeded until the daily traffic at an intersection exceeds more than 400,000 cars/day. The 42 cars in the queue would not generate enough CO to create a significant CO hotspot impact.

Topic 5 – Project-Specific and Cumulative Traffic Impacts

Comment

The proposed project will have project-specific and cumulative traffic impacts.

Response

As a preliminary matter, the City now assesses traffic impacts under CEQA based on the vehicle miles travelled (VMT), as required under state law. Traffic congestion (as measured by level of service (LOS)) is no longer a CEQA issue and was therefore not addressed in the Draft Second Subsequent MND. As shown in Tables 14 and 15 of the Draft Second Subsequent MND, the proposed project would result in a substantial reduction in VMT as compared to the approved Amara Shopping Center project. Therefore, the proposed project's transportation impacts would be less than significant.

The Paseo Camino Real commercial center project (the original project) was approved by the City Council in 2007. At that time, the area to the north of U.S. Highway 101 was used for agricultural cultivation. However, the Springville Specific Plan was under development at that time and the City was aware of the potential for development of this area. The Springville Specific Plan was approved by the City Council in 2008 and construction of the U.S. Highway 101 and Springville Drive interchange commenced shortly thereafter.

Final MND 2006-17 was unable to evaluate traffic impacts on Earl Joseph Drive, Ponderosa Drive west of Las Posas Road, and the Springville Drive offramps because the planned extension of Springville Drive and the U.S. Highway 101 and Springville Drive interchange did not exist at that time. Traffic impacts associated with cumulative development in this area, including the Paseo Camino Real commercial center project, were first evaluated in the EIR for the Springville Specific Plan.

By the time that Subsequent MND 2016-1 was prepared for the Amara Shopping Center, the Springville Specific Plan was approved, the U.S. Highway 101 and Springville Drive interchange was constructed, Ponderosa Drive was extended to Springville Drive, Springville Drive was constructed, and development within the Springville Specific Plan area had commenced. In addition, the improvements required under mitigation measures TRA-2 through TRA-7 for the Paseo Camino Real commercial center project had been implemented. All of this has resulted in substantially improved operations at the impacted intersections identified in Final MND 2006-17. As a result, the City Traffic Engineer determined that an updated traffic impact analysis was not necessary for the Amara Shopping Center project. Instead, the City Traffic Engineer determined that data from the Traffic and Circulation Study for the Springville Commercial Project was to be used to identify the potential traffic and circulation impacts of the Amara Shopping Center project. The Springville Commercial Project was proposed for the property to the west of the Amara Shopping Center project site and Springville Drive. The Traffic and Circulation Study for the Springville Commercial Project was prepared in August 2014, evaluated all of the same intersections as MND 2006-17 for the approved Paseo Camino Real commercial center project, and included the traffic forecasts for the Paseo Camino Real (now Amara) commercial project in its analyses of future traffic volumes. The analysis found that all of the study-area intersections were forecast to operate at LOS B or better with the addition of traffic from both the Amara Shopping Center project site and the Springville Commercial Project. No significant impacts would occur.

The proposed Costco project represents a modification to the approved Amara Shopping Center project. Therefore, the proposed project would be expected to increase traffic on Ponderosa Drive, Earl Joseph Drive, and the Springville Drive offramps. The potential traffic impacts at these locations associated with the development of the project site were evaluated in Subsequent MND 2016-1.

Projects that were approved or are pending since the Traffic and Circulation Study for the Springville Commercial Project was prepared in August 2014 (such as the Camarillo Hotel and Conference Center (EIR 2017-8)) included traffic from the approved Amara Shopping Center project either specifically as an

approved (in-process) development or inherently under full build out of the General Plan. Therefore, cumulative impacts of the proposed project and the related projects have been adequately addressed.

Topic 6 – Trip Generation Rates

Comment

The trip generation rates used in the Subsequent MND are not accurate.

Response

All of the trip generation rates used for the proposed Costco project (including pass-by and diverted rates) are based on actual observed traffic counts and surveys conducted during peak times at similar Costco warehouse and fuel station sites. The data was collected in accordance with the procedures and methodology outlined in the Institute of Transportation Engineers' (ITE) *Trip Generation Handbook* (TGH). Not only is this Costco-specific data more representative of the proposed project than using data in the standard reference ITE *Trip Generation Manual* (TGM) for a general Discount Club, but it is also more conservative, as using the Costco-specific trip generation data results in a higher number of total trips than using the general data in the TGM. Internal capture between the proposed Costco and the surrounding shopping center uses was estimated using standard daily retail-to-retail internal capture rates in the TGH. Therefore, the trip rates in the Draft Second Subsequent MND are based on industry-accepted engineering practices and result in conservative analysis results.

Topic 7 – Air Quality Mitigation Measures

Comment

The proposed project should implement the same air quality mitigation measures as the Murrieta Costco.

Response

This comment refers to the Costco/Vineyard II Retail Development in Murrieta, which is a different project in a different city, and within a different air pollution control district (the South Coast Air Quality Management District (SCAQMD)) with different significance thresholds for air quality impacts. The Draft EIR for that project (State Clearinghouse No. 2018061602) disclosed significant and unavoidable operational air quality impacts. Therefore, the SCAQMD requested additional mitigation measures for that project. In accordance with CEQA, the City required the project to implement the requested measures to reduce the significant impacts to the greatest extent feasible.

In this case, the operational mitigation measures for the proposed project are approved mitigation strategies for control of operational emissions as dictated by the VCAPCD in the Ventura County Air Quality Assessment Guidelines (per Section 7.5 Project Mitigation in the Ventura County Air Quality Assessment Guidelines). And were already required for the approved Amara Shopping Center project. With these measures, the proposed project's construction-related and operational air quality impacts would be less than significant. Therefore, no further mitigation is warranted.

Topic 8 – Cumulative Air Quality impacts

Comment

The Draft Second Subsequent MND did not assess cumulative impacts from other projects. The cumulative analysis should include the airport operations and the 101 Freeway.

Response

As discussed on page 30 of the Draft Second Subsequent MND, the VCAPCD currently recommends that projects located everywhere in Ventura County outside of the Ojai Planning Area with operational emissions that exceed 25 pounds per day of ROC and/or NO_x should be considered to have significant individual project and cumulatively considerable impacts. These thresholds apply to individual development projects only and do not apply to the combined emissions of multiple projects. As stated in MND 2006-17:

Because Ventura County is currently in nonattainment for ozone, related projects could exceed an air quality standard or contribute to an existing or projected air quality exceedance. With regard to determining the significance of the proposed project contribution, the VCAPCD neither recommends quantified analyses of cumulative operational emissions nor provides methodologies or thresholds of significance to be used to assess cumulative construction or operational impacts. Instead, the VCAPCD recommends that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project specific impacts. Therefore, this Initial Study assumes that individual development projects that generate operational emissions that exceed the VCAPCD recommended daily thresholds for project-specific impacts would also cause a cumulatively considerable increase in emissions for those pollutants for which the County is in nonattainment. As discussed previously, operational daily emissions associated with project development would exceed VCAPCD significance thresholds for ROC and NO_x. Therefore, the emissions generated by project would be cumulatively considerable regarding a substantial contribution to an existing or projected air quality violation. This would be mitigated to less-than-significant levels by Mitigation Measures AQ-1 through AQ-4.

The freeway and the airport are existing facilities and are part of the environmental baseline. CEQA only requires analysis of changes to the baseline resulting from the proposed project. Nor does the VCAPCD require an analysis of cumulative impacts with existing facilities, as set forth above. Therefore, no such cumulative analysis is necessary or appropriate.

Topic 9 – Electric Vehicle Charging

Comment

The Costco should provide more EV/EVSE parking spaces.

Response

The proposed Costco will comply with CALGreen Code and adopted amendments for EV chargers and stalls. The final number and layout will be determined at the building permit phase of the project. The EV charger count will be based on a combination of Direct Current Fast Chargers (level 3 chargers) and Level 2 Chargers, and they will be located immediately north of the entry canopy.

The chargers require a significant amount of power. Therefore, the number of EV chargers at the site will be partially limited by the amount of electricity that Southern California Edison (SCE) can provide, which is currently limited. It will also be partly limited by the actual current demand for EV chargers at the facility.

Providing substantially more EV charging spaces than necessary at the present time would result in less parking for non-EV vehicles which currently make up the vast majority of the vehicle fleet mix. However, Costco will add EV chargers in the future based on increases in the amount of available power and member demand.

In addition, Costco is proposing a number of sustainable and environmentally features, including:

- a. The Costco project will use pre-manufactured building components, including structural framing and metal panels, to help minimize waste during construction.
- b. The main building structure will be constructed with a pre-engineered system that uses at least 80% recycled steel materials and is designed to minimize the amount of material utilized.
- c. Roof material will be 100% recycled standing seam metal panel, designed to maximum efficiency for spanning the structure.
- d. Construction waste shall be recycled whenever possible.
- e. Floor sealant will contain no volatile organic compounds (VOCs) and represents over 80% of the floor area.
- f. Light-emitting diode (LED) lamps will be installed in the parking lots.
- g. Parking lot and exterior lights will be controlled by a photo sensor and time clock.
- h. Pre-manufactured metal wall panels with insulation carry a higher Resistance Value (more commonly known as R-Value) and greater solar reflectivity will be installed to help conserve energy. Building heat absorption is further reduced by a decrease in the thermal mass of the metal wall when compared to a typical masonry block wall.
- i. A reflective roof material will be installed to produce lower heat absorption and thereby lowering energy requirements during the hot summer months. This roofing material meets the requirements for the U.S. Environmental Protection Agency's (EPA's) Energy Star energy efficiency program.
- j. The Costco project will plant native, drought-tolerant vegetation that will use less water than other common species.
- k. The Costco project will install high-efficiency restroom fixtures.
- l. Building envelopes will be insulated to meet or exceed current energy code requirements.
- m. Heating, ventilation, and air conditioning (HVAC) comfort systems will be controlled by a computerized building management system to maximize efficiency.
- n. HVAC units will be high-efficiency, direct-ducted units.
- o. HVAC units will not use hydrochlorofluorocarbons.
- p. Interior lighting will be controlled by the overall project energy management system.
- q. Gas water heaters will be direct vent and 94% efficient or greater.

- r. Extensive recycling/reuse program will be implemented for warehouse and office space including tires, cardboard, grease, plastics, and electronic waste.
- s. All Costco trucks will be equipped with an engine idle shut off timer.

Topic 10 – Airport Noise

Comment

The project will be impacted by airport noise due to more noisier aircraft.

Response

The Airport Master Plan cited in the comment shows that that the project site is outside the 65 dBA CNEL noise contour both under the current and ultimate 65 dBA CNEL noise contour maps for Camarillo Airport. Therefore, the proposed project would not be adversely impacted by airport noise now or in the future.

Topic 11 – Fuel Station Noise and Light

Comment

In terms of light and noise pollution that the proposed fuel station will generate, why is the fuel station not required to operate during the same hours as the proposed warehouse?

