



City of Camarillo 2021-2029 Housing Element

Draft Initial Study –Negative Declaration

prepared by

City of Camarillo

601 Carmen Drive

Camarillo, California 93010

Contact: David C. Moe II, Assistant Director of Community Development

prepared with the assistance of

Rincon Consultants, Inc.

180 North Ashwood Avenue

Ventura, California 93003

July 2021



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

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Initial Study

1. Project Title

City of Camarillo 2021-2029 Housing Element

2. Lead Agency Name and Address

City of Camarillo
Community Development Department
601 Carmen Drive
Camarillo, California 93010

3. Contact Person and Phone Number

David C. Moe II, Assistant Director of Community Development
805-388-5366

4. Project Location

The project area is the entire City of Camarillo in Ventura County, California. The regional location and project area are shown in Figure 1. For a description of the City and its regional context see Section 9, *Surrounding Land Uses and Setting*.

5. Project Sponsor's Name and Address

City of Camarillo
Community Development Department
601 Carmen Drive
Camarillo, California 93010

6. General Plan Designation

City-wide

7. Zoning

City-wide

Figure 1 Regional Location and Project Area



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 City of Camarillo

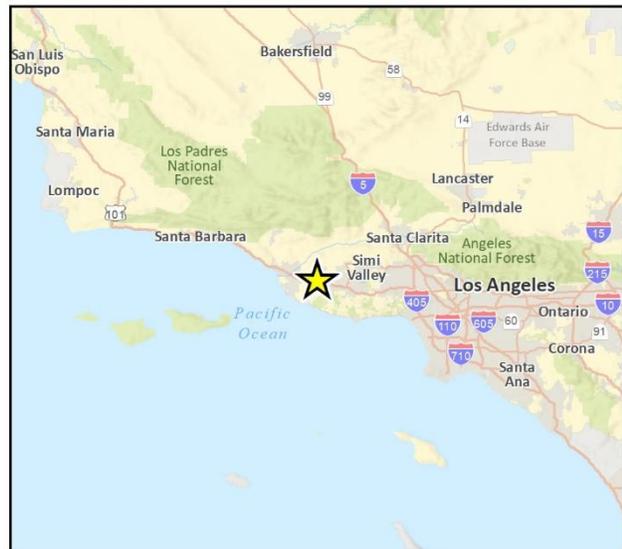


Fig 1 Regional Location

8. Description of Project

Overview and Background

This Initial Study/Negative Declaration (IS-ND) serves as the environmental review of the proposed project, as required by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., the State CEQA Guidelines, and the City of Camarillo Local Guidelines for Implementing CEQA.

The proposed project (project) consists of a comprehensive update to the Housing Element of the City of Camarillo General Plan. State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The draft Housing Element Update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under state law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. The City's Housing Element was last updated in 2014. The project would update the City's Housing Element as part of the sixth cycle of updates. For Camarillo, the planning period runs from October 15, 2021 through October 15, 2029.

Additionally, the update to the Housing Element would bring it into compliance with state legislation passed since the adoption of the 2005 General Plan and 2013-2021 Housing Element. There are multiple components of the draft Housing Element Update that mirror those of the previous Housing Element, but have been updated to reflect current conditions, including:

- An Introduction and profile/analysis of the city's current demographics, housing characteristics, and existing and future housing needs
- Review of resources available to facilitate and encourage the production and maintenance of housing
- Analysis of market constraints on housing production and maintenance
- An evaluation of accomplishments under the previous Housing Element (Fifth Cycle)
- A statement of the Housing Plan to address the city's identified housing needs, including an assessment of past accomplishments, and a formulation of housing goals, policies, and programs to facilitate the 2021 Housing Element Update (Sixth Cycle)
- An identification of the City's quantified objectives for the 2021-2029 Regional Housing Needs Allocation¹ (RHNA) period, by income group, based on growth estimates, past and anticipated development, and income data
- A summary of the public outreach process undertaken by the City to inform the draft 2021 Housing Element Update
- Updated Demographic and Housing Analysis from the latest American Community Survey, and other demographic data sources for the City.
- Analysis for consistency with new State laws. Since the 2013-2021 Housing Element, the State enacted legislation to encourage housing development including, in some cases, requiring local jurisdictions to streamline project approvals for the purpose of expediting housing

¹ The RHNA process is explained below.

development. The project includes an analysis of these new regulations and as needed, programs to implement them.

- Updated Sites Inventory and Rezone Program. The draft Housing Element Update includes a citywide housing sites inventory (Appendix B of the draft Housing Element Update) which identifies properties with the potential for residential development sufficient to accommodate the City's RHNA. No formal land use changes or physical development are proposed at this time and future changes would require environmental evaluation because the potential impacts of such development are location-specific and cannot be assessed in a meaningful way until project sites and development proposals are identified.

The draft Housing Element Update establishes objectives, policies, and programs to assist the City in achieving state-mandated housing goals. The City's implementation of these policies and programs includes future amendments to other elements of the General Plan and amendments to the City's Zoning Ordinance. Pursuant to Government Code section 65583(c)(1), these actions will be accomplished within three years of the City's adoption of the draft Housing Element Update. As required by Government Code Section 65583(c)(8), the draft Housing Element Update provides a timeline for processing any amendment to the General Plan, Zoning Ordinance, and any other land use document that implements the draft Housing Element Update.

Lead agencies are also required to consider the guidelines adopted by the Department of Housing and Community Development (HCD) in the preparation of the Housing Element (§65585). Periodic review of the Element is required to evaluate (1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals, (2) its effectiveness in attaining the City's housing goals and objectives and (3) the progress of its implementation (§65588).

