

## RESOLUTION NO. PC 2023-

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO RECOMMENDING THE APPROVAL OF AN ADDENDUM TO THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EIR) 2014-08 FOR GENERAL PLAN AMENDMENT 2019-1, AIRPORT NORTH SPECIFIC PLAN AMENDMENT, AND CHANGE OF ZONE NO. 335**

The Planning Commission of the City of Camarillo resolves as follows:

#### **SECTION 1. General Findings.** The Planning Commission finds as follows:

A. The proposed General Plan Amendment 2019-1, Airport North Specific Plan Amendment, and Change of Zone No. 335 were considered under an Addendum to the Final Subsequent Environmental Impact Report (SEIR) 2014-08 (SCH# 010081043), in accordance with CEQA and the city's environmental guidelines. A public review period is not required by CEQA.

B. Per section 15164(b) of the CEQA Guidelines, an addendum to an EIR is the appropriate environmental document as only minor technical changes or additions are necessary and none of the conditions described in Section 15261 calling for the preparation of a subsequent EIR have occurred.

C. The City has contracted with Rincon Environmental Consultants to prepare the Addendum to the Final Subsequent EIR 2014-8, in accordance with the provisions of the California Environmental Quality Act (CEQA) and the City of Camarillo Environmental Guidelines.

D. A duly noticed public hearing was held by the Planning Commission for the City of Camarillo on October 3, 2023, at which time testimony was heard on the proposed Project and Addendum to the Final SEIR.

E. The Planning Commission has considered the Addendum to the Final SEIR together with all comments received during the public review process, including the public hearing.

F. The Planning Commission finds that the Negative Declaration adequately complies with the requirements of CEQA.

**SECTION 2. Recommendation of Approval of Addendum to the Final SEIR 2014-08.** Based on the above findings, the Planning Commission of the City of Camarillo recommends to the City Council the adoption of Addendum to the Final Subsequent Environmental Impact Report (SEIR) 2014-08 as shown on Exhibit A, copies of which are on file with the Department of Community Development.

**SECTION 3. Construction.** This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

**SECTION 4. Reliance on Record.** Each and every one of the determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the matter. The determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

**SECTION 5. Limitations.** The Planning Commission's analysis and evaluation of this matter is based on the best information currently available. It is inevitable that in evaluating the matter that absolute and perfect knowledge of all possible aspects of the matter will not exist. One of the major limitations on analysis of the matter is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

**SECTION 6. Severability.** If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

**SECTION 7. Electronic Signatures.** This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

**SECTION 8. Office of Record.** The record of proceedings upon which this decision is based is located in the Department of Community Development, which is the office of record for the matter.

**SECTION 9. Effective Date.** This Resolution is effective upon adoption.

**SECTION 10.** The Planning Commission Chair, or presiding officer, is hereby authorized to affix their signature to this Resolution signifying its adoption by the Planning Commission of the City of Camarillo, and the Planning Commission Secretary is directed to attest thereto.

APPROVED AND ADOPTED on October 3, 2023, by members of the Planning Commission voting as follows:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

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Chair

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Secretary



## Proposed Land Use Reversion Project

Addendum to the Subsequent Environmental Impact Report

SCH#2010081043

*prepared by*

**City of Camarillo**

Department of Community Development

601 Carmen Drive

Camarillo, California 93010

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*prepared with the assistance of*

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**October 2023**



**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

[rinconconsultants.com](http://rinconconsultants.com)

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# Acronyms and Abbreviations

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AB	Assembly Bill
AQMP	Air Quality Management Plan
BMPs	Best Management Practices
CALGreen	California Green Building Standards
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
CPD	Commercial Planned Development
CLUP	Compatible Land Use Plan
CWTP	Camarillo Wastewater Treatment Plant
dBA	decibels A
DDD	Dichlorodiphenyldichloroethane
DDE	Dichlorodiphenyldichloroethylene
DDT	Dichlorodiphenyltrichloroethane
DOC	California Department of Conservation
EIR	Environmental Impact Report
ESA	Environmental Project Site Assessment
GHGs	Greenhouse Gases
GPA	General Plan Amendment
HRZ	Height Restriction Zone
HVAC	Heating, Ventilation, and Air Conditioning
IPD	Industrial Planned Development
MTCO <sub>2</sub> e	Metric Tons of Carbon Dioxide Equivalent
NAHC	Native American Heritage Commission
OSHA	Occupational Safety and Health Administration
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board

City of Camarillo

**Proposed Land Use Reversion Project**

MMRP	Mitigation Monitoring and Reporting Program
SCH	State Clearinghouse
TDM	Transportation Demand Management
TPZ	Traffic Pattern Zone
TTM	Tentative Tract Map
VCAPCD	Ventura County Air Pollution Control District
VMT	Vehicle Miles Traveled



# 1 Introduction

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This document is an Addendum to the 2016 Springville Commercial Final Subsequent Environmental Impact Report (Adopted September 28, 2016, SCH #2010081043), herein referred to as the 2016 Final SEIR, located in the City of Camarillo, CA. The document has been prepared in compliance with the California Environmental Quality Act (CEQA), Public Resources Code §21000, et seq., as amended, and implementing *CEQA Guidelines*, Title 14, Chapter 3 of the California Code of Regulations. Specifically, a project has been proposed located in the Airport North Specific Plan, in the City of Camarillo. The Project Site is comprised of four vacant parcels with a total area of 46.88 acres at the southwest quadrant of U.S. 101 and the Springville Drive interchange. The properties are bounded on the west by Ventura Boulevard, on the south by the Camarillo Airport, on the north by U. S. 101, and on the east by Springville Drive.

This Addendum evaluates the potential impacts associated with the land use changes proposed for a 26-acres located within a 46.88-acre area of the Springville Commercial Specific Plan. The property owner is requesting the Termination of an Agreement (2016-56) between the property owner and the City of Camarillo and reversion of the zoning to the Limited Manufacturing (L-M) Zone that existed prior to GPA 2014-2. The Termination of Agreement process would return the Project Site to the L-M Zone. A Tentative Tract Map is not included as a part of this request for Termination of Agreement and reversion action by the City of Camarillo. No actual buildings are proposed at this time and the final building sizes and space would be determined through the separate future planning, entitlement, and CEQA process.

The 2016 Final SEIR evaluated a General Plan Amendment (GPA 2014-2) from the City of Camarillo that would change the land use designation of 26 acres of the 46.88-acre Project Site from Industrial (Research and Development) to Commercial. In addition to the General Plan Amendment, the 2016 SEIR evaluated a corresponding amendment to the Airport North Specific Plan (Specific Plan), a change of zone for the 26 acres of the Project Site from L-M (Limited Manufacturing) to CPD (Commercial Planned Development), and a modification to Tentative Tract Map No. T-5812 to subdivide the Project Site into six parcels. In this Addendum this will herein be referred to as the “Approved Project.” The proposed project would implement the Termination of Agreement and would return the Project Site to the L-M Zoning.

The purpose of this Addendum is to analyze the environmental impacts of the currently proposed Termination of Agreement and reversion of the land use designation and zoning to pre-GPA 2014-2 designations of L-M, herein referred to as the “Proposed Land Use Reversion Project,” and described in detail in Section 3, *Project Description*.

This Addendum has been prepared in accordance with the relevant provisions of CEQA and the *CEQA Guidelines* as implemented by the City of Camarillo. According to Section 15164(b) of the *CEQA Guidelines*, an addendum to an EIR is the appropriate environmental document in instances when “only minor technical changes or additions are necessary or none of the conditions described in Section 15261 calling for the preparation of a subsequent EIR have occurred.” Section 15162(a) of the *CEQA Guidelines* states no subsequent EIR shall be prepared for a project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

**Proposed Land Use Reversion Project**

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration,
  - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR,
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or
  - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The changes that are being proposed with the Proposed Land Use Reversion Project are minor in the sense they would not create potentially significant environmental impacts above and beyond those with which were contemplated in the 2016 Final SEIR for the Approved Project. The Proposed Land Use Reversion Project would also not substantially increase the magnitude or severity of impacts that were previously identified. This addendum does not require public circulation because it does not provide significant new information that changes the 2016 Final SEIR for the Approved Project in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Proposed Land Use Reversion Project or a feasible way to mitigate or avoid such an effect.

This Addendum includes an overview of the Project analyzed in the 2016 SEIR, a description of the proposed changes to the Project (Proposed Land Use Reversion Project), and a discussion of the environmental consequences of the proposed changes and comparison of all environmental issue areas contained in the City of Camarillo CEQA Guidelines.

The City of Camarillo shall consider this Addendum in conjunction with the 2016 SEIR prior to making a decision on the Proposed Land Use Reversion Project. The 2016 Springville Commercial Final SEIR is available for review at the City of Camarillo website.

## 2 Project Background

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### 2.1 Project Location

The Springville Commercial Land Use and Zoning Reversion Project (Proposed Land Use Reversion Project) is located on a 46.88-acre undeveloped Project Site in the city of Camarillo in Ventura County. It is bordered on the north by U.S. Highway 101, on the south by the Camarillo Hills Drain and Camarillo Airport, on the east by Springville Drive and a commercial-zoned vacant property, and on the west, by West Ventura Boulevard and a mostly built-out and occupied manufacturing-zoned property. The 46.88-acre Project Site is a portion of the larger 337-acre Airport North Specific Plan (Specific Plan) area. Figure 1 shows the regional location of the Project Site and Figure 2 shows the Project Site within the existing neighborhood context and Specific Plan area and Figure 3 shows the surrounding land uses.

### 2.2 Land Use Designation

The Camarillo General Plan land use designations for the Project Site are General Commercial and Industrial (Research and Development).

### 2.3 Zoning Designation

The Project Site is currently zoned CPD (Commercial Planned Development) and L-M (Limited Manufacturing). Figure 5 and Figure 6 show the current land use and zoning of the Project Site.

### 2.4 Project History

#### **Airport North Specific Plan**

The Project Site is located within the 337-acre Airport North Specific Plan (Specific Plan) area. Development of the Project Site is planned under the Specific Plan, which was originally approved by the Camarillo City Council in 1986, and most recently amended by the Camarillo City Council in 2016. The Specific Plan presents a development program to aid in the understanding of the intensity levels and land uses allowed there. The Specific Plan proposes to develop the properties into a high quality, corporate image, business park, with unique development patterns, combining research and development type uses, office, corporate, Mixed-Use and hotel uses. The Project Site is designated as Commercial and Industrial (Research and Development) under the Airport North Specific Plan 2016 update. A draft EIR was prepared for the Specific Plan in September 1985.

The Specific Plan plans for the development of up to 4,488,775 Square Feet (SF) of mixed use, hotel, office, corporate, commercial support, and research and development uses. The Project Site was envisioned entail all Phase I and a small portion of Phase II of the Specific Plan buildout (Figure 7). To date, all development that has occurred within the Specific Plan area has occurred to the east of the Project Site in the area identified as Phase II. This area is developed with the Camarillo Town Center and Camarillo Town Center II commercial centers. The Camarillo Town Center is developed with approximately 370,000 SF of commercial uses. The Camarillo Town Center II development is anchored by a Home Depot retail store. The area between the proposed Project Site and the

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Camarillo Town Center II development was approved for development of up to 499,000 SF of commercial uses in 2007. In 2011 and 2016 modifications were approved to the site plan. The area is currently undeveloped and applications to develop a Costco warehouse with a gas station on the eastern half of the site have been filed with the City. All of these existing and approved developments are designated for Commercial land use under the City of Camarillo General Plan and zoned CPD (Commercial Planned Development).

### **Tentative Tract Map No. T-5812**

In June 2011, the City of Camarillo (City) approved Tentative Tract Map No. T-5812 (TTM No. T-5812), which involved a subdivision of the 46.88-acre Project Site into 25 or fewer lots for the development of up to 700,000 SF of light industrial and/or office uses. The lots range in size from 1.00 acre to 4.07 acres. (See Figure 4). At the time of the adoption of TTM No. T-5812, no actual physical buildings were proposed, and the final building sizes and space were to be determined throughout the planning process, but the total building size would not exceed 700,000 SF. TTM No. T-5812 did not include any land use or zoning changes from the original Industrial (Research and Development) designation and L-M (Limited Manufacturing) zoning of the Project Site.