Response

As discussed in the Draft Second Subsequent MND the proposed project’s noise and lighting impacts would be less than significant. The proposed project would comply with all City lighting requirements. As discussed on page 17 of the Draft Second Subsequent MND:

Parking and site lighting would incorporate the use of cutoff lenses to keep light from overflowing beyond the project site boundaries. The main parking lot would be illuminated with standard downward pointing lights, each containing LED bulbs affixed to a maximum 35-foot light pole. The lighting fixtures are proposed of a contemporary minimalistic flush lens style with the height of the pole providing the optimum light distribution to reduce the total number of pole mounted fixtures required to safely illuminate the site for pedestrians and vehicles. Lighting for the parking lot would be controlled by an energy management system to minimize lighting after the warehouse has closed and employees are gone from the warehouse. This is typically one hour after the warehouse has closed for business. Parking lot lighting would only remain on to provide security and emergency lighting only along the main driveways.

These features would be effective in reducing light and glare. Limiting the hours of the fuel station is not warranted.

Topic 12 – Hydrology

Comment

More analysis is needed regarding stormwater runoff pollution from dozens of acres of newly paved asphalt.

Response

As discussed on page 17 of the Draft Second Subsequent MND:

The proposed stormwater system would be developed in accordance with the City's Municipal Stormwater Permit (Order No. R4-2021-0105) and related Ventura County Technical Guidance Manual. Stormwater for the Costco development is proposed to discharge to an underground detention system. Runoff would be collected via multiple storm drain inlets located throughout the Costco development area. The water quality flow rate for each inlet would be treated with a tributary biofiltration system before discharging to a single underground detention system. The underground detention system would discharge offsite to an existing 66-inch reinforced concrete pipe (RCP) stub at the corner of Springville Drive and West Ventura Boulevard before ultimately discharging to the Camarillo Hills Drain. The connection to the existing 66-inch pipe would require a drainage easement. The easement would be dedicated to Costco as part of the purchase to sale agreement and Costco per the agreement would be responsible for the maintenance of the proposed connection pipe.

As discussed on pages 79 of the Draft Second Subsequent MND:

New and redevelopment land use projects are also required to meet the requirements of the Regional Municipal Separate Storm Sewer System (MS4) Permit for Los Angeles and Ventura Counties (CAS004004, Order R4-2021-0105) or current permit in effect, and related requirements of the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures (TGM) that are in effect at the time of building development. Projects will be required to develop a Post Construction Stormwater Management Plan (PCSMP) in accordance with the City's Municipal Stormwater Permit. The PCSMP shall address the project's mitigation of pollutants and stormwater runoff volume from impervious surfaces through infiltration, reuse, evapotranspiration, bioretention, or biofiltration as required by the City's Municipal Stormwater Permit.

In compliance with these requirements, stormwater runoff will be captured by storm drain inlets at proposed low points throughout the Costco site, these inlets will have trash capture devices to capture initial trash debris. Stormwater will then be routed via underground storm drain lines to six Ecopure treatment devices which will serve as a biofiltration system to address water quality. Treated stormwater will then be routed to an ADS Detention System designed to hold 26,000 cubic feet of stormwater volume, to address pre- versus post- stormwater runoff volume generated by the site.

Through compliance with existing laws and implementation of mitigation measures HYD-1 to HYD-3, which, among other things, require the treatment of all stormwater runoff, potential impacts to water quality would be less than significant.

REVISIONS TO THE DRAFT SECOND SUBSEQUENT MND

The following revisions are set forth to update the Draft Second Subsequent MND for the Camarillo Costco project in response to the comments received during the public review period, as well as changes directed by City staff. Revisions to the Draft Second Subsequent MND are listed by section. The sections that have not been revised are not listed below. Text revisions are shown as red-colored strike-out of old text and red-colored new text.

The information included in these Draft Second Subsequent MND revisions do not constitute substantial new information that requires recirculation of the Draft Second Subsequent MND or the preparation of an Environmental Impact Report (EIR). Section 15073.5 of the State CEQA Guidelines states:

- (a) A lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption. Notice of recirculation shall comply with Sections 15072 and 15073.
- (b) A “substantial revision” of the negative declaration shall mean:
 - (1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or
 - (2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.
- (c) Recirculation is not required under the following circumstances:
 - (1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.
 - (2) New project revisions are added in response to written or verbal comments on the project’s effects identified in the proposed negative declaration which are not new avoidable significant effects.
 - (3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.
 - (4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.
- (d) If during the negative declaration process there is substantial evidence in light of the whole record, before the lead agency that the project, as revised, may have a significant effect on the environment which cannot be mitigated or avoided, the lead agency shall prepare a draft EIR and certify a final EIR prior to approving the project. It shall circulate the draft EIR for consultation and review pursuant to

Sections 15086 and 15087, and advise reviewers in writing that a proposed negative declaration had previously been circulated for the project.

The changes to the Draft Second Subsequent MND included in these revisions do not constitute a “substantial revision” because a new, avoidable significant effect has not been identified and mitigation measures or project revisions do not need to be added in order to reduce the effect to a less than significant level. The revisions to the Draft Second Subsequent MND update and confirm the evaluation of impacts as presented in the Subsequent MND 2016-1 for the Amara Shopping Center.

EVALUATION OF ENVIRONMENTAL IMPACTS

Biological Resources

Based on the submittal of an updated Biological Resources Assessment to the City after the publication of the Draft Second Subsequent MND, the text for checklist item ‘a’ on page 44 of the Draft Second Subsequent MND is revised to read:

Although threatened and endangered species are protected by specific federal and state statutes, State CEQA Guidelines Section 15380(b) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain criteria. These criteria have been modeled after the definition in the federal Endangered Species Act (FESA) and the section of the California Fish and Game Code dealing with rare or endangered plants and animals, and allows a public agency to undertake a review to determine if a significant effect on a species that has not yet been listed by either the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Wildlife (CDFW) (i.e., species of special concern) would occur. Whether a species is rare, threatened, or endangered can be legally significant because, under State CEQA Guidelines Section 15065, an agency must find an impact to be significant if a project would “substantially reduce the number or restrict the range of an endangered, rare, or threatened species.” Thus, CEQA provides an agency with the ability to protect a species from a project’s potential impacts until the respective government agencies have an opportunity to designate the species as protected, if warranted.

Special-status wildlife species include taxa designated as follows:

- Threatened, endangered, or candidate for listing under the FESA;
- Threatened, endangered, or rare under the California Endangered Species Act (CESA);
- CDFW species of special concern or fully protected species.

Special-status plant species include taxa designated as follows:

- Threatened, endangered, or candidate for listing under the FESA;
- Threatened, endangered, or rare under the CESA;
- Species with CRPRs as described below (CNPS 2022):
 - 1A - Plants presumed extinct in California
 - 1B - Plants considered rare, threatened, or endangered in California and elsewhere.

- 2 - Plants considered rare, threatened, or endangered in California, but more common elsewhere.

Critical habitat is a term defined and used in the FESA to specify geographic areas that contain features essential to the conservation of an endangered or threatened species, and that may require special management and protection. Critical habitat may also include areas that are not currently occupied by the species but will be needed for its recovery.

Approval and implementation of the proposed project would not change the location, type, or maximum amount of development evaluated in Subsequent MND 2016-1 and approved by the City of Camarillo Planning Commission. An updated Biological Resources Assessment was prepared in May 2022 to assess the potential for special-status plant and wildlife species and sensitive natural communities to occur within the Costco portion of the project site and surrounding area. This Biological Resources Assessment provides the methods and results of a field survey, including vegetation communities and land cover types present within the study area, special-status plant and wildlife species detected or determined to have potential to occur within the study area, the presence of wildlife movement corridors or federally designated Critical Habitat within or adjacent to the study area, and any additional focused surveys necessary to further evaluate potential impacts to biological resources within the project site. The Biological Resources Assessment is incorporated as Appendix E to this Second Subsequent Mitigated Negative Declaration 2023-4.

Special-status plant and wildlife species present or potentially present within or adjacent to the study area were initially identified through a desktop literature review using the following sources: the USFWS Information, Planning, and Consultation (IPaC) Trust Resource Report; the CDFW California Natural Diversity Database (CNDDDB); and the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Vascular Plants. Additionally, the Natural Resources Conservation Service (NRCS), Web Soil Survey (WSS) was queried to determine soil types that exist within the boundary of the study area, as well as the USFWS National Wetlands Inventory (NWI) database. The CNDDDB and CNPS database searches included the 7.5-minute USGS Camarillo quadrangle and the IPaC search included the study area and a two-mile buffer surrounding the Costco project site. Special-status species include those that are considered threatened, endangered, candidate for listing, species of special concern or fully protected by the USFWS, the CDFW, or the CNPS. California Rare Plant Rank (CRPR) 1 and 2 plant species were included in the CNPS search. Following a review of these resources, relevant life history information on those species documented as occurring in the region, including habitat type, soils, and elevation preferences were reviewed.

A field survey was performed on April 25, 2022, to evaluate botanical and wildlife resources within the study area, including habitat suitability for special-status species. The survey consisted of walking through the project area and along its periphery, where possible, to map and characterize vegetation communities, collect data on the relative quality of, and potential for, existing habitats to support the special-status species identified during the preliminary database and resources review, and to identify any other sensitive biological resources present or potentially present within the site. An aerial photograph and georeferenced mobile map with an overlay of the project boundary was utilized to map vegetation communities and record any special-status or sensitive

biological resources while in the field. Protocol-level surveys for special-status plant and wildlife species were not conducted during this time; however, any incidental observations of such species were documented.

The ground cover at the site is comprised of non-native annual grassland, consisting primarily of ruderal species and non-native annual grasses. This vegetation community is generally dominated by non-native species, including introduced forbs. Native grasses and forbs may be present, but usually constitute less than 10 percent relative cover in the herbaceous layer. Species that were observed in this vegetation community during the field survey include wild oats (*Avena* sp.), Italian ryegrass (*Festuca perennis*), ricegrass (*Piptatherum* sp.), brome (*Bromus* sp.), mustard (*Brassica* sp.), wild radish (*Raphanus raphanistrum*), cheeseweed (*Malva* sp.), chrysanthemum (*Chrysanthemum* sp.), stinging nettle (*Urtica dioica*), epizote (*Dysphania ambrosioides*), Russian thistle (*Salsola* sp.), and castor bean (*Ricinus communis*). Just outside of the eastern boundary of the project site, there is a row of large ornamental landscape trees within the Home Depot lot. Vegetation growth at the site is controlled on a regular basis by a tribe of goats that are transported to the site for this purpose.

Results of the CNDDDB and IPaC searches indicated 14 special-status wildlife species known to occur within the one-quad / two-mile search radius of the project site. Of these, 13 species are not expected to occur or have a low potential to occur within the project site due to a lack of suitable habitat, or the site is outside of the species' known range; therefore, these 13 species were removed from further consideration. The remaining species, burrowing owl, has a moderate potential to occur at the site and is discussed further below.

Burrowing owl utilizes abandoned California ground squirrel (*Otospermophilus beecheyi*) burrows in open habitats, grasslands, and disturbed areas, typically on levees, mounds or areas where there are unobstructed views of possible predators such as raptors or foxes. Prey items include insects, small mammals, reptiles and amphibians. Although no California ground squirrel burrows were detected during the survey, there is suitable foraging habitat in the vicinity of the project site, and there are five documented occurrences of this species within 1.3 miles of the project site, one of which is located within the northwestern portion of the project site.