Regional Housing Needs Allocation Process

State Housing Element law requires local jurisdictions to update their Housing Elements at least once every eight years in response to the eight-year Regional Housing Needs Allocation (RHNA) Process. The RHNA process defines each local jurisdiction's share (RHNA) of the region's projected housing needs, by income category, for the planning period. State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to identify adequate sites to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region. Camarillo's 5th Cycle Housing Element covered the 2013-2021 planning period. Camarillo's 6th Cycle Housing Element (the proposed project) covers the 2021-2029 planning period.

The City of Camarillo's 6th Cycle RHNA is 1,376 units, broken down by income category as follows:

- Extremely Low Income (up to 30 percent of AMI): 176 units² (12.8 percent)
- Very Low Income (31 to 50 percent of AMI): 177 units (12.9 percent)
- Low Income (51 to 80 percent of AMI): 244 units (17.7 percent)
- Moderate Income (81 to 120 percent of AMI): 271 units (19.7 percent)

2 The City has a RHNA allocation of 352 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. For the purposes of the Housing Element the City's RHNA of 352 very low income units was split in half, into 176 extremely low and 176 very low income units. For purposes of identifying adequate sites for the RHNA, though, State law does not mandate separate accounting for the extremely low income category.

- Above Moderate Income (more than 120 percent of AMI): 508 units (36.9 percent)

While the Cycle 6 Housing Element covers a planning period of October 15, 2021 through October 15, 2029, the RHNA period for this Housing Element begins June 30, 2021 and runs through October 15, 2029. Housing units constructed or permitted prior to July 1, 2021 are therefore not included when identifying adequate sites to accommodate the City’s RHNA for this Housing Element cycle.

Residential Land Inventory

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” The 2021-2029 Housing Element contains an analysis of land that is available for the development of housing within the Cycle 6 planning period including land that is currently entitled for housing which has not yet been built, vacant land, and redevelopment sites. The results of this analysis are summarized in Table 7-37 of the Housing Element and in Table 1 below. Table 1 shows that the City’s residential land inventory exceeds its total Cycle 6 RHNA and exceeds its Cycle 6 RHNA in all income categories.

Table 1 2021-2029 Residential Land Inventory by Development Type

Site Type	Income Category			Total
	VL/L	Mod	Above	
Entitled – Not Built	100	519	635	1,254
Vacant Sites	49	29	28	106
Nonvacant Sites	540	0	0	540
Total Potential Housing Units	689	548	663	1,900
RHNA	597	271	508	1,376
Shortfall or Surplus	92	277	155	524
Source: City of Camarillo Housing Element 2021-2029, 2021				

The location of the sites included in the Residential Sites Inventory is shown in Figure 2.

Figure 2 Residential Sites Inventory Map



Goals, Policies, Programs, and Objectives

State law requires that the Housing Element include a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The City's 6th Cycle Housing Element includes the following goals, policies, objectives, and programs.

Goals

- Goal 1:** Protect the qualities that have created a highly desirable living environment in the City
- Goal 2:** Encourage the availability of a variety of housing designs, tenures and prices to meet the needs of present and future City residents
- Goal 3:** Ensure that the quality of residential development is adequate to protect the health, safety and general welfare of all City residents, and to promote housing opportunities for all households

Policies

- Policy 1:** Preserve the high quality of the City's existing housing stock and residential environment
- Policy 2:** Meet the City's local housing needs commensurate with its fair share of regional needs, including housing that is affordable to all income groups, to the maximum feasible extent
- Policy 3:** Promote accessibility to housing opportunities by all households, regardless of income, race, color, religion, national origin, ancestry, sex, marital status, age, familial status, disabilities/medical conditions, source of income, sexual orientation, or any other classes protected by local, state, and federal fair housing laws arbitrary factors

Programs

Program 1: Density Bonus and Other Incentives for Affordable Housing

To maintain a supply of affordable housing and to maximize the number of affordable units available to eligible households, the City will encourage developers of new residential development to include affordable housing units in exchange for receiving density bonus and/or other incentives. Inclusion of affordable housing within residential developments must comply with the guidelines established by the City Council Policy 7.09, Inclusionary Housing (adopted 2006, amended 2015) to minimize differentiation between market-rate units and affordable units. To preserve long-term affordability, residential housing developers of projects with affordable housing units will enter into an Affordable Housing Agreement which:

- a. Requires that affordable units be dispersed throughout the development for which the affordable housing obligation is created, incentivized, or otherwise induced
- b. Requires that affordable units be similar in exterior appearance to market rate units of like plan type (but may include alternate equipment and interior finishes)
- c. Requires that affordable units be available for occupancy at the same time market rate units are available for occupancy in each development phase

- d. Requires that affordable units be distributed among income groups, in accordance with the City's density bonus ordinance, or as otherwise negotiated or incentivized
- e. Requires that affordable units be distributed among a range of unit sizes and types to address the housing needs of a diverse demographic
- f. Establishes the sales prices or rents of the affordable units for moderate-income and lower-income households (i.e., extremely low, very low and low income); establishes the number, type, and phasing of affordable units
- g. Requires that affordable units be among a range of unit sizes and types (i.e., single story, two-story, efficiency) to address the housing needs of a diverse demographic
- h. Limits through deed restriction the initial and subsequent renters/purchasers of affordable units to those certified by the City as being eligible households
- i. Requires for-sale affordable units to be owner-occupied
- j. Prohibits buyers of for-sale affordable units from being dependent students, owners of other real property, and owners of liquid assets with a total value of greater than \$100,000
- k. Limits the resale price of an affordable unit to that which is affordable to the same income category as the seller
- l. Requires a minimum covenant term of 55 years for rental affordable units
- m. Requires a minimum covenant term of 55 years for for-sale affordable units, resetting with each subsequent transfer of property title

Responsible Agency: City of Camarillo Department of Community Development
Timeframe: Ongoing
Funding source: General fund
Program objective: Maintain a long-term supply of affordable housing in the city.