The potential environmental impacts associated with the TTM No. T-5812 project were addressed in an Environmental Impact Report (EIR), which was certified in June 2011. The 2011 EIR (SCH #2010081043) provided detailed evaluations of impacts associated with land use and planning, aesthetics/ visual resources, agricultural resources, hydrology and water quality, traffic and circulation, air quality, greenhouse gas emissions, noise, and water supply. Other potential impacts were discussed in less detail in the Impacts Found to be Less Than Significant section of the 2011 EIR. A modification to T-5812 was approved in 2016 to to subdivide the site into six parcels. A Subsequent EIR (SCH #2010081043) was certified in 2016 which addressed the potential environmental impacts associated with TTM modification. The TTM was not recorded and the entitlement has since expired.

### **General Plan Amendment 2014-2**

In September 2016, after a request from the applicant, the City approved General Plan Amendment (GPA) 2014-2, which amended the land use designation from Industrial (Research and Development) to Commercial and changed the zoning designation from L-M (Limited Manufacturing) zoning to CPD (Commercial Planned Development) of 26 acres of the 46.88-acre Project Site. The remaining 20.88 acres of the Project Site remained unchanged as Industrial (Research and Development) and zoned L-M (Limited Manufacturing). It also included a corresponding amendment to the Airport North Specific Plan designations. Under a maximum development scenario, of up to 268,500 SF of commercial space could be developed within the redesignated 26 acres. Figure 5 and Figure 6 below show the current and proposed land use and zoning.

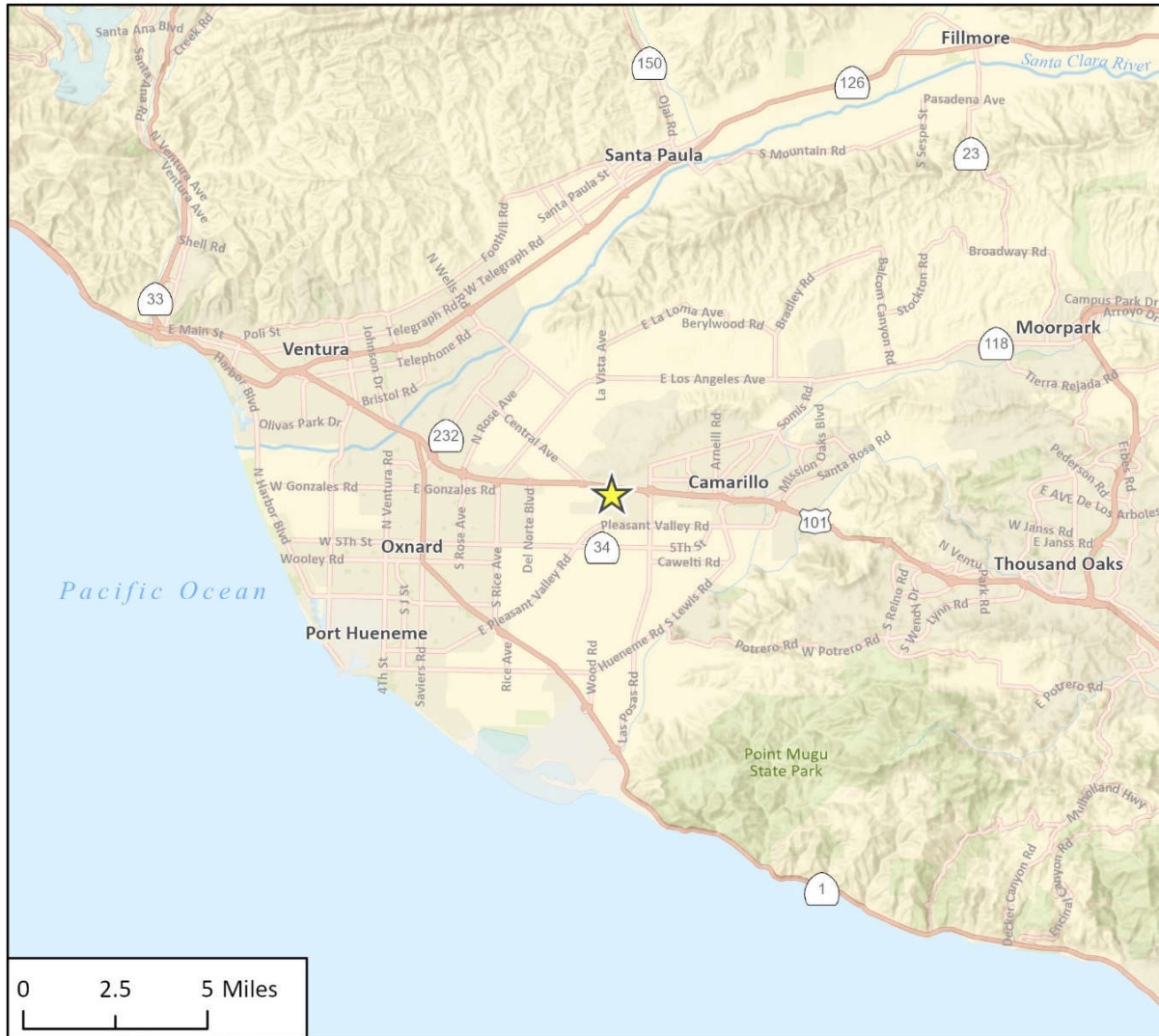
In September 2016, in conjunction with the GPA described above, the City entered into an agreement (Sellek Agreement) with the applicant for commercial land use, in anticipation of a regional destination retail use. The agreement included “Project milestones” for submittal of a regional destination retail use. In March 2017, the agreement was amended to extend the “project milestone” date for the developer to present to the City a destination retailer in five years, which would be through March 3, 2022.

A Subsequent EIR (SCH #2010081043) was certified in 2016 which addressed the potential environmental impacts associated with GPA, Specific Plan Amendment and Zone Change. The 2016 Subsequent EIR analyzed the potential development of up to 268,500 SF of commercial space and

198,767 SF of industrial and/or office space (from the 700,000 (SF) of industrial/office) and provided detailed evaluations of impacts associated with aesthetics/ visual resources, air quality, agricultural resources, hydrology and water quality, land use and planning, greenhouse gas emissions, noise, traffic and circulation and water supply. Other potential impacts were discussed in less detail in the Impacts Found to be Less Than Significant section of the 2016 Subsequent EIR.

City of Camarillo  
Proposed Land Use Reversion Project

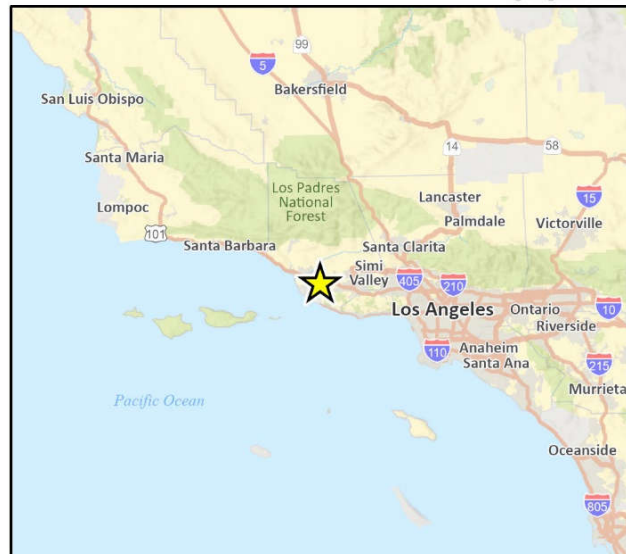
Figure 1 Regional Location



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23-14900 Northwest Corner of Springville Ventura  
Fig 1. Regional Location

★ Project Location





### Figure 2 Project Location

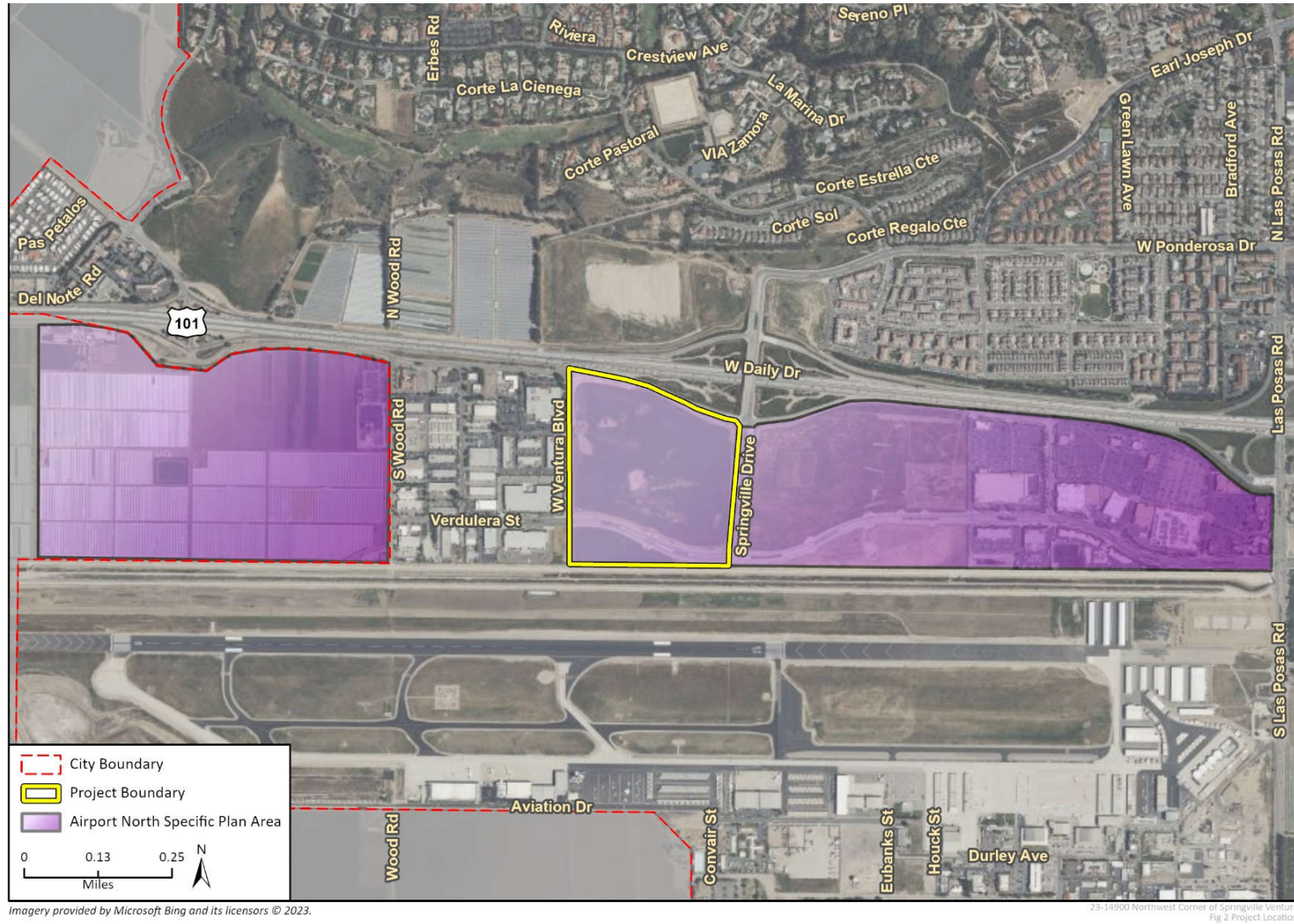




Figure 3 Surrounding Land Uses



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23-14900 Northwest Corner of Springville Ventura  
Fig X Existing Land Use