No raptor nests, wildlife dens, or burrows were incidentally observed during the field survey.

Results of the CNDDDB and CNPS searches indicated 12 special-status plant species known to occur within the one-quad / two-mile search radius of the project site. None of these species are expected to occur within or adjacent to the project site due to a lack of suitable habitat, a lack of occurrences in the vicinity of the project site, or the project site is outside of the species' known range; therefore, special-status plants are not discussed further in this document.

The project site does not fall within or adjacent to Critical Habitat limits for any listed plant or wildlife species.

Five bird species were detected during the field survey, including red-winged blackbird (*Agelaius phoeniceus*), American crow (*Corvus brachyrhynchos*), cliff swallow (*Petrochelidon pyrrhonota*, which were observed nesting on the southern wall face of the existing Home Depot), mourning dove (*Zenaida macroura*), and northern mockingbird (*Mimus polyglottos*). Numerous red-winged blackbirds were observed feeding throughout the site on seeds of some of the weedy vegetation

and were displaying potential nesting behavior; however, no nests were detected during the field survey. No common mammals, amphibians, or reptiles were detected during the field survey.

Common wildlife species adapted to life in proximity to human development, such as raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), and striped skunk (*Mephitis mephitis*) are likely to move through the study area on a regular basis to find food and cover. Several common native and non-native bird species are likely to use the study area for nesting and foraging.

To address the potential for burrowing owl or other native nesting birds to occur on the site and to comply with and implement the federal Migratory Bird Treaty Act (MBTA) and the provisions of Section 3503.5 of the California Fish and Game Code, the Biological Resources Assessment has recommended a preconstruction nesting bird survey be performed by a qualified biologist no earlier than one week prior to any construction during the nesting season (generally February 15 through August 31 but variable based on seasonal and annual climatic conditions) to determine if any native birds are nesting on or near the site including a 250-foot buffer for burrowing owl and other raptors. Because compliance with the MBTA and California Fish and Game Code is mandatory, this recommendation will be included as a Condition of Approval and would ensure that the project would not have a substantial adverse effect on burrowing owl or native nesting birds protected by the MBTA or California Fish and Game Code.

According to the City of Camarillo CEQA Environmental Guidelines, no a less than significant impact would occur if the project does not remove or modify/modifies any habitat associated with any one or more candidate, sensitive, or special status species, but implements habitat preservation/restoration programs consistent with CDFW and/or USFWS regulations, as applicable. As discussed above, compliance with the MBTA and California Fish and Game Code is mandatory and a preconstruction nesting bird survey will be included as a Condition of Approval. Therefore, no a less than significant impact would occur and the site-specific impacts of the proposed project would be no different from those evaluated in Subsequent MND 2016-1. This same impact would occur with the approved Amara Commercial Center.

Based on the submittal of an updated Biological Resources Assessment to the City after the publication of the Draft Second Subsequent MND, the text for checklist item 'b' on page 45 of the Draft Second Subsequent MND is revised to read:

Approval and implementation of the proposed project would not change the location, type, or maximum amount of development evaluated in Subsequent MND 2016-1 and approved by the City of Camarillo Planning Commission. The ground cover at the site is comprised of non-native annual grassland, consisting primarily of ruderal species and non-native annual grasses. Vegetation growth at the site is controlled on a regular basis by a tribe of goats that are transported to the site for this purpose. The updated Biological Resources Assessment includes a constraints-level analysis for potentially jurisdictional wetlands and waters based on current and historic aerial photography signatures and field observations. The analysis was based on criteria provided by the following agencies:

- Waters of the U.S., including wetlands, under the jurisdiction of the U.S. Army Corps of Engineers (ACOE), pursuant to Section 404 of the federal Clean Water Act (CWA)

- Wetlands under the jurisdiction of the Regional Water Quality Control Board (RWQCB), pursuant to Section 401 of the CWA and the Porter-Cologne Water Quality Control Act (Porter-Cologne Act).
- Wetlands under the jurisdiction of the CDFW, pursuant to Section 1602 of the California Fish and Game Code.

Although a formal wetland delineation was not performed during the field survey, no aquatic features were observed within the study area that are likely to fall under jurisdiction of the ACOE, CDFW, or RWQCB. Additionally, the NWI did not depict any aquatic resources within or adjacent to the study area. The Biological Resources Assessment concludes that there are no riparian habitats or other sensitive natural communities at the project site.

Based on the submittal of an updated Biological Resources Assessment to the City after the publication of the Draft Second Subsequent MND, the text for checklist item 'c' on page 45 of the Draft Second Subsequent MND is revised to read:

Approval and implementation of the proposed project would not change the location, type, or maximum amount of development evaluated in Subsequent MND 2016-1 and approved by the City of Camarillo Planning Commission. The ground cover at the site is comprised of non-native annual grassland, consisting primarily of ruderal species and non-native annual grasses. Vegetation growth at the site is controlled on a regular basis by a tribe of goats that are transported to the site for this purpose. As discussed above, The the Biological Resources Assessment concludes that there are no wetlands at the project site.

Hazards and Hazardous Materials

Based on the submittal of an updated Biological Resources Assessment to the City after the publication of the Draft Second Subsequent MND, the text for checklist item 'd' on page 75 of the Draft Second Subsequent MND is revised to read:

Approval and implementation of the proposed project would also not change the location, type, or maximum amount of development evaluated in Subsequent MND 2016-1 and approved by the City of Camarillo Planning Commission. The Department of Toxic Substances Control EnviroStor database was searched on October 7, 2023 and the project site and surrounding properties are still not included on a list of hazardous material sites as compiled pursuant to Government Code Section 65962.5. An updated Phase I ESA was also conducted for the project site that is incorporated as Appendix E-F to this Second Subsequent Mitigated Negative Declaration 2023-4. The May 4, 2022 Phase I ESA concluded that the potential of residual pesticides from the previous agricultural activities remaining in the soil is low but the surface soils should be sampled and analyzed to assess the appropriateness for reuse or disposal. Therefore, mitigation measure HAZ-1 would continue to be applicable to the proposed project. The May 4, 2022 Phase I ESA also identified a concrete standpipe along the eastern boundary of the project site. There may be buried irrigation lines connected to this standpipe. Based on the age of the standpipe, this structure and potential buried lines may contain asbestos containing materials and should be tested prior to removal. Implementation of new mitigation measure HAZ-4 would ensure that potential impacts

associated with the release of asbestos containing materials are reduced to a less than significant level.

Hydrology and Water Quality

Based on the submittal of an updated Biological Resources Assessment to the City after the publication of the Draft Second Subsequent MND, the text for checklist item 'b' on page 82 of the Draft Second Subsequent MND is revised to read:

Approval and implementation of the proposed project would also not change the location, type, or maximum amount of development evaluated in Subsequent MND 2016-1 and approved by the City of Camarillo Planning Commission. The water demand associated with the proposed project has been evaluated in a Water Impact Study that is incorporated as Appendix [E-G](#) to this Second Subsequent Mitigated Negative Declaration 2023-4. The Water Impact Study concludes that the proportionate water demand for the proposed Costco project would be within the approved water demand credit for the Amara Shopping Center.

Transportation

Based on the submittal of an updated Biological Resources Assessment to the City after the publication of the Draft Second Subsequent MND, the text for checklist item 'b' on page 123 of the Draft Second Subsequent MND is revised to read:

Although approval and implementation of the proposed project would not change the location, type, or maximum amount of development evaluated in Subsequent MND 2016-1 and approved by the City of Camarillo Planning Commission, the proposed Costco would have different trip generating characteristics than the approved shopping center uses. Therefore, the VMT impacts associated with the proposed project have been evaluated in a Daily Trip Generation and Vehicle Miles Traveled (VMT) memorandum that is incorporated as Appendix [G-H](#) to this Second Subsequent Mitigated Negative Declaration 2023-4.

Utilities and Service Systems

Based on the submittal of an updated Biological Resources Assessment to the City after the publication of the Draft Second Subsequent MND, the text for checklist item 'b' on page 133 of the Draft Second Subsequent MND is revised to read:

Approval and implementation of the proposed project would also not change the location, type, or maximum amount of development evaluated in Subsequent MND 2016-1 and approved by the City of Camarillo Planning Commission. The water demand associated with the proposed project has been evaluated in a Water Impact Study that is incorporated as Appendix [E-G](#) to this Second Subsequent Mitigated Negative Declaration 2023-4. The Water Impact Study concludes that the proposed Costco development would be approximately 12.5 acre feet per year. As discussed above, the Amara Shopping Center has an existing water allocation of 40 acre feet per year for the 499,000 square feet of approved development. Based on the entitled development amount, the proposed Costco development would be allocated up to 13.1 acre feet per year of the overall 40 acre feet per year. The 12.5 acre feet per year demand of the proposed project would be 0.6 acre feet less than the 13.1 acre feet per year allocation for the Costco development.

REVISED MITIGATION MONITORING AND REPORTING PROGRAM

This section of the Final Second Subsequent MND provides the revised Mitigation Monitoring and Reporting Program (MMRP) that would be used to monitor the implementation of the mitigation measures adopted for the Camarillo Costco project.

INTRODUCTION

CEQA requires the adoption of feasible mitigation measures to reduce the severity and magnitude of potentially significant environmental impacts associated with development projects. However, simply adopting these measures is not adequate under State law. Lead agencies are also required to adopt a program that will be used to ensure that the mitigation measures are in fact implemented. The requirements for mitigation monitoring or reporting are codified in Section 15097 of the State CEQA Guidelines.

The MMRP for the Amara Shopping Center identifies project-specific mitigation measures to reduce the potentially significant impacts associated with the development of the project site. The Final Second Subsequent MND for the Camarillo Costco project incorporates these mitigation measures along with the new and revised mitigation measures identified in the Draft Second Subsequent MND. Following adoption of the Final Second Subsequent MND and approval of this revised MMRP by the City of Camarillo City Council, the project-specific mitigation measures identified in the Final Second Subsequent MND would be implemented and monitored as described in this revised MMRP.