Program 2: Affordable Housing Bonus Points Under Residential Development Control System

Title 20 of the Camarillo Municipal Code, Development Control, intends to provide a steady residential growth by allotting 400 dwelling units each year. The allotment process exempts low- and very low-income units as well as projects that contain four or less residential units. In addition, to encourage the provision of affordable housing under the Residential Development Control System, Part B of the allocation scoring criteria awards bonus points to market-rate projects that include affordable housing units. Title 20, Development Control, is not an impediment to providing affordable housing units and complying with RHNA.

Effective January 1, 2020, Senate Bill 330 prohibits the City from implementing its residential development control system on the number of residential permits issued through January 1, 2025.

Responsible Agency: City of Camarillo Department of Community Development
Timeframe: Ongoing
Funding source: General fund
Program objective: Increase the supply of affordable housing through the residential development control system

Program 3: Accessory dwelling units (ADU)

ADUs provide an effective means of addressing the needs of moderate- and lower-income households, including seniors on fixed incomes. The City will continue to promote ADUs in accordance with the State laws, as well as provide handouts and/or informational displays at the Community Development counter, on the City's website, and other appropriate locations detailing the requirements and the process for obtaining approval.

Responsible Agency: City of Camarillo Department of Community Development
Timeframe: Ongoing
Funding source: General fund
Program objective: To provide a variety of housing options for lower- and moderate-income households, with the goal of approving at least 10 ADUs per year

Program 4: Fair Housing Practices

In order to discourage discriminatory housing practices, the City will contract with the Housing Rights Center to investigate discrimination complaints, fair housing violations, respond to complaints regarding fair housing issues, and provide referral and counseling services to Camarillo residents. In addition, the Housing Rights Center provides fair housing public workshops that discuss the rights of both renters and landlords. The Housing Rights Center also provides local jurisdiction and County staff with annual housing rights training.

Responsible Agencies: City of Camarillo Community Development Department; Housing Rights Center
Timeframe: Ongoing
Funding source: CDBG
Program objective: To discourage discriminatory housing practices in the City of Camarillo

Program 5: Nonprofit Housing Organizations

To pursue the development and preservation of affordable housing, the City will continue to collaborate with the Area Housing Authority of the County of Ventura (AHACV) and other nonprofit organizations such as Many Mansions, Habitat for Humanity of Ventura County, Housing Trust Fund Ventura County, House Farmworkers, and Cabrillo Economic Development Corporation.

The City will also provide staff support in completing funding applications and serve as liaison with state and federal funding agencies as well as providing technical assistance on engineering and planning matters. The City will continue to meet with non-profits to discuss potential affordable housing opportunities in the City, especially for very low- and extremely low-income households and housing for persons with special needs (such as the elderly, farmworkers, and persons with disabilities, including persons with developmental disabilities, and other special needs groups). The City will work with the advocacy groups, agricultural organizations, and the County of Ventura to plan and implement a countywide survey of farmworkers, agricultural employers, and housing providers to further define housing conditions, needs, and barriers and how they can be addressed.

The City will proactively contact nonprofit housing developers and agricultural stakeholders to share the inventory of properly zoned sites for residential and mixed-use development and funding opportunities. The City will also expeditiously assist builders and stakeholders to pursue funding resources, infrastructure availability, if necessary, and entitlements.

Annually, the City will conduct a meeting with nonprofit housing and supportive service providers to discuss needs in the City and funding opportunities, as part of its CDBG Request for Proposal process. The City will continue to expedite entitlements for affordable housing projects

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General fund
Program objective: To maximize the uses of all housing resources to assist affordable housing

Program 6: Code Compliance

The City will continue to encourage the maintenance of residential, structural, and site conditions through code compliance efforts. The City maintains a proactive code compliance program that conducts surveys twice a year for property maintenance, responds daily to code compliance issues, and refers property owners to appropriate maintenance and repair assistance programs.

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General fund
Program objective: To maintain and preserve the quality of existing housing stock

Program 7: Affordable Housing Preservation (ownership units)

To minimize the number of at-risk owner-occupied affordable units from converting to market-rate, the City will preserve as many units as feasible by implementing the City Council Policy 7.12, Affordable Housing Preservation Program (adopted February 12, 2020). The affordable units identified as at-risk of conversion to market rate will be monitored, and the City will facilitate the extension of affordability covenants through appropriate means, including purchase by the City with grant funding when and if the units become available for purchase. The General Fund may be used to assist with the purchases if the General Fund can be repaid in full by the resale proceeds. Upon resale of the unit, the City will update the affordability agreements to comply with City's affordable housing policies, including extending of the term to 55 years, which will reset with each subsequent transfer of property title.

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: CDBG funds, General fund
Program objective: To ensure the long-term preservation of affordable ownership housing units

Program 8: Housing Choice Vouchers Payment Standards

In order to encourage landlord participation in the Housing Choice Vouchers (Section 8) program, the City will support the efforts of the Area Housing Authority of the County of Ventura (AHACV) to petition for increases in the payment standards to reflect local market conditions. The City will also help promote the program by providing links to the AHACV website.