**Figure 4 Adopted Tentative Tract T-5812**

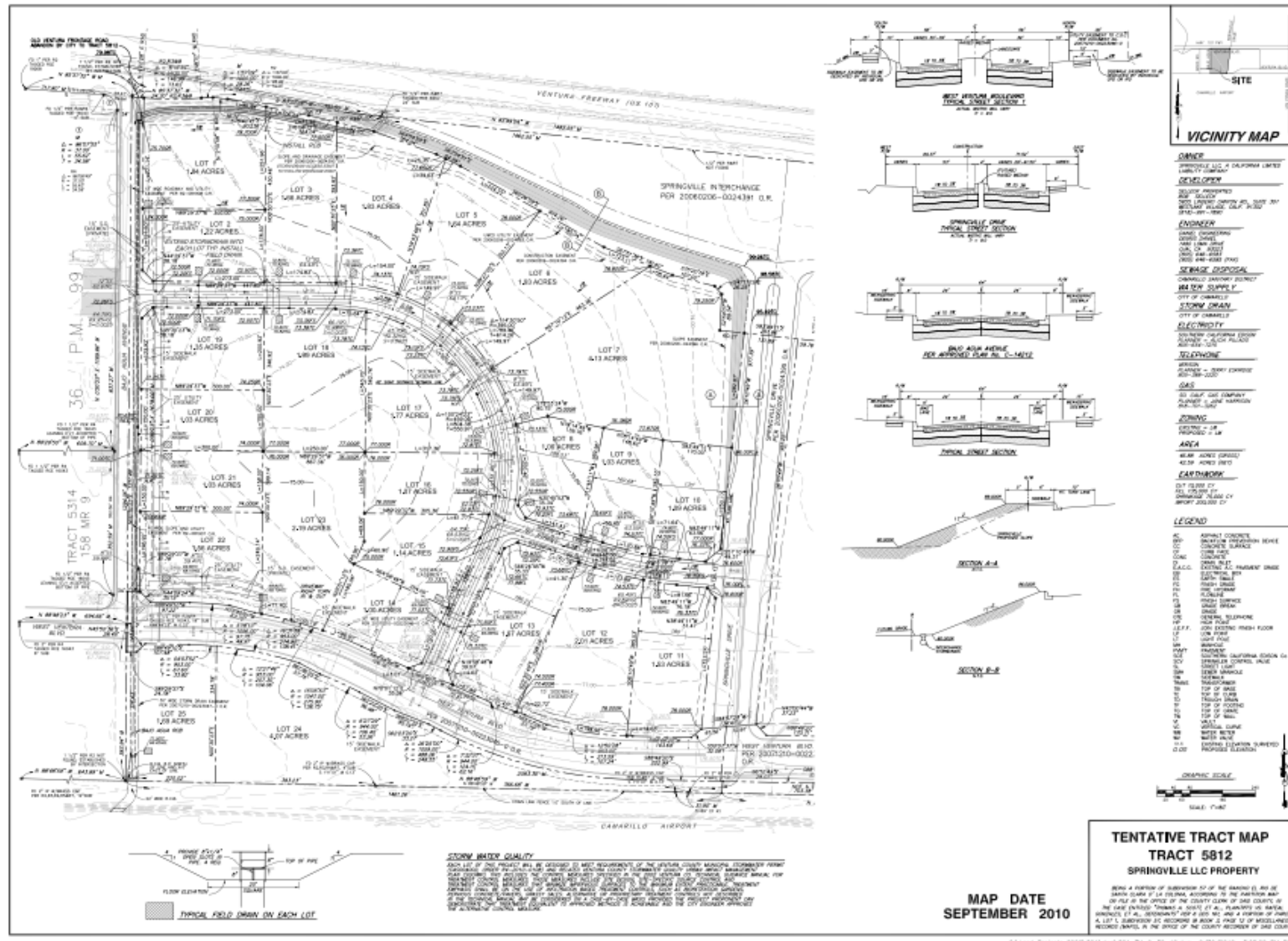


Figure 5 Current Proposed Land Use

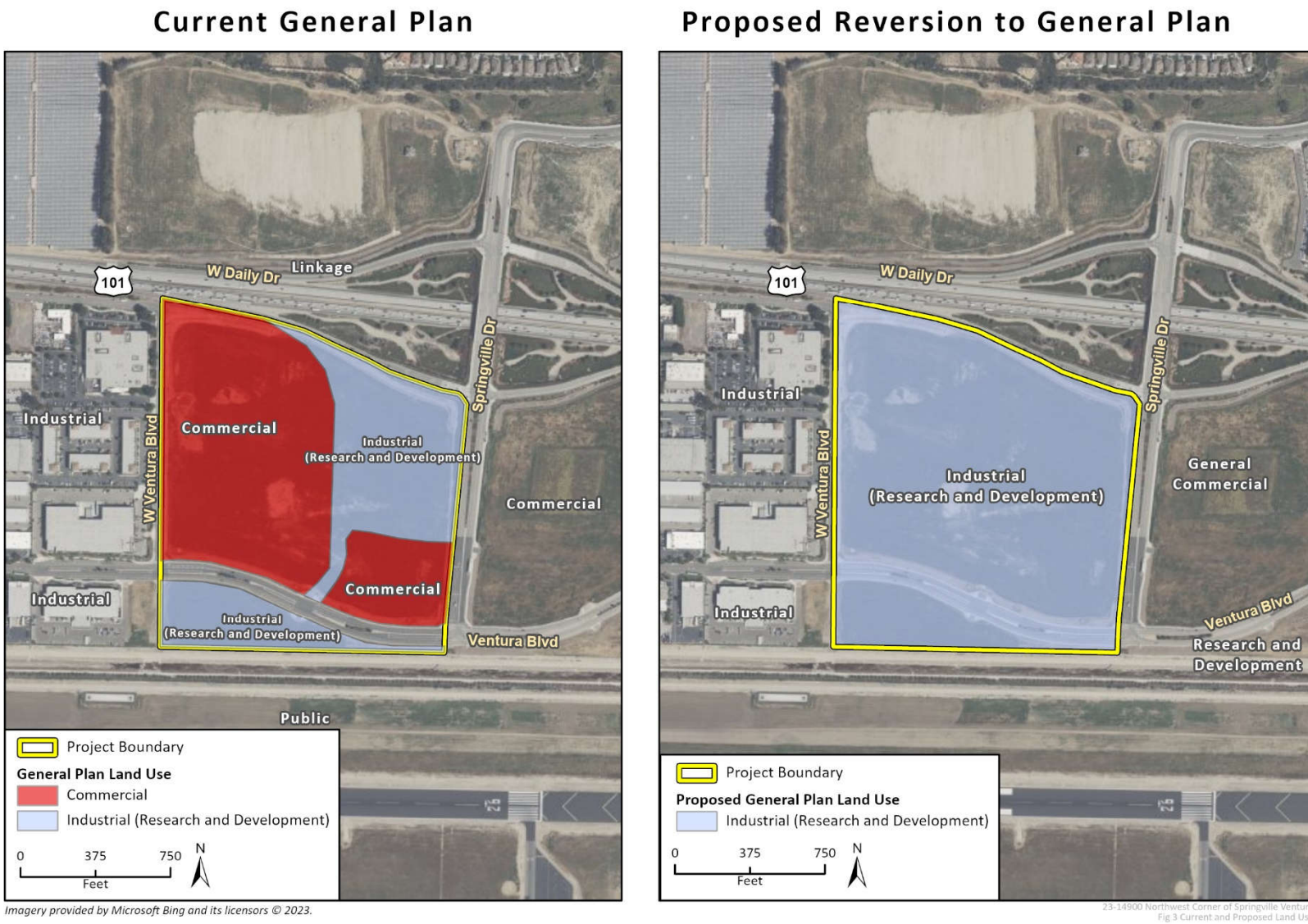


Figure 6 Current and Proposed Zoning

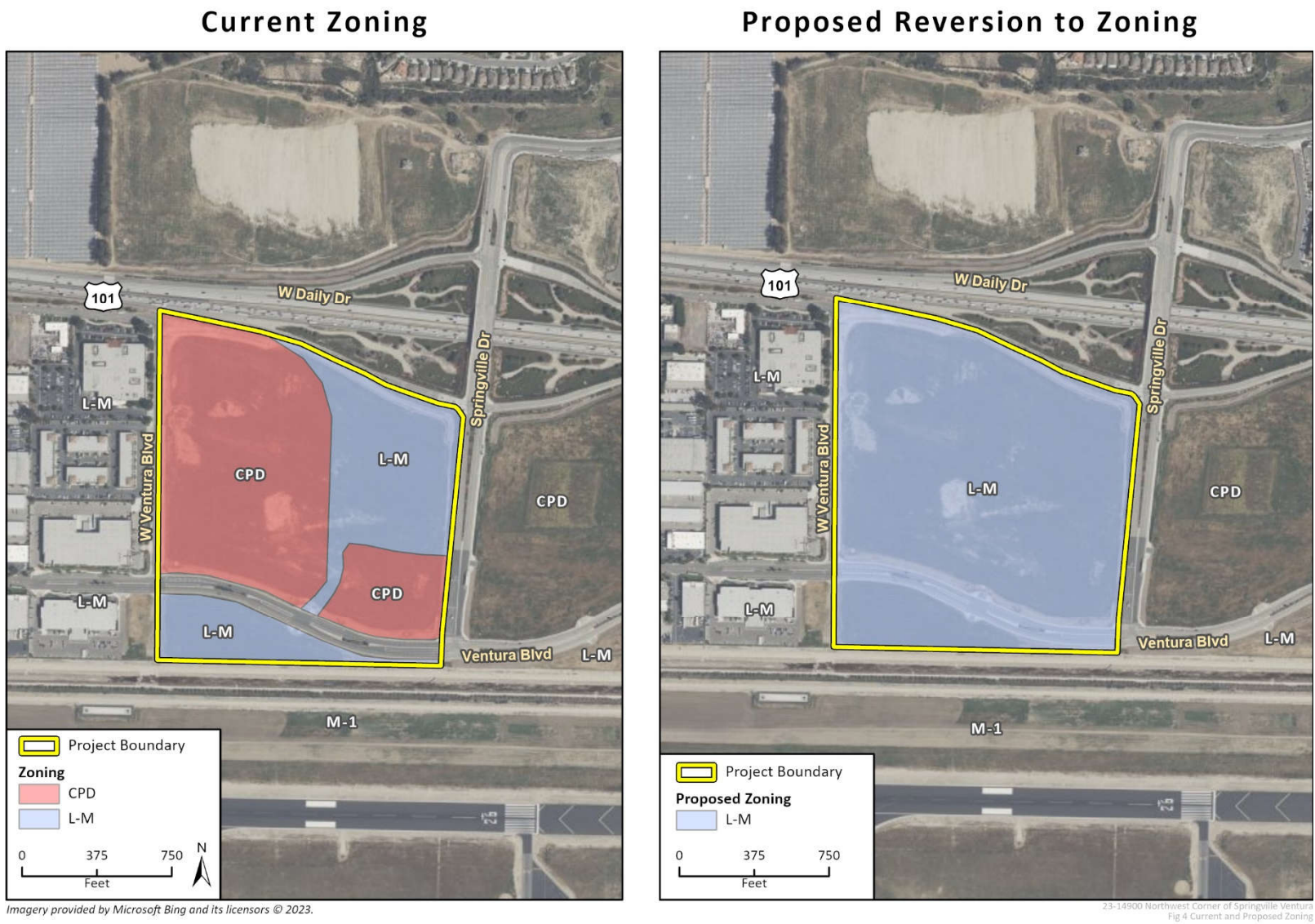




Figure 7 Airport North Specific Plan Phases



### 3 Project Description

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#### 3.1 Lead Agency Name and Contact

Paul McClaren, Senior Planner  
Phone: 805-388-5365  
e-mail: pmccclaren@cityofcamarillo.org

City of Camarillo  
601 Carmen Drive  
Camarillo, California 93010

#### 3.2 Project Sponsor's Name and Contact

Dennis Hardgrave  
Phone: (805) 402-1589  
e-mail: dennis@devplan.net

Development Planning Services, Inc.  
434 Park Cottage Place  
Camarillo, California 93012

#### 3.3 Existing Conditions

The Project Site is vacant and undeveloped. The Project Site is relatively flat and slopes gently to the south at a rate of approximately 0.007 foot in height to one foot of distance. Until the spring of 2008, the Project Site was used for the agricultural production of row crops. In 2013 the property owner attempted to grow hay without the use of water and pesticides. However, the crop did not thrive due to a lack of rain and was fallowed. The Project Site is no longer actively cultivated. The Project Site is also bisected by the relocation of West Ventura Boulevard and two cut-outs are currently provided for future roadway access into the Project Site.

#### 3.4 Proposed Land Use Reversion Project

In November 2021, the property owner (hereinafter “applicant”) requested a Termination of Agreement of the existing Selleck Agreement and amendment as they determined that the destination retail concept envisioned at the time is no longer viable due to a major shift in the regional and national retail marketplace. The agreement has since expired.