LIST OF MITIGATION MEASURES

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

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Aesthetics and Scenic Resources			
<p>AES-1 The project building and landscaping design shall conform to all development regulations and design standards in the Airport North Specific Plan.</p>	<p>Review of project building and landscaping plans for the second phase of the Amara Shopping Center to confirm that applicable development regulations and design standards of the Airport North Specific Plan are reflected.</p>	<p>Prior to issuance of building permits.</p>	<p>Department of Community Development</p>
<p>AES-2 Outdoor lighting shall be designed and installed in accordance with regulations in the Airport North Specific Plan, Section IV. Design Guidelines, E. Lighting:</p> <ul style="list-style-type: none"> • Project lighting should be concentrated at the main entries and along major plazas or architectural features or landscape features; • Decorative lights standards that complement the architectural elements of the building design shall be used; • Buildings and tree groves should be up-washed with light to emphasize architecture; • Low-intensity, energy efficient parking lot lighting shall be used. Parking lot lights should be secondary to the illumination of buildings and landscaped features, and; • Low-level, direct lighting shall be used on pedestrian walkways. 	<p>Review of project lighting plans to confirm that lighting controls required by mitigation measure AES-1 are included.</p>	<p>Prior to issuance of building permits.</p>	<p>Department of Community Development</p>
<p>AES-3 The exterior of the proposed buildings shall be constructed of materials such as tinted non-reflective glass and pre-cast concrete, stucco, or fabricated wall surfaces.</p>	<p>Review of project building plans to confirm that building materials required by mitigation measure AES-3 are specified.</p>	<p>Prior to issuance of building permits.</p>	<p>Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
Air Quality			
<p>AQ-1 The project developer shall implement fugitive dust control measures in accordance with VCAPCD recommendations. The project developer shall include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized on a daily basis to prevent excessive amounts of dust. • Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities. • All trucks shall 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, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction, as appropriate. Watering shall be done as often as necessary. • Material stockpiles shall be enclosed, covered, stabilized, or otherwise treated, to prevent blowing fugitive dust offsite. 	<p>Review of project construction contracts prior to issuance of grading permits to ensure that the contracts include the requirements of mitigation measure AQ-1.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<ul style="list-style-type: none"> • Graded and/or excavated inactive areas of the construction site shall be monitored by a City-designated person at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four consecutive 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 shall be posted on-site limiting 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 shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the VCAPCD in determining when winds are excessive. • Adjacent paved streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to the adjacent paved streets and roads. • Personnel involved in grading operations, including contractors and subcontractors, should be advised to 			

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.</p>			
<p>AQ-2 The project developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the project site throughout the project construction phases. The project developer shall include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Keep all construction equipment in proper tune in accordance with manufacturer’s specifications. • Limit truck and equipment idling time to five minutes or less. • Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in Ventura County (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). • Lengthen the construction period during the smog season (May through October) to minimize the number of vehicles and equipment operating at the same time. 	<p>Review of project construction contracts prior to issuance of grading permits to ensure that the contracts include the requirements of mitigation measure AQ-2.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>AQ-3 The project developer shall include in construction and building management contracts the following requirements or measures shown to be equally effective:</p> <ul style="list-style-type: none"> • Use solar or low-emission water heaters in the commercial buildings. • Require that commercial landscapers providing services at the common areas of project site use electric or battery-powered equipment, or other internal combustion equipment that is either certified by the California Air Resources Board or is three years old or less at the time of use, to the extent that such equipment is reasonably available and competitively priced in Ventura County (meaning that the equipment can be easily purchased at stores in Ventura County and the cost of the equipment is not more than 20 percent greater than the cost of standard equipment). • Provide bus stops with shelters at locations along the project frontage with Ventura Boulevard. The number of bus stops shall be determined in consultation with Camarillo Area Transit. 	<p>Review of project construction and building management contracts prior to issuance of building permits to ensure that the features required by mitigation measure AQ-3 are included.</p>	<p>Prior to issuance of building permits.</p>	<p>Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>AQ-4 The project developer(s) shall contribute a total of \$651,222 to a TDM fund managed by the City of Camarillo. The developer of the Costco project shall contribute \$243,557 (37.4%) of this total and the developer of the remaining commercial project shall contribute the remaining \$407,665. The developer of the remaining commercial project may request that the City reduce the amount owed if the amount of development in the western portion of the overall project site is less than 335,600 square feet. The City will then have the TDM contribution for the remaining commercial project calculated based on the actual amount of building space that is developed.</p>	<p>The project developers shall pay the applicable TDM fees to the City.</p>	<p>Prior to issuance of building permits.</p>	<p>Department of Community Development</p>

Cultural Resources and Tribal Cultural Resources

<p>CR-1 Prior to the issuance of grading permits, the project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior’s Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred) and having at least five years of experience in Chumash territory. The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at the subject site for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Camarillo Director of Community Development and no ground-disturbing activities shall occur at the site until the archaeologist has been approved by the City.</p> <p>The archaeologist shall be responsible for monitoring all site clearance, grading, and excavation activities, maintaining daily field notes and a photographic record,</p>	<p>The project developer shall provide evidence that a professional archaeologist meeting the Secretary of the Interior’s Professional Standards for Archaeology has been retained and that the monitoring requirements of mitigation measure CR-1 are included in the contract specifications for earthwork actions within the project site.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>
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MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>and for reporting all finds to the developer and the City of Camarillo in a timely manner. The archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment within a 50-foot radius of the find to allow time for the recording and removal of the resources. Work may continue outside the 50-foot radius.</p> <p>In the event that archaeological resources are discovered at the project site, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner shall commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the consulting archaeologist.</p> <p>If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the project proponent and project archaeologist shall notify the City of Camarillo Community Development Department and the Barbareño/Ventureño Band of Mission Indians (Chumash). A designated Native American</p>			

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>representative from the Barbareño/Ventureño Band of Mission Indians shall be retained to assist the project archaeologist in the significance determination of the Native American as deemed appropriate. The designated Chumash tribal representative shall be given sufficient time to examine the find. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Chumash. If the find is determined to be of sacred or religious value, the Chumash tribal representative will work with the City and consulting archaeologist to protect the resource in accordance with tribal requirements as may be feasible. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.</p> <p>In the event that human remains are discovered at the project site, Mitigation Measure CR-3 shall immediately apply and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.</p> <p>Any Native American artifacts that are relocated/reburied at the project site would be subject to a fully executed relocation/reburial agreement with the assisting Chumash representative. This shall include, but not be limited to, an agreement that artifacts will be reburied on-site and in an area of permanent protection, and that reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist.</p> <p>Native American artifacts that cannot be avoided or relocated at the project site shall be prepared for curation at an accredited curation facility within the Chumash region that meets federal standards (per 36 CFR Part 79)</p>			

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>and is available to archaeologists/researchers for further study. The project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation.</p> <p>Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner.</p> <p>Once grading activities have ceased and/or the archaeologist, in consultation with the designated Chumash representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Camarillo Community Development Department.</p> <p>A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Camarillo Community Development Department, the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton, and the Barbareño/Ventureño Band of Mission Indians.</p>			

<p>CR-3 In the event that human remains (or remains that may be human) are discovered at the project site during ground-disturbing activities, the construction contractors, project archaeologist, and/or designated Chumash tribal representative shall immediately stop all activities within 100 feet of the find. Work outside of the 100-foot radius may continue. The project proponent shall then inform the Ventura County Coroner and the City of Camarillo Community Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner would notify the Native American Heritage Commission (NAHC), which will identify the “Most Likely Descendent” (MLD). Despite the affiliation with any Chumash tribal representative(s) at the site, the NAHC’s identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains will be determined in consultation between the project proponent and the MLD. In the event that there is disagreement regarding the disposition of the remains, State law will apply and mediation with the NAHC will make the applicable determination (see Public Resources Code Section 5097.98(e) and 5097.94(k)). Work may recommence after disposition of the remains.</p> <p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the</p>	<p>The project developer shall provide evidence that the stoppage and assessment requirements of mitigation measure CR-3 are included in the contract specifications for earthwork actions within the project site.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>
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MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the South Central Coastal Information Center (SCCIC).			
Geology and Soils			
CR-2 The project developer shall include in construction contracts the requirement that the project be halted if any paleontological materials are encountered during the course of project development. The services of a paleontologist shall be secured by contacting the Center for Public Paleontology, which can be found at the following universities; USC, UCLA, California State University at Los Angeles, or California State University at Long Beach, to assess the resources and evaluate the impact. Copies of the paleontological survey, study, or report shall be submitted to the Department of Community Development.	The project developer shall provide evidence that the stoppage and assessment requirements of mitigation measure CR-2 are included in the contract specifications for earthwork actions within the project site.	Prior to issuance of grading permits.	Department of Community Development
Hazards and Hazardous Materials			
HAZ-1 Prior to project development the project applicant/ developer shall perform soil tests to determine if farm-related chemicals are present in the soil and at concentrations that exceed federal, state and/or local regulations, per the recommendations in the Phase I ESA. Any contaminated soils shall be remediated in accordance with all applicable laws and regulations.	Review of the soil test findings and, if required, soil remediation plans.	Prior to issuance of grading permits.	Department of Community Development
HAZ-2 Prior to project development all building plans must be submitted to the City of Camarillo Department of Community Development to review for consistency with all applicable aviation easements.	Review of project building plans that demonstrate that building heights do not exceed applicable aviation easements.	Prior to issuance of building permits.	Department of Community Development

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
HAZ-3 Any electronic equipment to be operated on-site which might interfere with airport operations will require a Federal Communications Commission (FCC) permit. Prospective users of such equipment would have to eliminate any interference through the use of insulation materials or other means approved by the City.	Review of FCC permits if required.	Prior to the issuance of building permits and any time that the installation and operation of applicable electronic equipment is requested of the property manager.	Department of Building and Safety / Department of Community Development
HAZ-4 Prior to the issuance of grading permits, the project applicant/ developer shall perform soil tests to determine if the concrete standpipe located along the eastern boundary of the project site and any attached buried line contain any asbestos containing materials. Any asbestos containing materials shall be remediated in accordance with all applicable laws and regulations.	Review of the soil test findings and, if required, asbestos remediation plans.	Prior to issuance of grading permits.	Department of Community Development

Hydrology and Water Quality

HYD-1 During construction, the project applicant shall implement all applicable and mandatory Best Management Practices (BMPs) in accordance with the Construction General Permit and related SWPPP prepared for the project and the City's Municipal Stormwater Permit. These BMPs shall be installed in accordance with the California Stormwater Quality Association (CASQA) fact sheets and shall include, but not be limited, to the following: <ul style="list-style-type: none"> Erosion and sediment control procedures shall be implemented for exposed areas. Appropriate dust suppression techniques, such as watering or tarping, shall be used. 	Review of 401 Water Quality Certification.	Prior to issuance of grading permits.	Public Works Department
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MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<ul style="list-style-type: none"> • Construction entrances shall be designed to facilitate removal of debris from vehicles exiting the site. • Truck loads shall be tarped. • Material management BMPs shall be implemented. 			
<p>HYD-2 All construction equipment and vehicles shall be inspected for leaks of hazardous materials (including oil and gasoline) and all such leaks repaired according to a regular schedule, specified in the Grading Plan approved by the City of Camarillo Public Works Department.</p>	<p>Review of project construction contracts to confirm that the requirements of mitigation measure HYD-2 are included.</p>	<p>Prior to issuance of grading permits.</p>	<p>Public Works Department</p>
<p>HYD-3 The project shall be designed to comply with all applicable requirements of the City's Municipal Stormwater Permit (Order No. R4-2021-0105) and related stormwater quality mitigation requirements pertaining to the detention, treatment, and/or discharge of stormwater.</p>	<p>Review of 401 Water Quality Certification.</p>	<p>Prior to issuance of grading permits.</p>	<p>Public Works Department</p>
Public Services			
<p>PUB-1 The recommendations of the Ventura County Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the VCFD either prior to the recordation of a final map or the approval of a building permit.</p>	<p>Review of project building plans that confirm that Ventura County Fire Department recommendations are addressed.</p>	<p>Prior to recordation of a final map or issuance of building permits.</p>	<p>Department of Building and Safety / Department of Community Development</p>