Responsible Agency: City of Camarillo Community Development Department; AHACV
Timeframe: Ongoing
Funding source: Section 8 funds
Program objective: To ensure that Housing Choice Vouchers (Section 8) payment standards support local rent levels

Program 9: Inclusionary Housing

City Council Policy 7.09, Inclusionary Housing (adopted June 14, 2006, amended March 25, 2015), establishes guidelines for the inclusion of affordable housing within residential developments. Based on this policy, each residential development will be reviewed to consider the inclusion of affordable housing units for a range of incomes, including lower and moderate-income households. The guidelines apply to new residential developments and the conversion of existing apartments to condominiums. The City will continue to maintain a monitoring program for the inclusionary housing units to support the successful implementation of this program.

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General Fund
Program objective: Continue to maintain a monitoring program to support the successful implementation of this program

Program 10: Adequate Sites

The City has a Regional Housing Needs Allocation (RHNA) of 1,376 units, including 353 extremely low/very low income, 244 low income, 271 moderate income, and 508 above moderate income units for the 2021-2029 RHNA planning period. The City is committed to ensuring adequate capacity in its residential land inventory to meet its RHNA.

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General Fund
Program objective: Provide adequate residential sites and opportunities for affordable housing commensurate with the City's RHNA

Program 11: Design Flexibility

The City will continue to utilize the Residential Planned Development (RPD) process to provide flexibility from development standards in the approval of development applications. Through the RPD approval process, the City will continue to allow modifications in development standards as an incentive to encourage the development of housing for lower-income households. Periodic review of the Municipal Code requirements is done to ensure design standards do not impede the development of affordable housing

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General Fund
Program objective: To facilitate the development of housing and ensure that development standards do not unnecessarily constrain the development of housing

Program 12: Housing Rehabilitation Assistance

The City utilizes Community Development Block Grant (CDBG) to fund housing rehabilitation programs for lower income households to address health and safety issues, code violations, overcrowding, accessibility, and maintenance and repairs.

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General Fund
Program objective: To preserve and conserve the City's affordable housing stock; facilitate rehabilitation of six housing units annually or 48 units during the planning period

Program 13: Seek Grant Funding to Support Affordable Housing Activities

The City will apply for grant funding when available to support affordable housing activities. Grant funding applications may include Community Development Block Grant (CDBG) and Permanent Local Housing Allocation (PLHA). CDBG funds may support Habitat for Humanity Home Repair Program to provide lower-income households with needed home repairs. CDBG funds may also support the City's Affordable Housing Property Acquisition Program to preserve existing affordable housing units and/or to provide new affordable housing units. PLHA funding may support the City's citywide First Time Homebuyer Down Payment Assistance Loan Program to help lower-income, moderate-income, and workforce households achieve homeownership.

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: CDBG, PLHA
Program objective: To preserve existing and provide new affordable housing stock; and encourage homeownership at all income levels

Program 14: First Time Homebuyer Down Payment Assistance Loans

The City's Economic Development Strategic Plan Action item f., Housing Diversification, states that the City will consider options (including locations, entitlements, etc.) for accommodating specialized urban housing types attractive to all generations, while protecting the quality of Camarillo's established lower density neighborhoods. To help address action item f., the City will encourage affordability and homeownership at all income levels by providing down payment assistance to lower-income, moderate-income, and workforce households. The program will provide down payment assistance loans with available grant funding. The City Council Policy 7.13, First Time Homebuyer Downpayment Assistance Loan Program (adopted February 12, 2020), provides down payment assistance limited to households selected to purchase a unit through the City's Affordable Housing Preservation Program. The City also has been awarded grant funds through the State's Permanent Local Housing Allocation (PLHA) grant for a citywide down payment assistance loan program limited to lower- and moderate- income

households. PLHA is an annual grant program. The City’s first allocation is in the amount of \$135,354, but the amount will vary from year to year.

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: CDBG and any other available grant funds
Program objective: To encourage affordability and homeownership at all income levels

Program 15: Housing Policies

The City has five existing City Council policies that address affordable housing, including policies 7.6 – Affordable and Senior Housing Programs (adopted 1992, amended 1998), 7.09 – Inclusionary Housing (adopted 2006, amended 2015), 7.12 – Affordable Housing Preservation Program (adopted 2020), 7.13 – First Time Homebuyer Downpayment Assistance Loan Program (adopted 2020), and 11.09 – CDBG Property Acquisition Procedure (adopted 1993, amended 1998). The City will review each policy for internal consistency and for current affordable housing needs, and update if necessary.

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: CDBG and any other available grant funds
Program objective: To encourage availability of affordable housing to households at all income levels and demographics

Program 16: Zoning Ordinance Amendments

- AB 101 Low Barrier Navigation Centers - requires cities to allow by right in the zones where multi-family and mixed uses are allowed. The low barrier navigation centers are service enriched shelters that are focused on moving people into permanent housing
- AB 139 Emergency and Transitional Housing - requires cities to allow shelters to accommodate the homeless point in time count, and to calculate the required parking solely on the number of staff working at the facility and not on the number of beds provided
- AB 2162 Housing for Homeless Persons - requires cities to allow supportive housing by right in zones where multi-family and mixed uses are allowed
- Employee Housing Act (Health and Safety Code Section 17021.5) – requires cities to consider farmworker housing with up to 36 beds or 12 units an agricultural use and be similarly permitted. Furthermore, it requires the cities to consider employee housing for six or fewer employees as a single-family residential use

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Within one year of adoption of Housing Element
Funding source: General Fund
Program objective: Bring the City’s Zoning Ordinance into compliance with AB 101, AB 139, AB 2162, and the Employee Housing Act

Program 17: Homeless Strategic Plan

Develop a Strategic Plan for providing Emergency and Transitional Housing to accommodate the homeless community in Camarillo, based on the Ventura County point-in-time count.