The applicant is requesting to revert the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses (pre- GPA 2014-2 designations). Figure 5 and Figure 6 above show the proposed land use and zoning. No development is proposed. Because the Proposed Land Use Reversion Project involves the reversion of a zone change and general plan land use and a departure from the project analyzed in the 2016 SEIR, it was determined that CEQA is required.

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## 4 Impact Analysis

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This Addendum evaluates potential environmental impacts that could result from the Proposed Land Use Reversion Project. The Proposed Land Use Reversion Project was reviewed in relation to the certified 2016 Final SEIR and relative to the current baseline environmental conditions. A comparative analysis of the potential impacts associated with the Proposed Land Use Reversion Project and those of the approved project analyzed in the adopted 2016 Final SEIR has been prepared using Appendix G of the CEQA Guidelines as a guide. The CEQA Appendix G checklist is consistent with the format and environmental topics and questions of the checklist used in the 2016 Final SEIR, but also includes recent updates to reflect the most recently adopted checklist provided in Appendix G of the State CEQA Guidelines.

The checklist considers the full range of environmental issues subject to analysis under CEQA (in rows), and then poses a series of questions (in columns) aimed at identifying the degree to which the issue was analyzed in the 2016 Final SEIR. The checklist also includes a column identifying whether the Proposed Land Use Reversion Project constitutes new information of substantial importance relative to each environmental issue.

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## 4.1 Aesthetics

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?	Page 166	No	No	No	N/A
b. Substantially alter or damage a scenic resource that is visible from a City scenic corridor?	Page 166	No	No	No	N/A
c. Conflict with applicable General Plan policies or zoning regulations governing scenic quality?	Pages 166 - 167	No	No	No	N/A
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Page 166	No	No	No	N/A

- a. *Would the project have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?*

The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and consists of flat, formerly agricultural, undeveloped land. As described in the 2016 Final SEIR, views to the north are dominated by the Ventura Freeway, beyond which are the Camarillo Hills which are developed with residential uses. Short-range views looking south across the Project Site towards Camarillo Airport are not considered scenic vistas. Long-range views of the Santa Monica Mountains to the southeast and east are generally available due to their elevation; however the flat topography of the Project Site and intervening buildings to the east may prevent these views from some portions of the Project Site. Consequently, no other scenic vistas currently exist in the areas around the Project Site and therefore the 2016 Final SEIR found that impacts to scenic vistas would be less than significant for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project

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**Proposed Land Use Reversion Project**

does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review.

The proposed L-M zoning of the Project Site would also limit future development to less than 35 feet in height without a Conditional Use Permit. Furthermore, under no circumstance, may building heights (including architectural features) exceed established navigational easements outlined in the Ventura County Comprehensive Airport Land Use Plan. Therefore, the Proposed Land Use Reversion Project would not have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor and would result in no new or more severe impacts to scenic vistas beyond those identified in the 2016 Final SEIR.

*b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project. As described in the 2016 Final SEIR, there are no scenic resources, such as native California trees, bodies of water, rock outcroppings, or historic buildings at the Project Site. Also, the segments of U.S. Highway 101 in Camarillo are not designated as a state scenic highway. The only valued public view in the area would be of the Santa Monica Mountains to the southeast and east. Since these mountain ranges are substantially at a higher elevation than the Project Site, views of the mountains from the city's two scenic routes would not be obstructed by project buildings at the Project Site. The 2016 Final SEIR found that impacts to scenic resources would be less than significant for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. Therefore, the Proposed Land Use Reversion Project would not have a substantial adverse effect on scenic resources and would result in no new or more severe impacts to scenic vistas beyond those identified in the 2016 Final SEIR.

*c. Would the project conflict with applicable General Plan policies or zoning regulations governing scenic quality?*

The Proposed Land Use Reversion Project is located at the same Project Site as the Approved Project and involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. No actual buildings are proposed at this time.

However, the Project Site is located within the City's Heritage Zone which requires developments to have particular design themes, such as Mission, Monterey, Early California, Spanish, and Mediterranean styles or modern interpretations of these styles. Also, the Specific Plan requires buildings to follow design standards based upon Mediterranean, Mission, Monterey, and Early California architectural styles. As development projects are proposed, they would be also be subject to an architectural review by the City of Camarillo Community Development Department and Planning Commission. Each future lot development project would be subject to these requirements

and therefore, similar to the Approved Project, the Proposed Land Use Reversion Project would not conflict with applicable General Plan policies or zoning regulations governing scenic quality and would result in no new or more severe impacts beyond those identified in the 2016 Final SEIR.

- d. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and consists of flat, formerly agricultural, undeveloped land. Thus, there is a potential for future development at the Project Site would introduce new sources of light and glare.

Nighttime sources of light would include vehicle headlights, streetlights, interior and exterior security building lights, parking lot and other security lighting. These sources of light would be very similar to the existing lighting in the industrial area to the west and the Camarillo Town Center developments to the east. As described in the 2016 Final SEIR, Compliance with Camarillo Zoning Ordinance standards would ensure that there will not be excessive nighttime lighting beyond that necessary for function and safety. Exterior lighting would be located and designed to minimize direct spill beyond the parking lot or service area. In accordance with Title 24 as implemented through City codes and standard conditions of approval, all lighting would be shielded and focused on the project features, and directed away from the adjacent highway, roadways, and Camarillo Airport. Blinking, flashing, or unusually high intensity lighting would be prohibited in accordance with Camarillo Zoning Ordinance standards. As such, lighting at the Project Site would not adversely affect aircraft flights into or out of Camarillo Airport or vehicular traffic on U.S. Highway 101 or Ventura Boulevard.

Sources of glare that may cause daytime glare include exterior building materials such as glass and highly reflective façade materials and finishes. Surface paving materials and cars parked in surface lots are also sources of glare. The Community Design Element of the City of Camarillo General Plan recommends that industrial buildings shall be a compliment to the area and shall promote good architectural design through the use of building proportions, massing, materials, textures, and colors. Also, the design schemes required by the City's Heritage Zone as well as the Mediterranean/Spanish architectural styles required under the Specific Plan do not involve design styles with highly reflective materials.

Based on this information, similar to the Approved Project, and because no physical development is proposed at this time, the Proposed Land Use Reversion Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area and would result in no new or more severe impacts beyond those identified in the 2016 Final SEIR.

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## 4.2 Agriculture and Forestry Resources

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Page 168	No	No	No	N/A
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	Page 168	No	No	No	N/A
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	Page 169	No	No	No	N/A

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and consists of flat, formerly agricultural, undeveloped land.

The Project Site is classified as farmland of local importance by the California Department of Conservation (DOC 2018). Although quality soils are present at the Project Site, the 2016 Final SEIR determined that impacts were less than significant for the Approved Project because of the relatively small size of the Project Site, agricultural irrigation water no longer being available at the Project Site, and the Project Site being surrounded by urban uses. The same conditions exist at the Project Site for the Proposed Land Use Reversion Project. Therefore, similar to the Approved

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Project, the Proposed Land Use Reversion Project would not convert Farmland of Statewide Importance to non-agricultural use and would result in no new or more severe impacts beyond those identified in the 2016 Final SEIR.

- b. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*

The Project Site is not subject to a Williamson Act Contract (DOC 2018). Additionally, the Project Site is also currently zoned and designated for non-agricultural uses. Therefore, similar to the Approved Project, the Proposed Land Use Reversion Project would not conflict with existing zoning for agricultural use or a Williamson Contract and would result in no new or more severe impacts beyond those identified in the 2016 Final SEIR.

- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

The Project Site has been planned for conversion from agriculture to urban uses since 1986. Additionally, land uses within the Project Site vicinity include commercial retail, residential, and airport associated uses. Generally, there are limited agricultural activities within the area of the Project Site, which could result in conversion of Farmland to non-agricultural use. Therefore, there would be no unanticipated actions that could cause other land in the vicinity of the Project Site to convert from agriculture to non-agriculture uses. Therefore, similar to the Approved Project, the Proposed Land Use Reversion Project would not involve changes that could result in conversion of Farmland to non-agricultural uses and would result in no new or more severe impacts beyond those identified in the 2016 Final SEIR.

## 4.3 Air Quality

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Conflict with or obstruct implementation of the current Ventura County Air Quality Management Plan?	Page 105 - 106	No	No	No	N/A
b. Result in a cumulatively considerable net increase of ROC and/or NOx emissions?	Pages 106 - 113	No	No	No	Yes
c. Expose sensitive receptors to substantial pollutant concentrations of fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores?	Pages 113 - 114	No	No	No	N/A
d. Result in other emissions that create objectionable odors adversely affecting a substantial number of people	Page 114	No	No	No	N/A

*a. Would the project conflict with or obstruct implementation of the current Ventura County Air Quality Management Plan?*

The 2016 Final SEIR determined that the Approved Project does not include any residential uses and would not result in the direct growth of population within the Camarillo Growth Area. Therefore, the Approved Project would not conflict with the 2007 Ventura County Air Quality Management Plan (AQMP) or jeopardize attainment of state and national ambient air quality standards in Ventura County and the impact would be less than significant for the Approved Project.

The 2022 Ventura County AQMP was approved by the Ventura County Air Pollution Control District (VCAPCD) on December 13, 2022. Although the VCAPCD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate the air quality issues associated with plans and new development projects within the County. Instead, the VCAPCD has used its expertise and prepared the Ventura County Air Quality Assessment Guidelines to indirectly address these issues in accordance with the projections and programs of the AQMP. The purpose of the Ventura County Air Quality Assessment Guidelines is to assist Lead Agencies, as well as consultants, project proponents, and other interested parties, in evaluating potential air quality impacts of projects and plans proposed in Ventura County. For general development projects, the VCAPCD recommends that consistency with the current AQMP be determined by comparing the population generated by the project to the population projections used in the development of the AQMP. Like

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the Approved Project, the Proposed Land Use Reversion Project does not include any residential uses and would not result in the direct growth of population within the Camarillo Growth Area. Therefore, the Proposed Land Use Reversion Project would not conflict with the 2022 Ventura County AQMP and would result in no new or more severe impacts beyond those identified in the 2016 Final SEIR.

*b. Would the project result in a cumulatively considerable net increase of ROC and/or NOx emissions?*

The 2016 Final SEIR determined that the Approved Project would generate a cumulatively considerable net increase of ROC and NOx emissions during project construction and operation. The Approved Project would be required to implement Mitigation Measure AQ-2, during construction, which would reduce the emissions generated by heavy-duty diesel-powered construction equipment operating at the Project Site. In addition, during project operation, the Approved Project would be required to implement Mitigation Measures AQ-3, which would require developers to use low emission water heaters in new buildings and low emission landscaping equipment, AQ-4, which requires the developer to implement a Project Site-wide Transportation Demand Management (TDM) program to reduce the number of vehicle trips generated by uses at the Project Site, and AQ-5 which requires the developer to pay to the City TDM fund an applicable mitigation fee per vehicle trip, determined by the City of Camarillo Department of Community Development. These mitigation measures are described in detail on pages 108 through 110 of the 2016 Final SEIR. Compliance with these mitigation measures would reduce ROC and NOx emissions from the Approved Project to a less than significant level.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses and does not include any commercial uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. As such the Proposed Land Use Reversion Project would result in less daily vehicular trips than the Approved Project due to the lack of commercial uses. In addition, any future development on the Project Site would also be subject to CEQA and if impacts are associated with development the project proponent would be required to implement Mitigation Measures AQ-2 through AQ-5 described in the 2016 Final SEIR. Like the Approved Project implementation of these mitigation measures would reduce the cumulative impact of ROC and NOx emissions to a less than significant level and The Proposed Land Use Reversion Project would result in no new or more severe impacts related to ROC and NOx emissions beyond those identified in the 2016 Final SEIR.

*c. Would the project expose sensitive receptors to substantial pollutant concentrations of fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores?*

The Proposed Land Use Reversion Project would occupy the same Project Site as the Approved Project and is not in proximity to residences or other sensitive receptors that could be exposed to substantial pollutant concentrations from future development. No new sensitive receptors have been constructed in proximity to the Project Site since adoption of the 2016 Final SEIR. Furthermore, the lack of commercial uses included in the Proposed Land Use Reversion Project would result in less daily vehicular trips than the Approved Project, further lowering the exposure of sensitive receptors to pollutants. Therefore, the Proposed Land Use Reversion Project would not



result in new or more severe impacts related to exposure of sensitive receptors to air pollution beyond those identified in the 2016 Final SEIR.