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
PUB-2 The applicant shall comply with all applicable fire codes and pay any applicable fees to the Ventura County Fire Department prior to the recordation of a final map or the approval of a building permit.	Review of project building plans to demonstrate compliance with all applicable fire codes and receipt of payment for all applicable fees to the Ventura County Fire Department.	Prior to recordation of a final map or issuance of building permits.	Department of Building and Safety / Department of Community Development
PUB-3 The environmental design recommendations of the Camarillo Police Department shall be included in the review process and incorporated into the building plans to reduce opportunities for the commission of crimes.	Review of project building plans that confirm that Camarillo Police Department recommendations are addressed.	Prior to the issuance of building permits.	Department of Building and Safety / Department of Community Development
PUB-4 Pursuant to Section 65595 of the Government Code, the project applicant shall be responsible for the payment of all applicable schools fees to the school district serving the project site to offset the impact of additional student enrollment at schools serving the project area.	Receipt of payment for applicable school fees.	Prior to the issuance of building permits.	Department of Community Development

Utilities and Service Systems

UTL-1 Prior to recordation of the final map, the developer/project applicant shall guarantee the construction of a domestic water system and an irrigation system for landscaping in conformance with applicable City standards.	Review of project building plans and water improvement plans demonstrating that domestic water systems and landscape irrigation system will be constructed in conformance with applicable city standards.	Prior to approval of final map.	Public Works Department
UTL-2 Water improvement plans shall be approved by the Fire Department, the City Engineer and the Calleguas Municipal Water District.	Review of project water improvement plans by the City Engineer and confirmation of approval by the Ventura County Fire Department and Calleguas Municipal Water District.	Prior to approval of final map.	Public Works Department

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
UTL-3 Sewer plans shall be approved by the City Engineer and the Camarillo Sanitary District. Prior to recordation of the final map, the developer/project applicant shall enter into an agreement with the District which specifies the funding mechanism for all wastewater conveyance facilities.	Review of project sewer plans by the City Engineer and the Camarillo Sanitary District.	Prior to approval of final map.	Public Works Department
UTL-4 All industries proposing to connect to or discharge into the local sewer system shall first obtain the appropriate permit from the Camarillo Sanitary District.	Review of industrial wastewater discharge permit request from the Camarillo Sanitary District.	Prior to issuance of building permits for industries that propose to connect to or discharge into the local sewer system.	Public Works Department
UTL-5 Restaurant and commercial uses shall install grease interceptors.	Review of building plans for restaurants and commercial uses using grease products.	Prior to issuance of building permits for restaurants and commercial uses using grease products.	Public Works Department
UTL-6 Drought-resistant vegetation shall be used in landscaping to reduce the demand for irrigation water. Water-conserving features, such as low volume water closets and lavatory faucets with limiting-flow valves, shall be installed in all project buildings.	Review of project building and landscaping plans to confirm that drought-resistant vegetation and water-conserving features are incorporated.	Prior to issuance of building permits.	Department of Community Development
UTL-7 Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.	Review of project building plans to confirm that locations for recycling bins are provided as appropriate.	Prior to issuance of occupancy permits.	Department of Community Development

MITIGATION MEASURES ADOPTED FOR THE CAMARILLO COSTCO PROJECT

Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>UTL-8 The project developer shall wait to develop and connect the project to the city’s water service until the Fox Canyon Groundwater Management Agency resumes groundwater allocation transfers from agricultural operations. If groundwater allocation transfers do not resume, or if the developer wishes to connect the project to the city’s water service before that time, in accordance with Camarillo Municipal Code Chapter 14.12, the project developer shall demonstrate that the water demand of the project would be offset either directly by developer-initiated programs, or if the city is in a declared Stage 2 or higher water supply condition, by making a payment to the city’s water conservation credit program in an amount calculated by the city to reduce existing water use elsewhere within the city in an amount adequate to serve the proposed project.</p>	<p>Review of project water supply plan for the project or/and confirmation of payment to the city’s water conservation credit program.</p>	<p>Prior to issuance of building permits.</p>	<p>Public Works Department</p>

APPENDIX A - BIOLOGICAL RESOURCES ASSESSMENT

Attachment A



**CAMARILLO COSTCO PROJECT
BIOLOGICAL RESOURCES ASSESSMENT
CAMARILLO, VENTURA COUNTY, CALIFORNIA**

MAY 26, 2022

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**Camarillo Costco Project
Biological Resources Assessment**

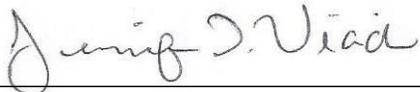
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May 26, 2022
Kleinfelder Project No.: 20230187.001A

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
SUMMARY	1
1 INTRODUCTION	2
1.1 Objectives	2
1.2 Project Location	2
2 METHODS	3
2.1 Desktop Review	3
2.2 Definition of Special-Status Species	3
2.2.1 Special-Status Wildlife Species	4
2.2.2 Special-Status Plant Species	4
2.3 Field Surveys	4
3 RESULTS	6
3.1 Biological Setting	6
3.2 Existing Conditions	6
3.2.1 Soils	6
3.2.2 Vegetation Communities	6
3.2.3 Wetlands and Water Features	7
3.3 Special-Status Wildlife Species with Potential To Occur in the Study Area	7
3.4 Special-Status Plant Species with Potential to Occur in the Study Area	7
3.5 Critical Habitat	8
3.6 Wildlife Corridors and Habitat Linkages	8
3.7 Common Wildlife Species	8
4 RECOMMENDATIONS	10
REFERENCES CITED	11
 FIGURES	
1 Regional/Vicinity Map	
2 Project Location Map	
3 Project Plans	
4 Soils	
5 Photographs	
 APPENDICES	
A Special-Status Wildlife Species with Known or Potential Occurrence in the Vicinity of the Camarillo Costco Project in Ventura County, California	
B Special-Status Plant Species with Known or Potential Occurrence in the Vicinity of the Camarillo Costco Project in Ventura County, California	

**CAMARILLO COSTCO PROJECT
BIOLOGICAL RESOURCES ASSESSMENT
CAMARILLO, CA**

SUMMARY

A due diligence biological resources assessment was performed for the proposed Camarillo Costco Project (Project) by Kleinfelder biologists Terry Hurt and Lisa Achter. The proposed Project entails construction of a new Costco Wholesale Warehouse, gas station, and associated parking lot on approximately 20.18 acres of a 27.12-acre parcel (APN 230-002-025) (Figure 1).

Ms. Achter conducted a preliminary desktop review of the site and Mr. Hurt performed a field verification survey to identify and characterize existing on-site biological resources and determine the potential for resources considered to be special-status by state and federal resource agencies to occur on the site. The field survey included the parcel described above (Project area), including an area of potential effect (APE) buffer extending 50 feet around the Project area. The Project area and the APE together comprise the study area.

Based on the results of the desktop review and field verification survey, one special-status wildlife species, burrowing owl (*Athene cunicularia*), was determined to have a moderate potential to occur within the study area and no special-status plant species were determined to have a moderate or greater potential to occur within the study area. No special-status plant or wildlife species were observed during the field survey.

This report serves to document the methods and results of the April 25, 2022, biological field survey, describes potential biological resource constraints associated with development of the site, and provides recommendations to address these constraints.

1 INTRODUCTION

1.1 Objectives

The purpose of this analysis is to evaluate the study area to assess the potential for special-status plant and wildlife species and sensitive natural communities to occur at the Project site, and the potential effects to these biological resources due to Project construction. This assessment provides the methods and results of the field survey, including vegetation communities and land cover types present within the study area, special-status plant and wildlife species detected or determined to have potential to occur within the study area, the presence of wildlife movement corridors or federally designated Critical Habitat within or adjacent to the study area, and any additional focused surveys necessary to further evaluate potential impacts to biological resources at the Project site. Recommendations to avoid and minimize impacts to these resources are also provided in Section 4 of this document.

1.2 Project Location

The approximately 27.12-acre parcel is located in City of Camarillo in Ventura County, California (Figure 1). The site is bounded by U.S. Highway 101 on the north, a Home Depot shopping center on the east, West Ventura Boulevard on the south (and Camarillo Airport south of West Ventura Boulevard), and Springfield Drive and an undeveloped parcel on the west (Figure 2). The Project parcel is undeveloped in an otherwise mostly developed residential and industrial area of Ventura County. The study area is flat, with elevations remaining constant between approximately 72-87 feet above mean sea level. Adjacent land uses are primarily urban and residential, although there are undeveloped parcels similar in composition to the Project area to the west and northwest (Figure 2). There are no structures within the study area. The Project plans are depicted in Figure 3.

The study area is situated within the 7.5-minute U.S. Geological Survey (USGS) Camarillo quadrangle within the Rio de Santa Clara Land Grant. The corresponding latitude and longitude at the approximate center of Project area is 34°13'06" north latitude and 119°04'56" west longitude.

2 METHODS

2.1 Desktop Review

Special-status plant and wildlife species present or potentially present within or adjacent to the study area were identified through a desktop literature review using the following sources: U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Consultation (IPaC) Trust Resource Report; California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB); and the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Vascular Plants. Additionally, the Natural Resources Conservation Service (NRCS), Web Soil Survey (WSS) was queried to determine soil types that exist within the boundary of the study area (USDA 2022), as well as the USFWS National Wetlands Inventory (NWI) database (USFWS 2022a). The CNDDDB and CNPS database searches included the 7.5-minute USGS Camarillo quadrangle and the IPaC search included the study area and a two-mile buffer surrounding the site. Special-status species include those that are considered threatened, endangered, candidate for listing, species of special concern or fully protected by CDFW, USFWS, or CNPS. California Rare Plant Rank (CRPR) 1 and 2 plant species were included in the CNPS search. Following a review of these resources, Kleinfelder also reviewed relevant life history information on those species documented as occurring in the region, including habitat type, soils, and elevation preferences.

2.2 Definition of Special-Status Species

Although threatened and endangered species are protected by specific federal and state statutes, California Environmental Quality Act (CEQA) Guidelines Section 15380(b) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain criteria. These criteria have been modeled after the definition in the federal Endangered Species Act (FESA) and the section of the California Fish and Game Code dealing with rare or endangered plants and animals, and allows a public agency to undertake a review to determine if a significant effect on a species that has not yet been listed by either the USFWS or CDFW (i.e., species of special concern) would occur. Whether a species is rare, threatened, or endangered can be legally significant because, under CEQA Guidelines, Section 15065, an agency must find an impact to be significant if a project would “substantially reduce the number or restrict the range of an endangered, rare, or threatened

species.” Thus, CEQA provides an agency with the ability to protect a species from a project’s potential impacts until the respective government agencies have an opportunity to designate the species as protected, if warranted.

2.2.1 Special-Status Wildlife Species

Special-status wildlife species include taxa designated as follows:

- Threatened, endangered, or candidate for listing under FESA;
- Threatened, endangered, or rare under the California Endangered Species Act (CESA);
- CDFW species of special concern or fully protected species.

2.2.2 Special-Status Plant Species

Special-status plant species include taxa designated as follows:

- Threatened, endangered, or candidate for listing under the FESA;
- Threatened, endangered, or rare under the CESA;
- Species with CRPRs as described below (CNPS 2022):
 - 1A – Plants presumed extinct in California
 - 1B – Plants considered rare, threatened, or endangered in California and elsewhere.
 - 2 – Plants considered rare, threatened, or endangered in California, but more common elsewhere.