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General Fund or other available sources
Program objective: To establish a Plan for prioritizing, resourcing, and locating emergency and transitional housing for the homeless community in Camarillo

Quantified Objectives

The City’s quantified objectives for new construction, rehabilitation and conservation are presented in Table 7-44 of the Housing Element. The quantified objectives for new construction equal the City’s Cycle 6 RHNA allocation, the objectives for rehabilitation assistance is an estimate based on historical trends of such City assistance and an estimate of what the City can reasonably achieve during the 2021-2029 Cycle 6 Housing Element period, and the objectives for conservation equals the total number of at-risk housing units as described in Section 7.2.7.C of the Housing Element.

The City’s quantified objectives for new construction, rehabilitation and conservation are presented in in Table 2.

Table 2 Quantified Objectives, City of Camarillo 2021-2029 Housing Element

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Upper	
New Construction (RHNA)	0	353	244	271	508	1,376
Rehabilitation Assistance	8	20	20	0	0	48
Conservation of At-Risk Housing	0	135	135	--	--	270

9. Surrounding Land Uses and Setting

The proposed project would be carried out city-wide. The project area is therefore the entire City of Camarillo. According to the California Department of Finance (2021), the City of Camarillo has an estimated population of 69,708 (CDOF, May 2021). As shown in Figure 1, Camarillo is situated approximately 40 miles southeast of Santa Barbara and 45 miles northwest of Los Angeles. Camarillo is bordered by the Camarillo Hills and the unincorporated community of Somis on the north; agricultural land on the west (with the City of Oxnard located beyond that agricultural land, at its closest point approximately one mile west of Camarillo’s City limit); agricultural land on the south; the foothills of the Santa Monica Mountains in the Camarillo Springs and Conejo Pass areas to its southeast; and agricultural land and hillsides in and bordering the Santa Rosa Valley to the northeast. The City is located at the northeastern edge of the Oxnard Plain, an alluvial plain that covers over 200 square miles in the southern portion of Ventura County. Much of the City is on relatively flat land that gradually slopes up to the Camarillo Hills and other hillside areas, but some areas of the City are in the hills themselves. Several drainages traverse the City, including Conejo Creek and Calleguas Creek. The western edge of the City is located about seven miles from the Pacific Ocean.

Camarillo has a Mediterranean climate and its proximity to the ocean helps to produce moderate temperatures year-round, with rainfall concentrated in the winter months. Ocean breezes cool the

region in the summer and warm it in the winter. Average daytime summer temperatures in the area are usually in the high 70s to 80s (Fahrenheit). Nighttime low temperatures during the summer are typically in the high 50s to low 60s, while the winter high temperature tends to be in the 60s. Characteristic of Camarillo's mild Mediterranean climate, the winter low temperatures are in the 40s. Annual average rainfall in Camarillo is about 16 inches (City of Camarillo 2004). The region is subject to various natural hazards, including earthquakes, landslides, flooding, and wildfires.

10. Other Public Agencies Whose Approval is Required

The Housing Element has been submitted to HCD for review and comment. The City will seek certification of the Housing Element from HCD.

11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

Letters were delivered to California Native American Tribes by certified mail on February 2, 2021. No California Native American tribes traditionally or culturally affiliated with the project area have requested consultation pursuant to Public Resources Code Section 21080.3.1 to date. The City has complied with the tribal consultation requirements of AB 52 and SB 18. See Section 5, *Cultural Resources and Tribal Cultural Resources*, of this IS-ND for additional discussion.

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Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics and Scenic Resources | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural and Tribal Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise and Vibration | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services and Recreation |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

Determination

Based on this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

7/21/21

Date

David C. Moe #

Printed Name

Assistant Director, Community
Development

Title

Environmental Checklist

1 Aesthetics and Scenic Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Except as provided in Public Resources Code Section 21099, would the project:

a. Have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially alter or damage a scenic resource that is visible from a City scenic corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with applicable General Plan policies or zoning regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?*
- b. *Would the project substantially alter or damage a scenic resource that is visible from a City scenic corridor?*
- c. *Would the project conflict with applicable General Plan policies or zoning regulations governing scenic quality?*
- 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 land inventory for the proposed project yields housing units that exceed those needed to meet the City’s RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City’s RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City’s General Plan including the 2013-2021 Housing Element.

The 2021-2029 Housing Element Update would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning,

or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. Therefore, the proposed project would not materially affect the physical environment. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan. All applicable City policies and review processes related to aesthetics would continue to apply to future development carried out subsequent to adoption of the proposed project. Therefore, the 2021-2029 Housing Element Update would not have a substantial adverse effect on scenic vistas, scenic resources, or visual character or quality, nor would it create a new source of substantial light or glare that would adversely affect daytime or nighttime views, and there would be no impact.

NO IMPACT

2 Agriculture Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Farmland of Statewide Importance, or Unique Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a. *Would the project convert Prime Farmland, Farmland of Statewide Importance, or Unique Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*
- c. *Would the project 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 land inventory for the proposed project yields housing units that exceed those needed to meet the City’s RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City’s RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City’s General Plan including the 2013-2021 Housing Element.