- d. *Would the project result in other emissions that create objectionable odors adversely affecting a substantial number of people?*

The 2016 Final SEIR determined that the commercial and light industrial uses of the Project Site are not typically associated with odor complaints and there are no sensitive receptors in the vicinity of the Project Site that would be offended by objectionable odors. Therefore, it was determined that the potential impacts associated with objectionable odors would be less than significant for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses and does not include any commercial uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. Office uses are not typically associated with odor complaints. The types of development activities that would occur at the Project Site are not known at this time, however, there are no sensitive receptors in the vicinity of the Project Site to expose objectionable odors to. The existing land uses to the west of the Project Site are developed with industrial uses and capable of generating similar odors. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to the creation of objectionable odors beyond those identified in the 2016 Final SEIR.

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## 4.4 Biological Resources

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Pages 170 - 171	No	No	No	Yes
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Pages 170 - 171	No	No	No	N/A
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Pages 170 - 171	No	No	No	N/A
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery Project Sites?	Pages 170 - 171	No	No	No	N/A

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	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Pages 170 - 171	No	No	No	N/A
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Pages 170 - 171	No	No	No	N/A

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery Project Sites?*
- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Until the spring of 2008, the Project Site was used for the agricultural production of row crops. The on-site soils were plowed at the beginning of each planting season and plants were removed at the end of each planting season, of which there were at least two per year. The Project Site is no longer under active cultivation. The Project Site is also bisected by Ventura Boulevard and the extension of Springville Drive. As such, any natural habitat or sensitive species that may have been at the Project Site in the past were removed several decades ago for agricultural operations. There are also no existing trees at the Project Site and the Project Site is not considered to be part of an established

migratory wildlife corridor. The area around the Project Site has also been used for agriculture and urban uses and generally does not support any riparian or other sensitive habitat. The Camarillo Hills Drain is subject to the California Department of Fish and Game 1603 permit procedures, but no alternation to the drain was proposed as part of the Approved Project.

The 2016 Final SEIR determined that the Approved Project is not expected to have any impact on sensitive biological resources. However, the potential exists for migratory burrowing owls and other wildlife to be present at the Project Site when construction activities commence. Therefore, the Approved Project would be required to implement Mitigation Measures BIO-1, which requires a pre-construction survey for resident burrowing owls, and BIO-2, which requires the presence of a qualified biologist on the Project Site during initial ground disturbance activities. These mitigation measures are described in detail on pages 170 through 171 of the 2016 Final SEIR. Implementation of these mitigation measures was found to reduce potential impacts to burrowing owls and wildlife of low mobility to less than significant levels for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. Mitigation Measures BIO-1 and BIO-2 would also apply to any future development under the Proposed Land Use Reversion Project. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to biological resources beyond those identified in the 2016 Final SEIR.

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## 4.5 Cultural Resources and Tribal Cultural Resources

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	Pages 171 - 172	No	No	No	N/A
b. Cause a substantial adverse change in the significance of an archaeological pursuant to §15064.5?	Pages 171 - 172	No	No	No	Yes
c. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a Project Site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	N/A; New CEQA checklist item added subsequent to 2016 SEIR	N/A	N/A	N/A	N/A
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?					
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public					

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	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public					
d. Disturb any human remains, including those interred outside of formal cemeteries?	Pages 171 - 172	No	No	No	Yes

*a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

The 2016 Final SEIR determined that the Project Site has been modified and used for agricultural purposes for several decades and no structures exist at the Project Site and therefore, no impacts to historical resources would occur for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to historical resources beyond those identified in the 2016 Final SEIR.

*b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

The 2016 Final SEIR determined that there are also no known prehistoric archeological resources within the Project Site. It is likely that any surface and subsurface archeological remains that might have once occurred at the Project Site would have long since been eliminated by past agricultural activities. However, there is a possibility that archeological resources may still exist below the surface, and that these remains could be encountered during Project Site excavation activities. Therefore, the Approved Project would be required to implement Mitigation Measure CR-1, described in detail on page 172 of the 2016 Final SEIR, which would require halting construction if archaeological resources are encountered during development. Implementation of Mitigation Measure CR-1 would reduce impacts to archeological resources to a less than significant level for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light



industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. Any development under the Proposed Land Use Reversion Project would also be subject to Mitigation Measure CR-1. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to archeological resources beyond those identified in the 2016 Final SEIR.

- c. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a Project Site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
1. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*
  2. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the City shall consider the significance of the resource to a California Native American tribe?*

The 2016 Final SEIR predates the updates to the *CEQA Guidelines* requiring the evaluation of potential impacts to tribal cultural resources. The following provides a discussion of the City's consultation efforts as required under Assembly Bill (AB) 52 and Senate Bill (SB) 18.

City staff contacted NAHC and requested a contact list of Native Americans culturally affiliated with the project area in August 2023. The City prepared and sent certified mail letters to local Native American groups listed in the results on August 2, 2023. Of the 12 Native American groups, the Barbareño/Ventureño Band of Mission Indians requested consultation. In response the City provided the tribe with the project scope, background, and past environmental documents. The City spoke with Matthew Vestuto of the Barbareno/Ventureno Band of Mission Indians via telephone September 28, 2023 and answered questions the tribe had regarding the scope of this project. Consultation with the tribe concluded September 28, 2023. Although the City has not received any other responses requesting further consultation to date, the City will respond to any correspondence received from tribal contacts in response to these notices consistent with the requirements of AB 52 and SB 18.

The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project would not result in any new or substantially more severe impacts to tribal cultural resources beyond those identified in the 2016 Final SEIR.

- d. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

As discussed in 2016 Final SEIR, no known cemeteries, human remains, or Native American cultural resources are located on or near the Project Site, but the potential to find previously undiscovered remains cannot be completely ruled out. The 2016 Final SEIR therefore includes Mitigation Measure CR-3, which requires that if any human remains are found during construction activities, all activities

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must cease and the City of Camarillo and County Coroner must be notified. Mitigation Measure CR-3 also requires the Native American Heritage Commission (NAHC) be notified within 24 hours of the discovery and that guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. Implementation of this mitigation measures would reduce impacts to human remains to a to less than significant level for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. Any development under the Proposed Land Use Reversion Project would also be subject to Mitigation Measure CR-3. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to human remains beyond those identified in the 2016 Final SEIR.

## 4.6 Energy

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	N/A; New CEQA checklist item added subsequent to 2016 SEIR	N/A	N/A	N/A	N/A
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	N/A; New CEQA checklist item added subsequent to 2016 SEIR	N/A	N/A	N/A	N/A

- a. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Impacts to energy were not analyzed in the 2016 Final SEIR. The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. Although no development is planned at this time on the Project Site, future development under the Proposed Land Use Reversion Project would be subject to California Code of Regulations (CCR) Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Furthermore, new development projects constructed within California after January 1, 2017, including any future development under the Proposed Land Use Reversion Project, are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). Compliance with these standards during project construction and operation would ensure that the use of energy resources would not occur in a wasteful, inefficient, or unnecessary amount and impacts would be less than significant.

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- b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Because no development is proposed for the Proposed Land Use Reversion Project, there are currently no adopted State or local plans for renewable energy that are applicable to future development under the Proposed Land Use Reversion Project. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. Additionally, as discussed above, future construction and operational activities would be subject to the applicable energy efficiency requirements of Title 24 Part 6 and the CalGreen Code that are in effect at the time of development. As such, the project would not conflict with such plans, and no impact would occur.

## 4.7 Geology and Soils

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Pages 173 - 174	No	No	No	N/A
b. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?	Pages 173 - 174	No	No	No	N/A
c. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?	Pages 173 - 174	No	No	No	N/A
d. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?	Pages 173 - 174	No	No	No	N/A
e. Result in substantial soil erosion or the loss of topsoil during project construction and/or operation?	Pages 173 - 174	No	No	No	N/A

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		Where was Impact Analyzed in the 2016 FINAL SEIR?	Do Proposed Changes Require Major Revisions to the 2016 FINAL SEIR?	Do New Circumstances Require Major Revisions to the 2016 FINAL SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 FINAL SEIR Mitigation Measures Address and/or Resolve Impacts?
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onProject Site or offProject Site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Pages 173 - 174	No	No	No	N/A
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Pages 173 - 174	No	No	No	N/A
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Pages 173 - 174	No	No	No	N/A
i.	Directly or indirectly destroy a unique paleontological resource or Project Site or unique geologic feature?	Pages 171 - 172	No	No	No	Yes

- 
- a. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*
- b. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*
- c. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- d. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*
-

As discussed in the 2016 Final SEIR, according to the City of Camarillo General Plan, the Project Site is not underlain by an active fault, not located in an Alquist-Priolo Earthquake Fault Hazard zone, and is not located within a landslide/mudslide hazard zone. Although the Project Site is located in an area with liquefaction potential, the suitability of the Project Site to support non-residential development has been evaluated in the *Preliminary Due Diligence Geotechnical Investigation, 50 Acre Agricultural Property, South of 101 Freeway and Bajo Agua, City of Camarillo, California* prepared by Geolabs - Westlake Village (Geolabs, 2005). An update to this report was prepared by Geolabs - Westlake Village in 2010 to account for a new building code. The City of Camarillo has independently reviewed and approved the information presented in the two reports.

The two reports demonstrate that the development of the Project Site with non-residential uses is feasible from a geotechnical perspective with no unusual risk or geotechnical hazard. Standard engineering practices as specified in the two technical reports would ensure that the project developments would not pose a significant risk to people or structures in the event of a seismic activity. Therefore, the 2016 Final PEIR determined that potential impacts associated with geology and soils would be less than significant for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to potential adverse geologic effects beyond those identified in the 2016 Final SEIR.

*e. Would the project result in substantial soil erosion or the loss of topsoil?*

As discussed in the 2016 Final PEIR, there are no natural watercourses at the Project Site and Project Site does not drain towards any natural watercourse. Stormwater runoff from the Proposed Land Use Reversion Project Site would continue to flow towards the drains on West Ventura Boulevard. These drains were sized to accommodate the development of the Project Site along with nearby properties. Therefore, the Approved Project would not alter the existing drainage pattern of the Project Site or area in a manner which would result in substantial soil erosion or the loss of topsoil and therefore the 2016 Final PEIR determined that impacts would be less than significant for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related soil erosion beyond those identified in the 2016 Final SEIR.

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- f. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-Project Site landslide, lateral spreading, subsidence, liquefaction, or collapse?*
- g. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

As discussed in the 2016 Final SEIR, the suitability of the Project Site to support non-residential development has been evaluated in the 2005 Geolabs report referenced above. An update to this report was prepared by Geolabs - Westlake Village in 2010 to account for a new building code. The City of Camarillo has independently reviewed and approved the information presented in the two reports.

The two reports demonstrate that the development of the Project Site with non-residential uses is feasible from a geotechnical perspective with no unusual risk or geotechnical hazard. Standard engineering practices as specified in the two technical reports would ensure that the project developments would not pose a significant risk to people or structures in the event of a seismic activity. These types of measures are required of all new development in Camarillo. Therefore, the 2016 Final PEIR determined that potential impacts associated with unstable or expansive soils would be less than significant for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. Compliance with existing building codes would ensure that impacts related to unstable or expansive soils would be less than significant. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to unstable or expansive soils beyond those identified in the 2016 Final SEIR.

- h. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

As discussed in the 2016 Final SEIR wastewater from the Approved Project would be conveyed by sewer lines and treated by the Camarillo Sanitary District. Therefore, the 2016 Final SEIR determined that the Approved Project would not involve the use of septic tanks or alternative wastewater disposal systems, and no geological impacts from implementation of septic tanks would occur for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. Future development under the Proposed



Land Use Reversion Project would be conveyed by sewer lines and treated by the Camarillo Sanitary District. Therefore, the Proposed Land Use Reversion Project would not involve the use of septic tanks or alternative wastewater disposal systems and would not result in new or more severe impacts related to the use of septic tanks or alternative wastewater disposal systems beyond those identified in the 2016 Final SEIR.