2.3 Field Surveys

A field survey was performed by Kleinfelder biologist Terry Hurt on April 25, 2022, to evaluate botanical and wildlife resources within the study area, including habitat suitability for special-status species.

The survey consisted of walking through the Project area and along its periphery, where possible, to map and characterize vegetation communities, collect data on the relative quality of, and potential for, existing habitats to support the special-status species identified during the preliminary database and resources review, and to identify any other sensitive biological resources present or potentially present within the site. An aerial photograph (Google Earth 2022) and georeferenced mobile map with an overlay of the Project boundary was utilized to map

vegetation communities and record any special-status or sensitive biological resources while in the field. Protocol-level surveys for special-status plant and wildlife species were not conducted during this time; however, any incidental observations of such species were documented.

Kleinfelder conducted a constraints-level analysis for potentially jurisdictional wetlands and waters based on current and historic aerial photography signatures and field observations. The analysis was based on criteria provided by the following agencies:

- Waters of the U.S., including wetlands, under the jurisdiction of the U.S. Army Corps of Engineers (ACOE), pursuant to Section 404 of the federal Clean Water Act (CWA).
- Wetlands under the jurisdiction of the Regional Water Quality Control Board (RWQCB), pursuant to Section 401 of the CWA and the Porter-Cologne Water Quality Control Act (Porter-Cologne Act).
- Wetlands under the jurisdiction of CDFW, pursuant to Section 1602 of the California Fish and Game Code.

3 RESULTS

3.1 Biological Setting

The biological setting surrounding the study area is primarily developed with residences, industrial areas, and strip malls. The area south of the Camarillo Airport is primarily developed with agriculture.

3.2 Existing Conditions

A discussion of the results of the desktop review and the general characteristics observed within the study area during the field survey are presented below.

3.2.1 Soils

According to the NRCS (USDA 2022), two soil types have been mapped within the Project area, including Camarillo loam and Hueneme sandy loam (Figure 4).

Camarillo loam consists of poorly drained soils that formed in material weathered from alluvium derived from sedimentary rock. Camarillo loam occurs on uplands (alluvial fans and toeslopes). Hueneme sandy loam is a poorly drained, very slightly saline to slightly saline soils that formed in material weathered from stratified alluvium derived from sedimentary rock. It is found on toeslopes and basin floors.

3.2.2 Vegetation Communities

Using the classifications described in *A Manual of California Vegetation* (Sawyer Keeler-Wolf 2009), one vegetation community, non-native annual grassland, was mapped within the Project area.

Non-Native Annual Grassland. This vegetation type is found throughout the Project area and is comprised of naturalized annual and perennial grassland (Figure 5). This vegetation community is generally dominated by non-native species, including introduced forbs. Native grasses and forbs may be present, but usually constitute less than 10 percent relative cover in the herbaceous layer. Species that were observed in this vegetation community during the field survey include wild oats (*Avena* sp.), Italian ryegrass (*Festuca perennis*), ricegrass (*Piptatherum* sp.), brome (*Bromus* sp.), mustard (*Brassica* sp.), wild radish (*Raphanus raphanistrum*), cheeseweed (*Malva* sp.), chrysanthemum (*Chrysanthemum* sp.), stinging nettle (*Urtica dioica*), epizote (*Dysphania ambrosioides*), Russian thistle (*Salsola* sp.), and castor bean (*Ricinus communis*).

Just outside of the eastern boundary of the parcel, there is a row of large ornamental landscape trees within the Home Depot lot.

3.2.3 Wetlands and Water Features

Although a formal wetland delineation was not performed during the field survey, no aquatic features were observed within the study area that are likely to fall under jurisdiction of the ACOE, CDFW, or RWQCB. Additionally, the NWI did not depict any aquatic resources within or adjacent to the study area.

3.3 Special-Status Wildlife Species with Potential To Occur in the Study Area

Results of the CNDDDB and IPaC searches indicated 14 special-status wildlife species known to occur within the one-quad/two-mile search radius of the Project area (CDFW 2022; USFWS 2022b). Of these, 13 species are not expected to occur or have a low potential to occur within the Project area due to a lack of suitable habitat, or the site is outside of the species' known range; therefore, these 13 species were removed from further consideration. The remaining species, burrowing owl, has a moderate potential to occur at the site and is discussed further below.

Burrowing owl utilizes abandoned California ground squirrel (*Otospermophilus beecheyi*) burrows in open habitats, grasslands, and disturbed areas, typically on levees, mounds or areas where there are unobstructed views of possible predators such as raptors or foxes. Prey items include insects, small mammals, reptiles and amphibians. Although no California ground squirrel burrows were detected during the survey, there is suitable foraging habitat in the vicinity of the Project area, and there are five documented occurrences of this species within 1.3 miles of the Project area, one of which is located within the northwestern portion of the parcel (CDFW 2022).

No raptor nests, wildlife dens, or burrows were incidentally observed during the field survey. A list of wildlife species with potential to occur in the vicinity of the Project area is included in Appendix A. Recommendations to avoid and/or minimize impacts to burrowing owls that may occur in the Project area are provided in Section 4.

3.4 Special-Status Plant Species with Potential to Occur in the Study Area

Results of the CNDDDB and CNPS searches indicated 12 special-status plant species known to occur within the one-quad/two-mile search radius of the Project area (CNPS 2022). None of these species are expected to occur within or adjacent to the Project area due to a lack of suitable habitat, a lack of occurrences in the vicinity of the Project area, or the Project area is outside of

the species' known range; therefore, special-status plants are not discussed further in this document. A list of plant species with potential to occur in the vicinity of the Project area is included in Appendix B.

3.5 Critical Habitat

Critical habitat is a term defined and used in the federal Endangered Species Act to specify geographic areas that contain features essential to the conservation of an endangered or threatened species, and that may require special management and protection. Critical habitat may also include areas that are not currently occupied by the species but will be needed for its recovery.

The Project area does not fall within or adjacent to Critical Habitat limits for any listed plant or wildlife species.

3.6 Wildlife Corridors and Habitat Linkages

Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. Habitat linkages are small patches that join larger blocks of habitat and help reduce the adverse effects of habitat fragmentation; they may be continuous habitat or discrete habitat islands that function as stepping stones for wildlife dispersal.

The study area is not recognized as an important wildlife corridor by any regional or state agency or jurisdiction and is not considered critical to the ecological functioning of adjoining open space areas. However, it likely supports local movement patterns of terrestrial wildlife species and provides food and cover resources for common and some special-status avian and reptile species. Temporary effects due to noise and increased human activity during project activities would not interfere with these local movement patterns over time or affect the ability of these species to forage or reproduce.

3.7 Common Wildlife Species

Five bird species were detected during the field survey, including red-winged blackbird (*Agelaius phoeniceus*), American crow (*Corvus brachyrhynchos*), cliff swallow (*Petrochelidon pyrrhonota*, which were observed nesting on the southern wall face of the existing Home Depot), mourning dove (*Zenaida macroura*), and northern mockingbird (*Mimus polyglottos*). Numerous red-winged blackbirds were observed feeding throughout the site on seeds of some of the weedy vegetation

and were displaying potential nesting behavior; however, no nests were detected during the field survey. No common mammals, amphibians, or reptiles were detected during the field survey.

Common wildlife species adapted to life in proximity to human development, such as raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), and striped skunk (*Mephitis mephitis*) are likely to move through the study area on a regular basis to find food and cover. Several common native and non-native bird species are likely to use the study area for nesting and foraging (Figure 5).

4 RECOMMENDATIONS

This section addresses potential constraints to approval of the proposed Project as a result of the presence of sensitive biological resources and potential impacts to such resources that would result from Project activities. Recommendations to address potential biological resource constraints are described below.

BIO-1: Preconstruction Nesting Bird Survey. All native birds in California are protected by the federal Migratory Bird Treaty Act (MBTA) and provisions of Section 3503.5 of the California Fish and Game Code, which specifically protects raptors. Ground disturbance, noise, or removal of vegetation that would result in destruction of active bird nests or disruption of breeding/nesting activity could be a violation of the MBTA and the California Fish and Game Code, as well as a significant impact under CEQA.

Kleinfelder recommends a nesting bird survey be completed by a qualified biologist no earlier than one week prior to any construction during the nesting season (February 15–August 31) to determine if any native birds are nesting on or near the site (including a 250-foot buffer for burrowing owl and other raptors). If any active nests are observed during surveys, a suitable avoidance buffer from the nests should be determined by the qualified biologist based on species, location, and extent and type of planned construction activity. These nests would be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. Kleinfelder also recommends removing any suitable nesting habitat (i.e., trees and vegetation) outside of the bird breeding season to avoid impacts to nesting birds.

BIO-2: Trash Receptacles. Impacts to special-status species due to increased predation from construction activities could be considered a significant impact in the context of CEQA. All trash and waste items generated by construction or crew activities should be properly contained in a covered trash receptacle and removed from the Project area daily. This includes biodegradable items, such as apple cores and banana peels, that attract predators such as raccoons and American crows that could prey upon sensitive wildlife species.

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FIGURES



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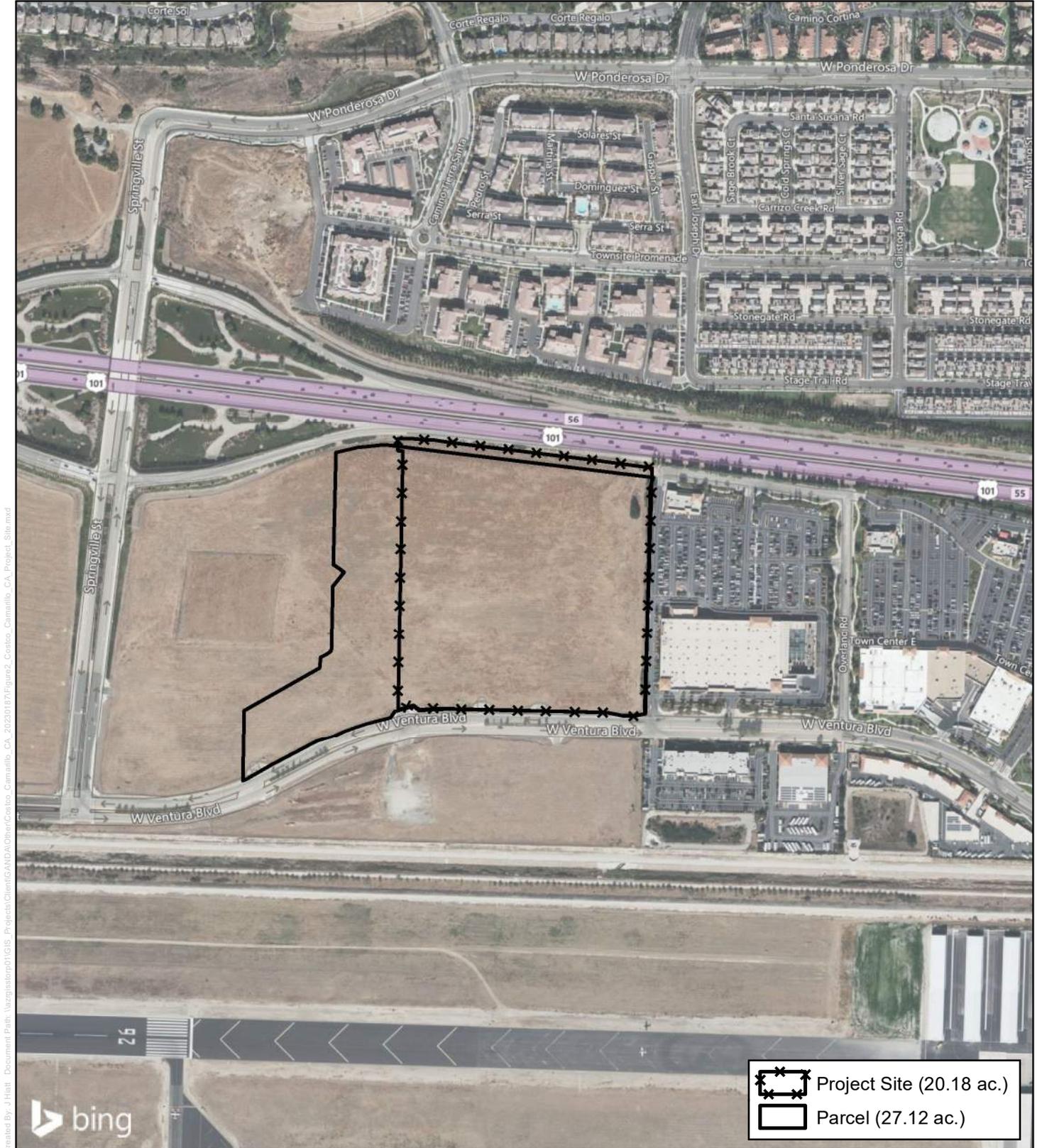
Source: Bing Maps