While most land within Camarillo’s city limits is urbanized and therefore not used for agriculture or under Williamson Act contract, there are a few areas of farmland or land designated for agricultural use in the city. Some of these include land identified as “Prime Farmland,” “Farmland of Statewide Importance,” or “Unique Farmland” by the California Department of Conservation, or CDOC (CDOC, 2021). For example, land inventory site E6 in the Springville Specific Plan area (see Figure 2) is currently designated as “Prime Farmland” by the CDOC. This site, however, is already designated and zoned for non-agricultural development, and has already gone through CEQA review. The Final EIR for the

Springville Specific Plan (PBS&J, 2008) identified a significant and unavoidable impact from conversion of prime farmlands in this area to urban uses, and the City adopted a Statement of Overriding Considerations regarding this impact and made all required findings when it adopted this EIR. This site is included in the land inventory because it is already zoned and designated for residential development and, moreover, has already received entitlements for such development. Including this site in the land inventory would not lead to any further conversion of prime farmland not already analyzed in previous adopted CEQA documents. There are no forest lands or timberlands identified in the City's General Plan (City of Camarillo 2006).

As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the proposed project is fully consistent with the City's General Plan. Policies and actions put forth in the Open Space Element of the General Plan are intended to decrease development pressure on agricultural areas within the scope of the General Plan. Such policies include the following:

- **Policy 3:** Continue to abide by Camarillo's SOAR (Save Open-space and Agricultural Resources) ordinance, which amended the city's General Plan in 1998 with the adoption of the Camarillo Urban Restriction Boundary (CURB) line.
- **Policy 4:** Protect and preserve valuable agricultural land by encouraging actions such as agricultural zoning and use of the Williamson Act.
- **Policy 10:** Encourage development in areas where services and facilities already exist and are underused. Promote efficient extension of utilities and services.

The project would be consistent with these policies because it would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate development of housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. It would therefore not materially affect the physical environment. All applicable City policies related to agricultural resources would continue to apply to future development carried out subsequent to adoption of the project, and there are no forest lands or timberlands in the City. Therefore, implementation of the 2021-2029 Housing Element Update would have no impact on agriculture and forestry resources.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the current Ventura County Air Quality Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of ROC and/or NOx emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations of fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions that create objectionable odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located in the South Central Coast Air Basin (Basin), which covers San Luis Obispo, Santa Barbara, and Ventura counties. The Ventura County Air Pollution Control District (VCAPCD) monitors and regulates the local air quality in Ventura County and manages the Air Quality Management Plan (AQMP). The analysis presented in this section is based upon information found in the Ventura County Air Quality Assessment Guidelines (Guidelines), adopted by the VCAPCD in 2003.

Air quality is affected by stationary sources (e.g., industrial uses and oil and gas operations) and mobile sources (e.g., motor vehicles). Air quality at a given location is a function of several factors, including the quantity and type of pollutants emitted locally and regionally, and the dispersion rates of pollutants in the region. Primary factors affecting pollutant dispersion are wind speed and direction, atmospheric stability, temperature, the presence or absence of inversions, and topography. The project site is in the southeastern portion of the Basin, which has moderate variability in temperatures, tempered by coastal processes. The air quality in the Basin is influenced by a wide range of emission sources, such as dense population centers, heavy vehicular traffic, industry, and weather.

Air Quality Standards and Attainment

The VCAPCD is required to monitor air pollutant levels to ensure National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are met. If the standards are met, the Basin is classified as being in “attainment.” If the standards are not met, the Basin is classified as being in “nonattainment,” and the VCAPCD is required to develop strategies to meet the standards. According to the California Air Resources Board (CARB) Area Designation Maps, the project site is located in a region identified as being in nonattainment for ozone NAAQS and CAAQS and nonattainment for particulate matter less than 10 microns in diameter (PM₁₀) CAAQS (CARB 2019). In

February 2017, the VCAPCD adopted the 2016 Ventura County AQMP, which provides a strategy for the attainment of federal ozone standards. San Joaquin Valley Fever (formally known as Coccidioidomycosis) is an infectious disease caused by the fungus *Coccidioides immitis*. San Joaquin Valley Fever (Valley Fever) is a disease of concern in the Basin. Infection is caused by inhalation of *Coccidioides immitis* spores that have become airborne when dry, dusty soil or dirt is disturbed by natural processes, such as wind or earthquakes, or by human-induced ground-disturbing activities, such as construction, farming, or other activities (VCAPCD 2003). In 2019, 260 Ventura County residents were identified with or confirmed or suspected cases of Valley Fever through October 31 of that year (Ventura County Star, 2019).

Air Pollutant Emission Thresholds

The VCAPCD's Guidelines recommend specific air emission criteria and threshold levels for determining whether a project may have a significant adverse impact on air quality within the Basin. The project would have a significant impact if operational emissions exceed 25 pounds per day of reactive organic compounds (ROC; also referred to as reactive organic gases) or 25 pounds per day of nitrogen oxides (NO_x). The 25 pounds per day threshold for ROC and NO_x is not intended to be applied to construction emissions since such emissions are temporary. Nevertheless, VCAPCD's Guidelines state that construction-related emissions should be mitigated if estimates of ROC or NO_x emissions from heavy-duty construction equipment exceed this threshold.