*i. Would the project directly or indirectly destroy a unique paleontological resource or Project Site or unique geologic feature?*

The 2016 Final SEIR determined that there are also no known paleontological resources within the Project Site. It is likely that any surface and subsurface paleontological remains that might have once occurred at the Project Site would have long since been eliminated by past agricultural activities. However, there is a possibility that paleontological resources may still exist below the surface, and that these remains could be encountered during Project Site excavation activities. Therefore, the Approved Project would be required to implement Mitigation Measure CR-2, described in detail on page 172 of the 2016 Final SEIR, which would require halting construction if paleontological resources are encountered during development. Implementation of these Mitigation Measure CR-2 would reduce impacts to paleontology resources from the Approved Project to a less than significant level.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. Any development under the Proposed Land Use Reversion Project would also be subject to Mitigation Measure CR-2. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to paleontological resources beyond those identified in the 2016 Final SEIR.

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## 4.8 Greenhouse Gas Emissions

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Pages 127 - 130	No	No	No	N/A
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Pages 130 - 131	No	No	No	N/A

- a. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The 2016 Final SEIR determined that the Approved Project would yield an efficiency of 1.69 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>e) of Green House Gases (GHGs) per service population member. The GHG emissions per service population member would be substantially less than the then South Coast Air Quality Management District's (SCAQMD) draft threshold of 4.8 MTCO<sub>2</sub>e per service population. Therefore the 2016 Final SEIR concluded that the City of Camarillo, as lead agency, may conclude that the GHG emissions generated in association with the Approved Project would not have a significant impact on the environment.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses and does not include any commercial uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review.

The number of employees at the proposed office and light industrial uses has not been identified at this time. However, the total service population can be roughly estimated by dividing the number of potential daily vehicle trips by two. The vehicle trip numbers are divided by two since each service population member would make one trip to the site and one trip from the site (one person, two trips). This is a very conservative assumption since each vehicle is assumed to accommodate only one person, whereas, many of the vehicles would accommodate more than one person. As discussed in the 2016 Final SEIR the Approved Project would generate approximately 10,548 vehicle trips per day. Dividing this number by two identifies a conservative project service population of approximately 5,274 employees, customers, and vendors.

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The Proposed Land Use Reversion Project would result in less daily vehicular trips than the Approved Project due to the lack of commercial uses and as such, it can be deduced that future development at under the Proposed Land Use Reversion Project would yield an efficiency of less than 1.69 MTCO<sub>2</sub>e of GHGs per service population member. This analysis demonstrates that the GHG emissions per service population member would be substantially less than the SCAQMD's draft 2035 efficiency targets of 3.0 MTCO<sub>2</sub>e per service population. Therefore, it can be deduced that given the number of vehicle trips generated from the Project Site at the maximum buildout potential for light industrial and office use, the Proposed Land Use Reversion Project would not result in new or more severe impacts to GHG emissions beyond those identified in the 2016 Final SEIR.

- b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The 2016 Final SEIR determined that the Approved Project's efficiency of 1.69 MTCO<sub>2</sub>e of GHGs per service population member would be consistent with the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020 and therefore it would be consistent with AB 32. The Proposed Land Use Reversion Project would also be subject to the energy efficiency requirements of the Title 24 CalGreen Code. Based on this information, the 2016 Final SEIR concluded that the Approved Project would not conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of GHGs and the impact of the Approved Project would be less than significant.

As shown in the analysis above, future development under the Proposed Land Use Reversion Project would yield an efficiency of less than the 1.69 MTCO<sub>2</sub>e of GHGs per service population member generated by the Approved Project, and thus it would also be consistent with the AB 32 and GHG reduction targets set by SCAQMD. As such, future development under the Proposed Land Use Reversion Project would not result in new or more severe impacts to GHG reduction plans, policies or regulations beyond those identified in the 2016 Final SEIR.

## 4.9 Hazards and Hazardous Materials

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Pages 175	No	No	No	N/A
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Page 175	No	No	No	N/A
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?	Page 175	No	No	No	N/A
d. Be located on a Project Site that is included on a list of hazardous material Project Sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Page 175	No	No	No	N/A
e. Not comply with the Adopted Land Use Compatibility Standards in the Safety Zones of the Airport Comprehensive Land Use Plan for Ventura County and/or the Height Restriction Zones for Camarillo Airport?	Pages 175 - 177	No	No	No	N/A

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	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
f. Substantially physically interfere with the City's designated evacuation routes?	Page 177	No	No	No	N/A
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Page 177	No	No	No	N/A

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The 2016 Final SEIR determined that the industrial uses at the Project Site could involve the transport, storage, and use of hazardous materials. However, it is expected that all such materials would be transported, stored, and used in accordance with applicable federal and state regulations. Vehicles that transport such materials are regulated by federal and state agencies and the storage of hazardous materials is regulated by federal and state regulations and is verified through inspections by the Ventura County Fire Department. The use of hazardous materials is regulated by federal and state Occupational Safety and Health Administration (OSHA) agencies. Given all of the federal and state regulatory requirements, the 2016 Final SEIR concluded that compliance with the applicable regulations ensures that potential operational impacts associated with hazardous materials at the Project Site are less than significant for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. Although, no actual buildings are proposed at this time and future uses are unknown, and because the Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to hazardous materials beyond those identified in the 2016 Final SEIR.

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

There are no sensitive receptors in close proximity to the Project Site, the nearest school – Gateway Community School – is located approximately .85 miles southeast of the Project Site. Therefore, similar to what was concluded in the 2016 Final SEIR, the Land Use Reversion Project would result in less than significant impacts to schools.

- d. *Would the project be located on a Project Site that is included on a list of hazardous material Project Sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

A Phase I Environmental Project Site Assessment (ESA) produced by Anacapa Geoservices in 2005 (Anacapa, 2005) found that the Project Site is not included on any federal, state, or local listing of hazardous materials Project Sites and none are located in the vicinity of the Project Site. The only issue of potential concern identified during the Phase I ESA investigation was the possibility of farm-related pesticides, herbicides, and other farm chemicals occurring in the soil as a result of the normal, legal application of these materials by the previous farming activity. A Limited Phase II ESA was subsequently prepared to evaluate this possibility. The analysis concluded that Dichlorodiphenyltrichloroethane (DDT) and its break-down by-products Dichlorodiphenyldichloroethane (DDD) and Dichlorodiphenyldichloroethylene (DDE), as well as Chlordane, alpha-Chlordane, and gamma-Chlordane were detected at locations within the Project Site. However, no detected concentrations exceeded the U.S. Environmental Protection Agency recommended preliminary remediation goals for these products. As such, the soils at the Project Site were not considered hazardous waste and impacts associated with implementation of the Approved Project would be less than significant.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. Although, no actual buildings are proposed at this time and future uses are unknown, and because the Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to hazardous material Project Sites beyond those identified in the 2016 Final SEIR.

- e. *For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

As described in the 2016 Final SEIR the Project Site is located directly north of Camarillo Airport is located within the Airport Specific Plan and the Compatible Land Use Plan (CLUP) for Camarillo Airport, which included in the Airport Comprehensive Land Use Plan for Ventura County. The southern portion of the Project Site is located within the Height Restriction Zone (HRZ), which restricts structure height to a 7:1 ratio measured from the airport runway elevation starting at the northerly airport property line. The Project Site is also located within the Traffic Pattern Zone (TPZ). The CLUP allows for office and industrial uses provided that the structural coverage of industrial and

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office uses within the TPZ, provided they do not exceed 50 percent maximum structural coverage and that an aviation easement, and fair disclosure and covenant be recorded by the owner and developer of the properties within the TPZ.

The 700,000 SF of building space included in the Approved Project would represent a maximum structural coverage of 34 percent of the Project Site, which would not exceed the 50 percent recommendation for properties within the TPZ. According to the Specific Plan, the Project Site is located within the 2-story airport building height zone, which specifies a maximum height of 35 feet for two-story buildings, exclusive of architectural elements such as towers, cupolas, etc. Special purpose buildings requiring heights in excess of two stories may be considered under a conditional use permit. Under no circumstance, however, may building heights (including architectural features) exceed the FAR Part 77 or CLUP height restrictions and established aviation easements.

Future buildings planned under the Approved Project would be reviewed by the City Planning Department and Building Department during the Industrial Planned Development (IPD) approval process to ensure that the maximum building elevations, excluding various architectural features, at the Project Site would not exceed the height zone and aviation easement standards. The city also forwards the building plans for projects near Camarillo Airport to the Airport Manager for review and comment for consistency with all applicable height and density restrictions, and applicable aviation easements. As an industrial and/or office development, the Approved Project is unlikely to include uses that could conflict with airport operations, electronic communications or navigational aids that could potentially be associated with research and development activities as detailed in the EIR for the Airport North Specific Plan. However, the city requires as a standard condition of approval that the project developers sign an agreement indicating that any electromagnetic disturbance that causes interference with radio transmission, aircraft, instruments, navigational aids, or other electromagnetic receptors, shall be modified or abated upon the written request by the Camarillo Airport Authority. Consequently, the 2016 Final SEIR found that impacts related to airport safety hazards for the Approved Project would be less than significant.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. Although, no actual buildings are proposed at this time and the actual occupants of the future buildings at the Project Site are not known, the Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. The 700,000 SF of building space included in the Proposed Land Use Reversion Project would represent a maximum structural coverage of 34 percent of the Project Site, which would not exceed the 50 percent recommendation for properties within the TPZ. It would also be subject to the same regulations and approval procedures as the Approved Project. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to airport safety hazards beyond those identified in the 2016 Final SEIR.



*f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The 2016 Final SEIR found that the approved project would not generate sufficient traffic to create severe traffic congestion, nor would it interfere with emergency access to the Project Site. The internal roadways and driveways would be designed in accordance with all City regulations, including those pertaining to emergency access. Consequently, the 2016 Final SEIR determined that impacts associated with emergency access would be less than significant for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses and does not include any commercial uses. As such the Proposed Land Use Reversion Project would result in less daily vehicular trips than the Approved Project due to the lack of commercial uses. In addition, internal roadways and driveways constructed under future development under the Proposed Land Use Reversion Project would be designed in accordance with all City regulations, including those pertaining to emergency access. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to emergency access beyond those identified in the 2016 Final SEIR.

*g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

The 2016 Final SEIR determined that the Project Site is located within a developed area and there are no adjacent wildlands that would be subject to wildfire. U.S. Highway 101 is located to the immediate north of the Project Site. Camarillo Airport and the Camarillo Hills Drain are located to the immediate south of the Project Site. U.S. Highway 101 / Springville Drive Interchange is located to the east of the Project Site and the area to the west of the Project Site is largely developed with industrial uses. Therefore, the 2016 Final SEIR concluded that no impact associated with wildland fires would occur for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and conditions are the same as when was analyzed in the 2016 Final SEIR. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to wildland fires beyond those identified in the 2016 Final SEIR.

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## 4.10 Hydrology and Water Quality

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Pages 178-179	No	No	No	N/A
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Page 179	No	No	No	N/A
c. Substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-Project Site?	Pages 178-179	No	No	No	N/A
d. Substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-Project Site?	Page 180	No	No	No	N/A

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	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
e. Substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Pages 178-179	No	No	No	N/A
f. Substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would impede or redirect flood flows?	Page 180	No	No	No	N/A
g. Be located in a flood hazard zone and risk release of pollutants due to project inundation?	Page 180	No	No	No	N/A
h. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Page 179	No	No	No	N/A

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*
- c. *Would the project substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-Project Site?*
- e. *Would the project substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

As described in the 2016 Final SEIR, the Approved Project would require a General Construction Activity Storm Water Permit from the State Water Resources Control Board (SWRCB) prior to the start of construction. The National Pollutant Discharge Elimination System (NPDES) requires that a Notice of Intent (NOI) be filed with the SWRCB. One of the conditions of the General Permit is the development and the implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP identifies structural and nonstructural Best Management Practices (BMPs) to be implemented, such as sandbag barriers, temporary desilting basins near inlets, gravel driveways, dust controls, employee training, and general good housekeeping practices. As described in the 2016 Final SEIR, with implementation of the applicable permit requirements and the application of BMPs specifically designed to minimize construction-related water quality impacts, construction of the Approved project would not violate any water quality standards or waste discharge requirements.