Scale 1:190,080
1 in = 3 miles

Figure 1. Regional Vicinity
Camarillo Costco Project
Ventura County, California
Biological Resources Assessment





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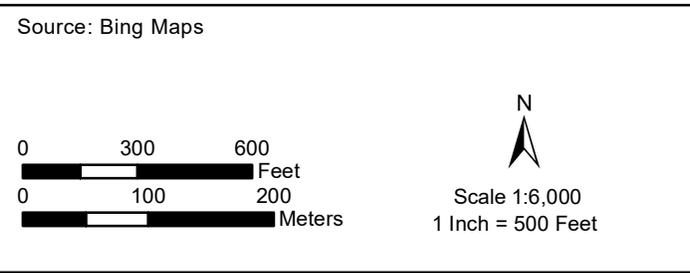


Figure 2. Project Location
Camarillo Costco Project
Ventura County, California
Biological Resources Assessment





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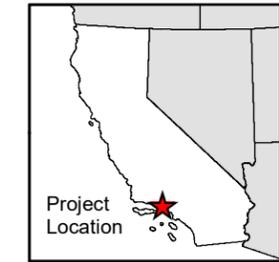
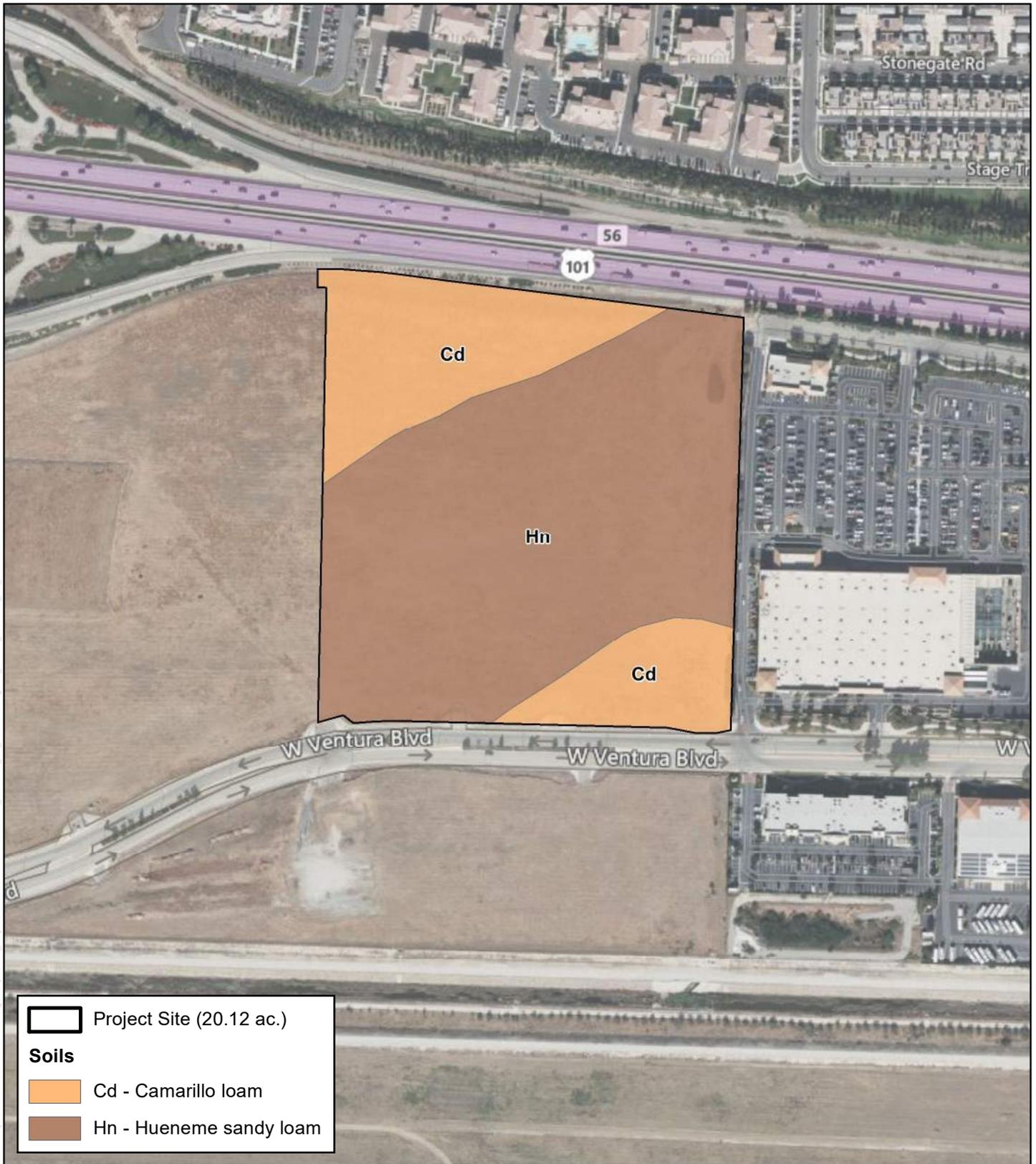


Figure 3. Site Plans
 Camarillo Costco Project
 Ventura County, California
 Biological Resources Assessment





 Project Site (20.12 ac.)
Soils
 Cd - Camarillo loam
 Hn - Hueneme sandy loam

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Source: gSSURGO (October 2021)

0 150 300 Feet
 0 50 100 Meters


 Scale 1:3,600

Figure 4. Soils
 Camarillo Costco Project
 Ventura County, California
 Biological Resources Assessment





Photo 1. View from southeast corner of site looking north



Photo 2. View from northeast corner of site looking southwest



Photo 3. View from southwest corner looking northeast



Photo 4. View from northwest corner looking southeast



Photo 5. View from center of site looking east



Photo 6. View from center of site looking west

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Figure 5. Photos
Camarillo Costco Project
Ventura County, California
Biological Resources Assessment



APPENDIX A

Special-Status Wildlife Species with Known or Potential Occurrence in the Vicinity of the
Camarillo Costco Project in Ventura County, California

Appendix A

Special-Status Wildlife Species with Known or Potential Occurrence in the Vicinity of the Camarillo Costco Project in Ventura County, California.

Common Name	Scientific Name	Federal/State Status ¹	Habitat Associations	Potential to Occur in the Project Area ²
<i>Invertebrates</i>				
monarch – California overwintering population	<i>Danaus plexippus</i>	Candidate Threatened/None	Monarch adults make massive, multi-generation migrations from August-October, flying south thousands of miles to hibernate along the California coast and in central Mexico. Monarchs stop to feed on flower nectar and to roost together at night. During warm winter days, the butterflies may take moisture and flower nectar. Most mating happens before they journey north in the spring, when females lay single eggs along the way under host plant leaves (<i>Asclepias</i> sp.); caterpillars eat flowers and leaves. Overwintering sites along the California coast are important for conservation of this species.	Not expected to occur. Suitable habitat for this species is not present within or adjacent to the Project area, and there are no known winter roosts in the vicinity of the Project area.
Riverside fairy shrimp	<i>Streptocephalus woottoni</i>	Endangered/None	Riverside fairy shrimp have narrow habitat requirements and are restricted to deep lowland vernal pools that retain water for 2-8 months, and are generally 12 in or deeper. They will not hatch in shallow vernal pools or in vernal pools that receive cooler waters from early winter rains.	Not expected to occur. Suitable aquatic habitat for this species is not present within or adjacent to the Project area.
vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	Threatened/None	Vernal pool fairy shrimp is adapted to seasonally inundated aquatic features and occur primarily in vernal pools and seasonal wetlands that fill with water during fall and winter rains, then dry up in spring and summer. Typically, the majority of pools in any vernal pool complex are not inhabited by the species at any one time. Different pools within or between complexes may provide habitat for the fairy shrimp in alternative years, as climatic conditions vary.	Not expected to occur. Suitable aquatic habitat for this species is not present within the Project area.

Appendix A (Continued)

Common Name	Scientific Name	Federal/State Status ¹	Habitat Associations	Potential to Occur in the Project Area ²
Fish				
arroyo chub	<i>Gila orcuttii</i>	None/SSC	Arroyo chub are native to the streams and rivers of the Los Angeles plain in southern California, including the Los Angeles, San Gabriel, San Luis Rey, Santa Ana, and Santa Margarita Rivers, and Malibu and San Juan Creeks. They have been extirpated from much of their native range, but have been introduced to streams along the coast as far north as Chorro Creek in San Luis Obispo County. Arroyo chub are adapted to survive in cool to warm (10-24°C) streams that fluctuate between large winter storm flows, and low summer flows, and the low dissolved oxygen and wide temperature fluctuations associated with this flow regime. They are most common in slow flowing or backwater areas with sand or mud substrate, but may also inhabit areas with velocities in excess of 80 cm/s over coarse substrate. They feed on plants such as algae and water fern (<i>Azolla</i> sp.), and on invertebrates such as insects and mollusks.	Not expected to occur. Suitable aquatic habitat for this species is not present within or adjacent to the Project area.
Amphibians and Reptiles				
southern California legless lizard	<i>Anniella stebbinsi</i>	None/SSC	Often locally abundant, this species is found in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans. Much of the preferred coastal dune habitat has been destroyed by coastal development between Ventura County and the Mexican Border.	Not expected to occur. Suitable aquatic habitat for this species is not present within or adjacent to the Project area.
two-striped gartersnake	<i>Thamnophis hammondi</i>	None/SSC	Two-striped gartersnake is generally found near water sources such as pools, creeks, cattle tanks, and other aquatic features, often in rocky areas. Associated vegetation includes oak woodland, willow, coastal sage scrub, scrub oak, sparse pine, chaparral, and brushland.	Not expected to occur. Suitable habitat for this species is not present within or adjacent to the Project area.
western pond turtle	<i>Emys marmorata</i>	None/SSC	Western pond turtles are found in rivers, lakes, streams, ponds, wetlands, ephemeral creeks, reservoirs, agricultural ditches, estuaries, and brackish waters. Western pond turtles prefer areas that provide cover from predators, such as vegetation and algae, as well as basking sites for thermoregulation. Adults tend to favor deeper, slow-moving water, whereas hatchlings search for slow and shallow water that is slightly warmer. Terrestrial habitats are used for egg laying and wintering and usually consist of burrows in leaves and soil. They are rarely found at altitudes above 1,500 meters.	Low potential to occur. Although suitable aquatic habitat for this species is present within Revelon Slough approximately 700 feet south of the Project area, and there is a documented occurrence from 2013 in the slough, this species is unlikely to cross West Ventura Boulevard to access potential nesting habitat on the site.