The VCAPCD has not established quantitative thresholds for particulate matter for either operation or construction. However, the VCAPCD indicates that a project that may generate fugitive dust emissions in such quantities as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons, or which may endanger the comfort, repose, health, or safety of any such person, or which may cause or have a natural tendency to cause injury or damage to business or property, would have a significant air quality impact. This threshold is applicable to the generation of fugitive dust during construction grading and excavation activities. The VCAPCD Guidelines recommend fugitive dust mitigation measures that should be applied to all dust-generating activities. Such measures include minimizing the project disturbance area, watering the site prior to commencement of ground-disturbing activities, covering all truck loads, and limiting on-site vehicle speeds to 15 miles per hour or less.

Applicable VCAPCD Rules and Regulations

The VCAPCD implements rules and regulations for emissions that may be generated by various uses and activities. The rules and regulations detail pollution-reduction measures that must be implemented during construction and operation of projects. Relevant rules and regulations to the project include those listed below.

Rule 50 (Opacity)

This rule sets opacity standards on the discharge from sources of air contaminants. This rule would apply during construction of the project.

Rule 51 (Nuisance)

This rule prohibits any person from discharging air contaminants or any other material from a source that would cause injury, detriment, nuisance, or annoyance to any considerable number of persons or the public or which endangers the comfort, health, safety, or repose to any considerable number of persons or the public. The rule would apply during construction and operational activities.

Rule 55 (Fugitive Dust)

This rule requires fugitive dust generators, including construction and demolition projects, to implement control measures limiting the amount of dust from vehicle track-out, earth moving, bulk material handling, and truck hauling activities. The rule would apply during construction and operational activities.

Rule 55.1 (Paved Roads and Public Unpaved Roads)

This rule requires fugitive dust generators to begin the removal of visible roadway accumulation within 72 hours of any written notification from the VCAPCD. The use of blowers is expressly prohibited under any circumstances. This rule also requires controls to limit the amount of dust from any construction activity or any earthmoving activity on a public unpaved road. This rule would apply during all construction activities.

Rule 55.2 (Street Sweeping Equipment)

This rule requires the use of PM₁₀-efficient street sweepers for routine street sweeping and for removing vehicle track-out pursuant to Rule 55. This rule would apply during construction activities.

Rule 74.2 (Architectural Coatings)

This rule sets limits on the volatile organic compound (VOC) content of architectural coatings. Non-flat coatings are limited to 50 grams per liter of VOC content, flat coatings are limited to 50 grams per liter of VOC content and traffic marking coatings are limited to 100 grams per liter of VOC content. The project would be required to comply with this rule during both construction and operation.

- a. *Would the project conflict with or obstruct implementation of the current Ventura County Air Quality Management Plan?*
- b. *Would the project result in a cumulatively considerable net increase of ROG and/or NOx emissions?*
- 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?*
- d. *Would the project result in other emissions that create objectionable odors adversely affecting a substantial number of people?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. Therefore, the project would not materially affect the physical environment or directly

generate air pollutant emissions. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan and the population forecasts upon which those documents are based. Development carried out subsequent to adoption of the project would be subject to the VCAPCD's AQMP and the thresholds, rules, and regulations for emissions that may be generated by various uses and activities as listed above and subsequently updated by the VCAPCD. The project would therefore have no impact on air quality.

NO IMPACT

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on state or federally regulated and/or protected wetlands through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- 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 sites?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The City's General Plan is predominantly focused on the intensification and reuse of previously developed areas, thereby limiting urban expansion into agricultural and/or relatively undisturbed areas. The 2021-2029 Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites designated for residential development that were evaluated previously for potential environmental impacts in the CEQA review documents for the various elements of the City's General Plan, including the Land Use Element. The geographic distribution of development would largely occur in areas of the City that are already urbanized. Special status species typically have specific habitat requirements that are lacking in highly developed and disturbed urban areas.

As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the proposed project is fully consistent with the City's General Plan. Policies and actions put forth in the Open Space Element of the General Plan are intended to decrease development pressure on more sensitive or biologically productive areas within the scope of the General Plan. Such policies include the following:

- **Policy 3:** Continue to abide by Camarillo's SOAR (Save Open-space and Agricultural Resources) ordinance, which amended the city's General Plan in 1998 with the adoption of the Camarillo Urban Restriction Boundary (CURB) line.
- **Policy 4:** Protect and preserve valuable agricultural land by encouraging actions such as agricultural zoning and use of the Williamson Act.
- **Policy 5:** Encourage private and quasi-private landowners to provide open space for recreation, landscaping and preservation of natural land features where feasible.
- **Policy 7:** Identify and protect natural watersheds, natural drainage beds and water recharge areas to achieve recovery of local water and the preservation of natural plant and animal habitat.
- **Policy 8:** Preserve the natural features and general environmental characteristics of the hillside areas with minimum disturbance to native plants and animals. Establish open space areas that maintain and enhance the hillsides and provide a buffer between developments and open space and agriculture.
- **Policy 10:** Encourage development in areas where services and facilities already exist and are underused. Promote efficient extension of utilities and services.

The project would be consistent with these policies because it would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. It would therefore not materially affect the physical environment. All applicable City policies and review processes related to biological resources would continue to apply to future development carried out subsequent to adoption of the project. Therefore, implementation of the project would have no impact on biological resources.

NO IMPACT

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5 Cultural Resources and Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project:

a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, 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: <ol style="list-style-type: none"> 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), or 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 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
local California Native American tribe?				
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expands CEQA by defining a new resource category, “tribal cultural resources.” AB 52 establishes that “A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and 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 PRC Section 5020.1(k), or
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 PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

California Government Code Section 65352.3 (adopted in 2004 pursuant to the requirements of Senate Bill 18 [SB 18]) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government’s jurisdiction, and are identified, upon request, by the NAHC. As noted in the California Office of Planning and Research’s Tribal Consultation Guidelines (2005), “The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places.”