During operation, the project applicant would be required to submit a Post Construction Stormwater Management Plan which identifies Project Site-specific source control and treatment control measures that minimize impervious surfaces to the maximum extent practicable. With the compliance with all applicable federal, state, and local regulations, Code requirements, and permit provisions, the 2016 Final SEIR determined the Approved Project would not violate any water quality standards or waste discharge requirements during operation and impacts would be less than significant.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. Consistent with the 2016 Final SEIR, any future development would also be subject to local, state and federal regulations governing the release of pollutants and ensure post development stormwater run-off flows are equal to or less than pre-development conditions. The Proposed Land Use Reversion Project would not have a substantial adverse effect related to water quality and would result in no new or more severe impacts beyond those identified in the 2016 Final SEIR.

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- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*
- h. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

As described in the 2016 Final SEIR, groundwater would be source of potable water for the Approved Project and water demand for the Approved Project would be substantially less than the historic groundwater use at the Project Site. The Project Site is not a source of groundwater recharge and storm water would not be required to percolate at the Project Site to recharge area aquifers. The 2016 Final SEIR determined the Approved Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and the impact of the project on groundwater supplies would be less than significant.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review, including an analysis of potential water demand. The Proposed Land Use Reversion Project would not have a substantial adverse effect related to groundwater and would result in no new or more severe impacts beyond those identified in the 2016 Final SEIR.

- d. Would the project substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-Project Site?*
- f. Would the project substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*
- g. Would the project be located in a flood hazard zone and risk release of pollutants due to project inundation?*

As described in the 2016 Final SEIR, the Project Site is not within an inundation zone or dam failure hazard area, and the Project Site is not located within a 100-year flood zone and no impacts would occur with implementation of the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project would not have a substantial adverse effect related to flood hazards and would result in no new or more severe impacts beyond those identified in the 2016 Final SEIR.

## 4.11 Land Use and Planning

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
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Would the project:

a. Physically divide an established neighborhood or community?	Pages 58-59	No	No	No	N/A
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation or applicable goal or policy from the City of Camarillo General Plan that was adopted for the purpose of avoiding or mitigating an environmental effect?	Pages 59-67	No	No	No	N/A

*a. Would the project physically divide an established neighborhood or community?*

As described in the 2016 Final SEIR, the Project Site does not contain any residential communities on or adjacent to the Project Site and the infill project would not divide an established community. There would be no impact for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Project Site is part of the Airport North Specific Plan and has remained undeveloped, surrounded by industrial and commercial development. Similarly, the Proposed Land Use Reversion Project would not divide an established neighborhood or community and would result in no new or more severe impacts beyond those identified in the 2016 Final SEIR.

*b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation or applicable goal or policy from the City of Camarillo General Plan that was adopted for the purpose of avoiding or mitigating an environmental effect?*

As described in the 2016 Final SEIR, the Approved Project would be consistent with all applicable standards and policies contained in the Land Use, Circulation, Recreation, Community Design, Safety and Noise Elements of the City of Camarillo General Plan. Impacts were determined to be less than significant for the Approved Project.

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The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Project Site is part of the Airport North Specific Plan and following the proposed general plan amendment and zoning reversion, the Project Site would be subject to all applicable Industrial land use policies and Limited Manufacturing zoning requirements. The Proposed Land Use Reversion Project would result in no new or more severe impacts beyond those identified in the 2016 Final SEIR.



## 4.12 Mineral Resources

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Pages 180-181	No	No	No	N/A
b. Result in the loss of availability of a locally important mineral resource recovery Project Site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan?	Pages 180-181	No	No	No	N/A

a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

b. *Would the project result in the loss of availability of a locally important mineral resource recovery Project Site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan?*

The 2016 SEIR did not identify any mineral resources of statewide significance in the Camarillo area and the Camarillo General Plan does not identify any locally-important mineral resource recovery Project Sites on the Project Site. The 2016 Final SEIR found that there would be no impacts to mineral resources for the Approved Project.

The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and no oil extraction or mineral extraction activities have been conducted on the Project Site. The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project would not include any development or ground disturbing activities and there are known mineral resources at the Project Site (Camarillo 2006). Therefore, the Proposed Land Use Reversion Project would not result in the loss of known mineral resources and would no new or more severe impacts would occur beyond those identified in the 2016 Final SEIR.

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## 4.13 Noise

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Generate construction noise levels that exceed the Noise Ordinance exterior or interior noise standards at residential properties during the hours specified in Section 10.34.120 of the City of Camarillo Municipal Code?	Pages 140 - 142	No	No	No	N/A
b. Generate a substantial temporary (nonconstruction) or permanent increase in noise levels at existing sensitive receptors in the vicinity of the Project Site?	Pages 143 - 146	No	No	No	N/A
c. Generate excessive ground borne vibration?	Pages 142 - 143	No	No	No	N/A
d. Expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport?	Pages 146 - 147	No	No	No	N/A

- a. *Would the project generate construction noise levels that exceed the Noise Ordinance exterior or interior noise standards at residential properties during the hours specified in Section 10.34.120 of the City of Camarillo Municipal Code?*

The 2016 Final SEIR determined that construction activities associated with the Approved Project would not exceed any of the standards of the City of Camarillo Noise Ordinance since the Project Site is located in a commercial and industrial area of the city and is not located in close proximity to any sensitive uses such as residences. In addition, the future uses at the Project Site would also be subject to all applicable standards of the City of Camarillo Noise Ordinance for new sources of noise. Therefore, the 2016 Final SEIR concluded that the construction and operational impact of the Approved Project would be less than significant.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light

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industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. As such, Project Site is located in a commercial and industrial area of the city and is not located in close proximity to any sensitive uses such as residences. In addition, the future uses at the Project Site would also be subject to all applicable standards of the City of Camarillo Noise Ordinance for new sources of noise. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to noise levels beyond those identified in the 2016 Final SEIR.

*b. Would the project generate a substantial temporary (nonconstruction) or permanent increase in noise levels at existing sensitive receptors in the vicinity of the Project Site?*

The 2016 Final SEIR discussed how locations in the vicinity of the Project Site would experience a slight increase in noise resulting from the additional traffic generated by the industrial project. The 2016 Final SEIR determined that the traffic generated by the industrial project would increase local noise levels by a maximum of 0.5 decibels A (dBA) Community Noise Equivalent Level (CNEL), which would be imperceptible to most people and would not exceed the applicable thresholds of significance for the affected existing land uses. As discussed above, the Project Site is located in a commercial and industrial area of the city and is not located in close proximity to any sensitive uses such as residences. Therefore, the 2016 Final SEIR determined this impact would be less than significant for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when it was analyzed in the 2016 Final SEIR. Similar to the Approved Project, locations in the vicinity of the Project Site would experience a slight increase in noise resulting from the additional traffic generated by future development. Additionally, when future uses are proposed, the resulting development would create less daily vehicular trips than anticipated for the Approved Project because no new commercial uses would be built thus, less noise would result from additional traffic related to those commercial uses. As discussed above, the Project Site is located in a commercial and industrial area and is not located in close proximity to any sensitive uses. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to noise levels at sensitive receptors beyond those identified in the 2016 Final SEIR.

*c. Would the project generate excessive ground borne vibration?*

The 2016 Final SEIR describes how construction activities that would occur at the Project Site have the potential to generate low levels of ground borne vibration. However, nearby industrial uses are not considered to be sensitive to ground-borne vibration and the resulting ground-borne vibration levels would not exceed any adopted standards for these uses. The Approved Project did not include uses that are expected to generate measurable levels of ground borne vibration during operation. Therefore, the greatest regular source of project-related ground borne vibration would be from trucks making deliveries and larger garbage trucks picking-up refuse material generated by the

project occupants. However, because there are no sensitive uses in the vicinity of the Project Site, the 2016 Final SEIR concluded that impacts related to ground borne vibration would be less than significant for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. Construction activities that would occur during future development under the Proposed Land Use Reversion Project have the potential to generate low levels of ground borne vibration. However, nearby industrial uses are not considered to be sensitive to ground-borne vibration and the resulting ground-borne vibration levels would not exceed any adopted standards for these uses. Future industrial uses are also not expected to generate measurable levels of ground borne vibration during operation. The greatest regular source of project-related ground borne vibration would be from trucks making deliveries and larger garbage trucks picking-up refuse material generated by the project occupants. However, there are no uses that are sensitive to ground-borne vibration in the vicinity of the Project Site and the Proposed Land Use Reversion Project would not result in new or more severe impacts related to ground borne vibration beyond those identified in the 2016 Final SEIR.

*d. Would the project expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport?*

The 2016 Final SEIR describes how 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 at the Project Site attributable to Camarillo Airport would not exceed 65 dBA CNEL. These average noise levels would not exceed the City's 75 dBA CNEL external noise standard for commercial, industrial, and office uses. Higher noise levels would occur when individual aircraft fly over the Project Site. These aircraft are nearly all propeller airplanes and helicopters. These noise levels would primarily affect people walking outdoors within the Project Site but are not the like higher noise levels associated with jet aircraft that would possibly be considered to be excessive. Therefore, the 2016 Final SEIR determined that impacts related the aircraft operations from the Camarillo Airport would be less than significant for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. According to the Noise Element of the City of Camarillo General Plan, future noise levels at the Project Site attributable to Camarillo Airport would not exceed 65 dBA CNEL. These average noise levels would not exceed the City's 75 dBA CNEL standards for industrial and office uses. Higher noise levels would occur when individual aircraft fly over the Project Site. These aircraft are nearly all propeller airplanes and helicopters. These noise levels would primarily affect people walking outdoors at the Project Site but are not the higher noise

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levels associated with jet aircraft that would possibly be considered to be excessive. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related aircraft operations from the Camarillo Airport beyond those identified in the 2016 Final SEIR.

## 4.14 Population and Housing

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
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Would the project:

a.	Induce substantial unplanned population growth in an area, either directly or indirectly?	Pages 181-182	No	No	No	N/A
b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Pages 181-182	No	No	No	N/A

- a. *Would the project induce substantial unplanned population growth in an area, either directly or indirectly?*
- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The 2016 Final SEIR described how the Approved Project would not displace any housing units and that 25 percent of the 980 employees generated by the Approved Project would demand housing in the city. The 2016 FEIR determined that existing and future housing stock in the City would be sufficient to accommodate the 245 new employees of the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development and there are no housing units on the Project Site. Any future development on the Project Site would be subject to project level CEQA review. Therefore, because no new employees or residents would be introduced to the site, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to population and housing beyond those identified in the 2016 Final SEIR.

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## 4.15 Public Services and Recreation

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
1. Fire protection?	Pages 183-184	No	No	No	N/A
2. Police protection?	Page 184	No	No	No	N/A
3. Schools?	Page 184	No	No	No	N/A
4. Parks?	Page 185	No	No	No	N/A
5. Other public facilities?	Page 185	No	No	No	N/A
b. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Pages 185-186	No	No	No	N/A
c. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Pages 185-186	No	No	No	N/A

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- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection, police protection, schools, parks, or other public facilities?*
- b. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- c. *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The 2016 Final SEIR describes how the Approved Project would not require the development of new fire department, or police facilities. School impact fees would also mitigate potential impacts to schools to a less than significant level. Furthermore, the Approved Project would not generate substantial unforeseen employment or population growth and, therefore, impacts to park services or other public facilities would be less than significant. Therefore, the 2016 Final SEIR determined that the Approved Project would result in less than significant impacts related to public services and recreation.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development and would not require police or fire protection services. As discussed in Section 4.14, *Population and Housing*, the Proposed Land Use Reversion Project would not induce population growth into the area of the Project Site, therefore demand for school, parks and recreation facilities, or other governmental facilities would not increase. Additionally, any future development on the Project Site would be subject to project level CEQA review. Future development would also be subject to school and park impact fees. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to public services and recreation beyond those identified in the 2016 Final SEIR.

## 4.16 Transportation

	Where was Impact Analyzed in the 2016 Final SEIR?	Do Proposed Changes Require Major Revisions to the 2016 Final SEIR?	Do New Circumstances Require Major Revisions to the 2016 Final SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 Final SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Page 87 - 88	N/A	N/A	N/A	N/A
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) for the reduction of vehicle miles travelled (VMT)?	N/A; New CEQA checklist item added subsequent to 2016 SEIR	N/A	N/A	N/A	N/A
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	Page 83 - 85	No	No	No	N/A
d. Result in inadequate emergency access?	Page 85 -86	No	No	No	N/A

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The 2016 Final SEIR found implementation of the Approved Project would not conflict with adopted policies, plans, or programs supporting alternative transportation and no mitigation was required, impacts were less than significant. The 2016 Final SEIR determined that the Approved Project does not include any facilities for alternative transportation, nor does it remove, replace or preclude the use of public transportation by future occupants or visitors to the project site.