Appendix A (Continued)

Common Name	Scientific Name	Federal/State Status ¹	Habitat Associations	Potential to Occur in the Project Area ²
Birds				
burrowing owl	<i>Athene cunicularia</i>	None/SSC	Burrowing owl utilizes abandoned ground squirrel burrows in open habitats, grasslands, and disturbed areas, typically on levees, mounds or areas where there are unobstructed views of possible predators such as raptors or foxes. Prey items include insects, small mammals, reptiles and amphibians.	Moderate potential to occur. There is suitable habitat for this species within the Project area and five documented occurrences of this species within 1.3 miles of the Project area, one of which is located on the northwest portion of the Project parcel (the adjacent lot).
coastal California gnatcatcher	<i>Poliophtila californica californica</i>	Threatened/SSC	California Gnatcatchers live in coastal sage scrub, desert scrub, and coastal dune scrub year-round. In California they occur along the coast in areas dominated by California sagebrush. They generally occur in areas less than 1,600 feet in elevation, but sometimes occur at higher elevation at inland scrub sites.	Not expected to occur. Suitable habitat for this species is not present within or adjacent to the Project area.
least Bell's vireo	<i>Vireo bellii pusillus</i>	Endangered/Endangered	Least Bell's vireo primarily occupies riverine riparian habitats, including dry portions of intermittent streams that typically provide dense cover within 3-6 feet of the ground, often adjacent to a complex, stratified canopy. Least Bell's vireo prey items include bugs, beetles, grasshoppers, moths, spiders, and caterpillars. They glean insects from leaves, twigs, and branches by hovering and picking prey off these stationary objects, and also utilize aerial pursuit.	Not expected to occur. Suitable habitat for this species is not present within or adjacent to the Project area.
marbled murrelet	<i>Brachyramphus marmoratus</i>	Threatened/Endangered	Marbled murrelet generally occurs on calm protected waters near the coast, including bays, inlets, and among islands. Most foraging occurs in fairly shallow water. Marbled murrelet breeds inland on mountains near the coast, and nests on mountainsides well inland in mature forest habitat. It is sometimes found on lakes near the coast.	Not expected to occur. Suitable habitat for this species is not present within or adjacent to the Project area.
southwestern willow flycatcher	<i>Empidonax traillii extimus</i>	Endangered/Endangered	Willow flycatcher is found in bushes, willow thickets, brushy fields, and upland groves. It breeds in thickets of deciduous trees and shrubs, especially willows, or along woodland edges. It is often found near streams or marshes (especially in southern part of range).	Not expected to occur. Suitable habitat for this species is not present within or adjacent to the Project area.
white-tailed kite	<i>Elanus leucurus</i>	None/FP	White-tailed kite nests in woodlands, riparian habitat, and individual trees near open land. It forages opportunistically in grassland, meadows, scrub, agriculture, emergent wetland, savanna, and disturbed habitat.	Low potential to occur. Although suitable habitat for this species is present within and adjacent to the Project area, the nearest documented occurrence is five miles southeast of the site and is from 2009.

Appendix A (Continued)

Common Name	Scientific Name	Federal/State Status ¹	Habitat Associations	Potential to Occur in the Project Area ²
Mammals				
American badger	<i>Taxidea taxus</i>	None/SSC	American badger is most abundant in drier open stages of most shrub, forest and grassland habitats with friable soils. It digs burrows for cover and will reuse burrows occasionally but may also dig new burrows each night in the summer. Its diet consists of rodents, small mammals, reptiles, insects, birds and carrion.	Low potential to occur. Although potentially suitable habitat exists for this species on the site, there are no documented occurrences of this species within three miles of the Project area, and development surrounding the site likely precludes this species from occurring.

¹**Status Legend**

SSC: Species of Special Concern (CDFW)
 FP: Fully Protected (CDFW)

² **Definitions Regarding Potential for Occurrence**

- Not expected to occur – Habitat within and adjacent to the Project site is unsuitable for the species life history requirements (foraging, breeding, cover, range, elevation, hydrology, vegetation community, site history, and/or disturbance regime) There are no documented occurrences of the species in the vicinity of the Project site.
- Low – Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the Project site is unsuitable or of poor quality. The species is not likely to found within the Project site. Any documented occurrences are farther than likely possible for the species to occur in the Project site.
- Moderate – Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the Project site is unsuitable. There are documented occurrences in the near vicinity of the Project site and therefore, the species has a moderate probability of being found within the Project site.
- High – All of the habitat components meeting the species requirements are present, and/or most of the habitat on or adjacent to the Project site is highly suitable. There are documented occurrences of the species on or immediately adjacent to the Project site and therefore, the species has a high probability of being found within the Project site.
- Present – Species was observed within the Project site or has been recorded (i.e., CNDDDB, or other reports) within the Project site recently.

Sources:

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APPENDIX B

Special-Status Plant Species with Known or Potential Occurrence in the Vicinity of the Camarillo
Costco Project in Ventura County, California

Appendix B
Special-Status Plant Species with Known or Potential Occurrence in the Vicinity of the Costco Camarillo Project in Ventura County, California.

Scientific Name	Common Name	Status (Federal/State, CRPR)	Life Form/Habitat Associations/ Elevation Range (feet)/Blooming Period/	Potential to Occur in the Project Area
<i>Arenaria paludicola</i>	marsh sandwort	Endangered/Endangered, CRPR 1B.1	Perennial stoloniferous herb that occurs in marshes and swamps (brackish, freshwater), sandy openings. Elevation 10-560 feet. Blooms May-Aug.	Not expected to occur. Suitable habitat and soils for this species are not present within or adjacent to the Project area.
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Endangered/None, CRPR 1B.1	Perennial herb found in chaparral, coastal scrub, valley and foothill grassland (recent burns or disturbed areas, usually sandstone with carbonate layers). Elevation 15-2,100 feet. Blooms Jan-Aug.	Not expected to occur. Suitable habitat and soils for this species are not present within or adjacent to the Project area.
<i>Calochortus clavatus</i> var. <i>gracilis</i>	slender mariposa-lily	None/None, CRPR 1B.2	Perennial bulbiferous herb found in chaparral, coastal scrub, valley and foothill grassland. Elevation 1,050-3,280 feet. Blooms Mar-Jun (Nov).	Not expected to occur. Suitable habitat and soils for this species are not present within or adjacent to the Project area due to a high level disturbance within and surrounding the site.
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	None/None, CRPR 1B.1	Perennial herb found in coastal bluff scrub, chaparral, coastal scrub, valley and foothill grassland (rocky, serpentinite, often clay). Elevation 15-1,475 feet. Blooms Apr-Jun.	Not expected to occur. Suitable habitat and soils for this species are not present within or adjacent to the Project area.
<i>Dudleya verityii</i>	Verity's dudleya	Threatened/None, CRPR 1B.1	Perennial herb found in chaparral, cismontane woodland, coastal scrub (rocky, volcanic). Elevation 195-395 feet. Blooms May-Jun.	Not expected to occur. Suitable habitat and soils for this species are not present within or adjacent to the Project area.
<i>Eriogonum crocatum</i>	conejo buckwheat	None/Rare, CRPR 1B.2	Perennial herb found in chaparral, coastal scrub, valley and foothill grassland (conejo volcanic outcrops, rocky). Elevation 165-1,905 feet. Blooms Apr-Jul.	Not expected to occur. Suitable habitat and soils for this species are not present within or adjacent to the Project area.
<i>Monardella sinuate</i> spp. <i>gerryi</i>	Gerry's curly-leaved monardella	None/None, CRPR 1B.1	Annual herb found in coastal scrub (openings, sandy). Elevation 490-805 feet. Blooms Apr-Jun.	Not expected to occur. Suitable habitat and soils for this species are not present within or adjacent to the Project area.
<i>Navarretia fossalis</i>	spreading navarretia	Threatened/None, CRPR 1B.1	Annual herb that occurs in chenopod scrub, marshes and swamps (shallow freshwater), playas, vernal pools. Elevation 100-2,150 feet. Blooms Apr-Jun.	Not expected to occur. Suitable habitat and soils for this species are not present within or adjacent to the Project area.
<i>Orcuttia californica</i>	California Orcutt grass	Endangered/Endangered, CRPR 1B.1	Annual herb found in vernal pools. Elevation 50-2,165 feet. Blooms Apr-Aug.	Not expected to occur. Suitable habitat and soils for this species are not present within or adjacent to the Project area.

APPENDIX B (Continued)

Scientific Name	Common Name	Status (Federal/State, CRPR)	Life Form/Habitat Associations/ Elevation Range (feet)/Blooming Period/	Potential to Occur in the Project Area
<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	None/None, CRPR 2B.2	Perennial herb found in chaparral, cismontane woodland, coastal scrub, riparian woodland (sandy, gravelly). Elevation 0-6,890 feet. Blooms (Jul)Aug-Nov(Dec).	Not expected to occur. Suitable habitat and soils for this species are not present within or adjacent to the Project area.
<i>Rorippa gambellii</i>	Gambel's watercress	Endangered/Threatened, CRPR 1B.1	Perennial rhizomatous herb found in marshes and swamps (brackish, freshwater). Elevation 15-1,085 feet. Blooms Apr-Oct.	Not expected to occur. Suitable habitat and soils for this species are not present within or adjacent to the Project area.
<i>Senecio aphanactis</i>	chaparral ragwort	None/None, CRPR 2B.2	Annual herb found in chaparral, cismontane woodland, coastal scrub (sometimes alkaline). Elevation 50-2,625 feet. Blooms Jan-Apr(May).	Not expected to occur. Suitable habitat and soils for this species are not present within or adjacent to the Project area.

Status Legend:

CRPR 1A: Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere

CRPR 1B: Plants Rare, Threatened, or Endangered in California and Elsewhere

CRPR 2A: Plants Presumed Extirpated in California, But More Common Elsewhere

CRPR 2B: Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere

.1 Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)

.2 Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

.3 Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Source:

California Native Plant Society (CNPS), Rare Plant Program. 2022. Rare Plant Inventory (online edition, v9-01 1.5). Website www.rareplants.cnps.org [accessed 10 May 2022].