

DRAFT

SUPPLEMENTAL ENVIRONMENTAL
IMPACT REPORT

FOR THE
SPRINGVILLE SPECIFIC PLAN

Prepared for:

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Appendices (provided on CD)

Appendix A - Historic Resource Assessment Report

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CHAPTER 1 - INTRODUCTION

This introduction is intended to provide the reader with general information regarding the subject of this Supplemental Environmental Impact Report (EIR), the purpose for a Supplemental EIR, an introduction to the scope and content of this Supplemental EIR, and the opportunities that will be provided for public participation in the project and Supplemental EIR review process.

SUBJECT OF THIS SUPPLEMENTAL EIR

In 2008, the City of Camarillo approved the Springville Specific Plan for a 170-acre site located north of the Ventura Freeway and west of existing commercial and residential uses along Las Posas Road. The goal of the Specific Plan is to guide the development of a neotraditional designed community surrounding a town center.

The potential environmental impacts associated with the Specific Plan project were evaluated in a Draft EIR that was circulated for public review. At the end of the public review period, the written and oral comments that the city received were responded to, a Mitigation Monitoring and Reporting Program (MMRP) was prepared, and this information was presented as a Final EIR to the City of Camarillo Planning Commission and City Council, which ultimately certified the EIR when it approved the Specific Plan.

The EIR evaluated the development of up to 1,500 residential units, up to 150,000 square feet of retail/office space, 15 acres of improved park land, open space, and public space. When certifying the EIR, however, the City approved the Preferred Development Alternative (Alternative 4), which includes the development of up to 1,350 residential units (including 90 units designated for senior housing), up to 150,000 square feet of retail/office space, 10 acres of improved park land, open space, and public institutional space. The environmental impacts associated with this alternative were determined to be similar to or less than those associated with the original proposal and all of the mitigation measures identified in the EIR for the original proposal were determined to be applicable to the Preferred Development Alternative. The MMRP that was adopted for the project includes all of these mitigation measures. As an example, the Preferred Development Alternative would generate fewer vehicle trips than the original project due to the reduction of residential units from 1,500 to 1,350, but the mitigation measures address the potential impacts of the original project with its greater number of trips.

Much of the Specific Plan area to the east of Springville Drive has either been developed or is currently under development. The primary area that is not under development is the area along Springville Drive designated for the retail/office space. Because the Specific Plan provides flexibility in the actual number of units within each planning area, the residential tracts to the east of Springville Drive have been

approved for more residential units than originally allocated under the Specific Plan; 1,206 units approved versus 1,150 allocated. However, the total number of units that could be approved under the current Specific Plan must not exceed 1,350 units.

The parcels within the Specific Plan area west of Springville Drive are designated as Low-Medium Density Residential (up to 10 du/acre), Medium Density Residential (up to 18 du/acre), Institutional/Semi-Public with a PO (Professional Office) zoning designation, Improved Park, and Open Space. Citing a lack of existing and foreseeable demand for new institutional property in this area of the City, the applicant is requesting approval from the City to change the General Plan Land Use designations of the parcels to only Low-Medium Density Residential (up to 10 du/acre), Improved Park, and Open Space and to reconfigure the placement of the residential and park uses within this area. Approval of the General Plan Amendment would also necessitate a Zone Change and Specific Plan Amendment. The Specific Plan Amendment would also increase the overall residential unit count of the Specific Plan from 1,350 units to 1,364 units, but reduce the amount of commercial space from 150,000 square feet to 100,000 square feet. The project applicant is also requesting approval of a tract map to subdivide this area of the Specific Plan site into separate land use and ownership properties.

PURPOSE OF A SUPPLEMENTAL EIR

In some instances, changes to a project or its surrounding circumstances subsequent to the certification of an initial EIR necessitate the preparation of either a “subsequent EIR” or a “supplement to an EIR” (also commonly known as a “supplemental EIR”). This allows projects to be modified without a lead agency having to completely start a new environmental review process from the beginning. As stated in *County of Inyo v. City of Los Angeles* (3d Dist. 1977) 71 Cal. App. 3d 185, 199 [139 Cal. Rptr. 396], “The [California Environmental Quality Act (CEQA)] reporting process is not designed to freeze the ultimate proposal in the precise mold of the initial project; indeed, new and unforeseen insights may emerge during investigation, evoking revision of the original proposal.”