As described in Section 4.11 *Land Use and Planning* of this document, the Proposed Land Use Reversion Project would be consistent with all applicable Camarillo General Plan Circulation Element policies for circulation patterns and design, and alternative modes of transportation. The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not

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include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. When development projects are proposed at the Project Site the applicants would be subject to all applicable circulation and transportation plans relevant to the Project Site. Therefore, implementation of the Proposed Land Use Reversion Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

*b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

CEQA Guidelines section 15064.3, subdivision (b), which was added to the CEQA Guidelines as part of the update adopted by the State in November 2018, defines acceptable criteria for analyzing transportation impacts under CEQA. It states that land use projects with vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact, and that projects that decrease VMT compared to existing conditions should be presumed to have a less than significant transportation impact. While the 2016 Final SEIR did not include a VMT analysis, development under both the Approved Project and the Proposed Land Use Reversion Project constitute infill development, that would generally reduce VMT compared to greenfield development (new development on lands not previously planned for development). Additionally, the Proposed Land Use Reversion Project would result in less daily vehicular trips than the Approved Project due to the removal of approved commercial uses at the Project Site, and commercial uses generate more traffic than commercial retail uses. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to its potential to conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

*c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*

The 2016 Final SEIR recommended implementation of Mitigation Measure TC-1, which would require the developer to install a traffic signal at the intersection of West Ventura Boulevard (east-west segment) and "A" Street when traffic conditions warrant a signal. The 2016 Final SEIR concluded that Mitigation measure TC-1 would ensure that the intersection of West Ventura Boulevard (east-west segment) and "A" Street would operate at LOS A and reduce the potential impact of the Approved Project to less than significant levels.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. Since no actual development plan are proposed at this time and the internal circulation design at the Project Site is unknown, Mitigation Measure TC-1 would not be applicable to the Proposed Land Use Reversion Project. Therefore, because there is no development proposed and future development would be subject to CEQA review, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to hazardous design features beyond those identified in the 2016 Final SEIR.

*e. Would the project result in inadequate emergency access?*

The 2016 Final SEIR determined that intersections and driveways providing access to the Project Site would operate at acceptable levels of service and internal roadways and driveways would be designed in accordance with all City regulations, including those pertaining to emergency access. Consequently, emergency vehicles would not be subject to unacceptable delays entering or exiting the Project Site and impacts associated with emergency access would be less than significant for the Approved Project.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. No development plans or circulation plans are proposed for the Project Site and with development plans for the Project Site, all internal roadways and driveways developed under the Proposed Land Use Reversion Project would be designed in accordance with all City regulations, including those pertaining to emergency access. Consequently, emergency vehicles would not be subject to unacceptable delays entering or exiting the Project Site. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to emergency access beyond those identified in the 2016 Final SEIR.

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## 4.17 Utilities and Service Systems

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Pages 186 - 187	No	No	No	N/A
b. Comply with the applicable water purveyor water conservation ordinance requirements for new development projects?	N/A; New CEQA checklist item added subsequent to 2016 SEIR	N/A	N/A	N/A	N/A
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Pages 186 - 187	No	No	No	N/A
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Page 187	No	No	No	N/A
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Page 187	No	No	No	N/A

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- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

The 2016 Final SEIR determined describes how existing wastewater infrastructure and treatment facilities, and storm drain facilities have the capacity to accommodate the Approved Project. Therefore, impacts would be less than significant for the Approved Project. However, the 2016 Final SEIR did not analyze impacts to electric power, natural gas, or telecommunications facilities.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. In 2016 the City of Camarillo City Council adopted Ordinance 1126 which amends chapter 14.12 of the Camarillo Municipal Code to require the preparation of a Water Service Impact Study and demonstrates the proposed development will not create additional demand on the city's water system. Although there is no development associated with the proposed Project, as applications for development are submitted to the City, the City will review historic water usage and the Water Service Impact Study, to determine if offset water demand will be required. The Proposed Land Use Reversion Project would not induce demand for new or increased utility services and therefore impacts related to new utilities would be less than significant.

- b. *Comply with the applicable water purveyor water conservation ordinance requirements for new development projects?*

This impact was not analyzed in the 2016 Final SEIR. The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review and applicable water applicable water purveyor water conservation ordinance requirements. Therefore, impacts related to water purveyor water conservation ordinance requirements for new development projects would be less than significant.

- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The 2016 Final SEIR describes how the Camarillo Sanitary District provides sewer service to the project area. Sewage from the Project Site vicinity is conveyed via sewer infrastructure to the Camarillo Wastewater Treatment Plant (CWTP). The 2016 Final SEIR concluded that the CWTP had adequate capacity to treat the wastewater that would be generated by the industrial project. It also stated that the wastewater would continue to be treated in accordance with the treatment requirements of the Los Angeles Regional Water Quality Control Board. Therefore, the 2016 Final SEIR concluded that the potential impact of the Approved Project on wastewater infrastructure and treatment facilities was determined to be less than significant.



The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. As such, the CWTP would have capacity to provide sewer service to future development under the Proposed Land Use Reversion Project. Additionally, future CWTP capacity will be analyzed during project level CEQA review for future development on the Project Site. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to wastewater treatment beyond those identified in the 2016 Final SEIR.

- d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The 2016 Final SEIR describes how the City of Camarillo has an Exclusive Agreement with E.J. Harrison & Sons trash company for regular day-to-day refuse service. Refuse from the Approved Project would also be subject to this agreement as the Project Site is within the City of Camarillo. All solid-waste-generating activities within the City of Camarillo is subject to the requirements set forth in AB 939, which requires each city and county to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting. The City of Camarillo has been diverting approximately 75% of its total solid waste from landfills. The 2016 Final SEIR concluded that landfills serving the City of Camarillo have adequate capacity to accommodate the total solid waste generation of the Approved Project and impacts would be less than significant.

The Proposed Land Use Reversion Project involves the reversion of the land use designation of the entire 46.88-acre Project Site to Industrial (Research and Development) and zoning to all L-M (Limited Manufacturing) to allow for the development of up to 525,000 SF (75 percent) of light industrial uses and 175,000 SF (25 percent) of office uses. The Proposed Land Use Reversion Project does not include any development or ground disturbing activities and any future development on the Project Site would be subject to project level CEQA review. The Proposed Land Use Reversion Project is located on the same Project Site as the Approved Project and Project Site conditions are the same as when was analyzed in the 2016 Final SEIR. As such, E.J. Harrison & Sons would provide refuse service to future development under the Proposed Land Use Reversion Project. Additionally, landfill capacity will be analyzed during project level CEQA review for future development on the Project Site. Therefore, the Proposed Land Use Reversion Project would not result in new or more severe impacts related to solid waste beyond those identified in the 2016 Final SEIR.

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## 4.18 Wildfire

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
If located in or near areas or lands classified in the City of Camarillo's General Plan Safety Element as very high fire hazard severity zones, would the project:					
a. Substantially impair an adopted emergency evacuation plan?	Page 177	No	No	No	N/A
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Page 177	No	No	No	N/A
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Page 177	No	No	No	N/A
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Page 177	No	No	No	N/A

*If located in or near areas or lands classified in the City of Camarillo's General Plan Safety Element as very high fire hazard severity zones, would the project:*

- a. Would the project substantially impair an adopted emergency evacuation plan?*
- b. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

**Proposed Land Use Reversion Project**

- c. *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- d. *Would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The 2016 Final SEIR predates the updates to the *CEQA Guidelines* requiring the evaluation of potential impacts related to wildfire; therefore, the 2016 Final SEIR does not directly address the stand alone *CEQA Guidelines* Appendix G wildfire thresholds. A discussion of wildfire/wildland hazards is included in Section 5g, *Impacts Found to Be Less Than Significant*, of the 2016 Final SEIR. The 2016 Final SEIR states the Project Site is located within a developed area and there are no adjacent wildlands for the Approved Project.

The potential for impacts related to wildfire risk were known prior to adoption of the 2016 Final SEIR. The Project Site is not located in a very high fire hazard severity zone as classified in the City of Camarillo's General Plan Safety Element. The Proposed Land Use Reversion Project does not include any development and would not directly or indirectly exacerbate fire risk or expose project occupants to fire hazard related risks. Any future development on the Project Site would be subject to project level CEQA review including fire hazard impacts. The Proposed Land Use Reversion Project would not result in any new or substantially more severe impacts related to wildfire beyond those identified in the 2016 Final SEIR.

## 4.19 Mandatory Findings of Significance

	Where was Impact Analyzed in the 2016 SEIR?	Do Proposed Changes Require Major Revisions to the 2016 SEIR?	Do New Circumstances Require Major Revisions to the 2016 SEIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2016 SEIR Mitigation Measures Address and/or Resolve Impacts?
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	N/A	No	No	No	Yes
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	N/A	No	No	No	N/A
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	N/A	No	No	No	Yes

**Proposed Land Use Reversion Project**

- a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*
- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*
- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

This section was not included in the 2016 Final SEIR however based on the analysis provided in the document it can be determined that there are no new circumstances that require major revisions to the 2016 Final SEIR and there is no new information resulting in new or substantially more severe significant impacts.

As described above in Sections 3.1 through 3.18, the Proposed Land Use Reversion Project would result in no new or more severe direct or indirect impacts beyond those identified in the previously adopted 2016 Final SEIR for the Approved Project. Upon review of new development projects and infrastructure projects that have occurred within the vicinity of the Project Site since the certification of the 2016 Final SEIR, no new reasonably foreseeable future projects have been identified within proximity to the Project Site that were not previously considered in the cumulative impacts analysis in the adopted Final 2016 Final SEIR. Therefore, the Proposed Land Use Reversion Project would have no new or more severe impacts in terms of its potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; have potentially significant cumulative impacts; or have environmental effects causing substantial adverse effects on human beings, either directly or indirectly. Additionally, when development projects are proposed in the Project Site, Mitigation measures from the adopted 2016 Final SEIR would be reduced to consider reduction of ROC and NOx emissions (as described in Section 3.3, *Air Quality*, of this Addendum), reduction of impacts to biological resources (as described in Section 3.4 *Biological Resources* of this Addendum), reduction of impacts to protect archaeological resources and human remains (as described in section 3.5 *Cultural Resources and Tribal Cultural Resources* of this Addendum), and protect paleontological resources (as described in section 3.7 *Geology and Soil* of this Addendum). Overall implementation of these mitigation measures would help prevent environmental effects causing substantial adverse effects on human beings.

## 5 Conclusion

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As established in the analysis above regarding the potential environmental effects that may be generated as compared to the Approved Project, it is concluded that substantial changes are not proposed to the Approved Project nor have substantial changes occurred that would require major revisions to the adopted 2016 Final SEIR prepared for the Original Project. Impacts beyond those identified and analyzed in the adopted 2016 Final SEIR would not be expected to occur as a result of the Proposed Land Use Reversion Project. Overall, the proposed modifications to the Original Project that constitute the Proposed Land Use Reversion Project would result in no new impact or mitigation information of substantial importance that would generate new, more severe impacts or require new mitigation measures compared to those identified for the Original Project in the adopted Final 2016 Final SEIR.

Therefore, the City of Camarillo concludes that the analyses conducted and the conclusions reached and the mitigation measures adopted in the 2016 Final SEIR, adopted on September 28, 2016 by the Camarillo City Council, remain valid. As such, the Proposed Land Use Reversion Project would not result in conditions identified in *State CEQA Guidelines* Section 15162 requiring Subsequent environmental review or a Subsequent EIR, and these are therefore not required for the Proposed Land Use Reversion Project. It can be emphasized that the Proposed Land Use Reversion Project would remain subject to all previously adopted mitigation measures included in the adopted Final 2016 SEIR for the Approved Project. The Mitigation Monitoring and Reporting Program adopted for the Approved Project on September 28, 2016, would remain applicable to the Proposed Land Use Reversion Project. Based on the above analysis, this Addendum to the previously adopted 2016 Final SEIR for the project has been prepared in accordance with Section 15164 of the *State CEQA Guidelines*.

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## 6 References

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