Pursuant to Sections 15162 and 15163 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines), a subsequent EIR is required when substantial changes are proposed for a project, substantial changes to the previous EIR are necessary, and previously-identified impacts will be greater and/or new significant impacts would occur. A supplement to a previous EIR may be prepared if any of the changes to a project would require the preparation of a subsequent EIR and only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed condition. A supplement to a previous EIR may be distinguished from a subsequent EIR in that a supplement augments a previously certified EIR to the extent necessary to address the changed conditions of the project and to examine mitigation and project alternatives accordingly. A subsequent EIR, in contrast, is a complete EIR which focuses on the changed conditions that cannot be supplemented with the previous EIR.

In the case of the proposed project, the impacts associated with the overall development of these parcels have been evaluated in the Springville Specific Plan EIR. The proposed changes in land use and tract map would occur within the same envelope as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the requested actions represent a changed project rather than a new project under CEQA and the certified Springville Specific Plan EIR retains relevance for the evaluation of the proposed changes in land use and tract map. Therefore, the proposed changes in land use and tract map can be evaluated in a supplement to the Springville Specific Plan EIR.

SUPPLEMENTAL EIR SCOPE AND CONTENT

The Springville Specific Plan EIR evaluated the potential impacts of the Specific Plan project on the following environmental subject areas:

- Land Use/Planning
- Agricultural Resources
- Biological Resources
- Cultural Resources
- Aesthetics
- Population/Housing
- Transportation/Traffic
- Air Quality
- Noise
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Public Services
- Utilities/Service Systems

The Springville Specific Plan EIR is incorporated by reference and each of these subject areas is addressed in this Supplemental EIR.

ORGANIZATION OF THE SUPPLEMENTAL EIR

This Supplemental EIR has been formatted for ease of use and reference. To help the reader locate information of particular interest, a brief summary of the contents of each section of the Supplemental EIR is provided. The following sections are contained within the Supplemental EIR:

Introduction — This section introduces the subject of this Supplemental EIR, the purpose for a Supplemental EIR, an introduction to the scope and content of the Supplemental EIR, and the opportunities that will be provided for public participation in the project and Supplemental EIR review process.

Project Description — This section describes the land uses as approved by the City Council and the change in land uses as proposed by the project applicant.

Supplemental Analysis to the Springville Specific Plan EIR — The Supplemental Analysis is the primary focus of the Supplemental EIR. Separate discussions are provided to address the potential environmental impacts of the proposed change in land uses. Each section summarizes the impacts, mitigation measures, and conclusions from the Springville Specific Plan EIR as they pertain to both the original proposal and the approved Preferred Development Alternative, and compares these with the potential impacts of the proposed change in land uses. The changes in the level of significance and required mitigation is identified.

PUBLIC PARTICIPATION

Public participation is an essential part of the CEQA process. To provide full public disclosure of the potential environmental impacts that may occur as a result of the proposed project, CEQA requires that the Draft Supplemental EIR be circulated for a 45-day public review period. During this review period, public agencies and interested organizations and individuals are encouraged to provide written comments addressing their concerns regarding the adequacy and completeness of the Draft Supplemental EIR. When providing written comments on the subject matter of the Draft Supplemental EIR, the readers are referred to Section 15204(a) of the CEQA Guidelines, which states:

In reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the

geographic scope of the project. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.

All comments or questions regarding the Draft EIR should be addressed to:

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A copy of the Draft Supplemental EIR will also be made available for public review on the City's website (http://www.cityofcamarillo.org/departments/community_development/index.php) and at the counter for the City of Camarillo Department of Community Development at the address listed above.

Following the Draft Supplemental EIR public review period and receipt of all written comments, the City of Camarillo will prepare a Final Supplemental EIR. The Final Supplemental EIR will provide additions and revisions to the Draft Supplemental EIR as applicable and written responses to the written comments received by the City during the Draft Supplemental EIR review period. Members of the public will also have additional opportunities to participate in the review of the proposed project through attendance at the public hearings before the City of Camarillo Planning Commission and City Council.

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