No other consultation requests have been received as of the end of mid-July 2021.

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State CEQA Guidelines?*

- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines?*

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

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

As discussed in Section 11, *Land Use and Planning* and Section 14, *Population and Housing*, the project is fully consistent with the City's General Plan. Policies and actions put forth in the General Plan are intended to protect cultural resources within the scope of the General Plan. For example, Page 9.12 of the Conservation and Open Space Element of the City's General Plan includes the following goal/objective (listed under item G. Recreation): "to preserve and protect historic, scenic, geological and archeological sites for the enjoyment of present and future generations" (City of Camarillo 2006).

The proposed project would be consistent with this goal/objective because it would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. It would therefore not materially affect the physical environment. All applicable City policies and review processes related to historical, archaeological, and paleontological resources; unique geological features; and human remains would continue to apply to future development carried out after adoption of the proposed project.

Applicable regulations of other agencies would also continue to apply. For example, if human remains are found during any future development activities, the State of California Health and Safety Code Section 7050.5 would apply. This Code section states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and make recommendations to the landowner within 48 hours of being granted access. For all the reasons discussed above, implementation of the project would have no impact on cultural resources, including tribal cultural resources.

NO IMPACT

- c. *Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, 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), or*
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 local California Native American tribe?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

On February 2, 2021 the City sent letters to the contacts on the tribal consultation list provided by the NAHC (included in Appendix A and dated January 20, 2021) informing them of the project and providing them with an opportunity to consult with the City pursuant to AB 52 and SB 18. On February 11, 2021 the City received a response from the Tribal Elder's Council of the Santa Ynez Band of Chumash Indians (see Appendix A) thanking the City for contacting the Tribal Elder's Council and stating that the Elder's Council requested no further consultation at that time.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. It would therefore not materially affect the physical environment. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan. The 2021-2029 Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Camarillo. It would therefore not, in and of itself, result in impacts to historical, archaeological, or paleontological resources.

Future projects will require project-specific environmental evaluation to determine the level of significance of any potential environmental impacts of those projects. Potential impacts related to historical, archaeological, and paleontological resources are location-specific and project-specific and cannot be assessed in a meaningful way until the project site and the nature of the project are known. Any impacts identified with future projects would be addressed through the project approval process, including environmental review and mitigation measures specific to any potential impacts for that project.

NO IMPACT

6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As a state, California is one of the lowest per capita energy users in the United States, ranked 48th in the nation, due to its energy efficiency programs and mild climate (United States Energy Information Administration 2021). Electricity and natural gas are primarily consumed by the built environment for lighting, appliances, heating and cooling systems, fireplaces, and other uses such as industrial processes in addition to being consumed by alternative fuel vehicles. Most of California’s electricity is generated in state with approximately 28 percent imported from the Northwest and Southwest in 2019; however, the state relies on out-of-state natural gas imports for nearly 90 percent of its supply (California Energy Commission [CEC] 2021a and 2021b). In addition, approximately 32 percent of California’s electricity supply comes from renewable energy sources, such as wind, solar photovoltaic, geothermal, and biomass (CEC 2021a). In 2018, Senate Bill 100 accelerated the state’s Renewable Portfolio Standards Program, codified in the Public Utilities Act, by requiring electricity providers to increase procurement from eligible renewable energy and zero-carbon resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045. Electricity and natural gas service would be provided to the project by Southern California Edison (SCE). Table 3 summarizes the electricity and natural gas consumption for Ventura County, in which the project site would be located, and for Southern California Gas Company (SCG), as compared to statewide consumption.

Table 3 2019 Electricity and Natural Gas Consumption

Energy Type	Ventura County	Utility (SCE & SCG) ¹	California	Proportion of Utility Consumption	Proportion of Statewide Consumption ²
Electricity (GWh)	5,344	80,913	279,402	6.6%	2.0%
Natural Gas (millions of therms)	187	5,425	13,158	3.4%	1.4%

GWh = gigawatt-hours

¹ “Electricity” energy type would be under SCE utility, while “Natural Gas” energy type would be under SCG utility

² For reference, the population of Ventura County (835,223 persons) is approximately 2.1 percent of the population of California (39,466,855 persons).

Source: CEC 2021c; California Department of Finance 2021

Petroleum fuels are primarily consumed by on-road and off-road equipment in addition to some industrial processes, with California being one of the top petroleum-producing states in the nation (CEC 2021d). Gasoline, which is used by light-duty cars, pickup trucks, and sport utility vehicles, is the most used transportation fuel in California with 15.4 billion gallons sold in 2019 (CEC 2020). Diesel, which is used primarily by heavy duty-trucks, delivery vehicles, buses, trains, ships, boats and barges, farm equipment, and heavy-duty construction and military vehicles, is the second most used fuel in California with 1.8 billion gallons sold in 2019 (CEC 2020). Table 4 summarizes the petroleum fuel consumption for Ventura County, in which the project site is located, compared to statewide consumption.

Table 4 2019 Annual Gasoline and Diesel Consumption

Fuel Type	Ventura County (gallons)	California (gallons)	Proportion of Statewide Consumption ¹
Gasoline	329	15,365	2.1%
Diesel	35	1,756	2.0%

¹ For reference, the population of Ventura County (835,223] persons) is approximately 2.1 percent of the population of California (39,466,855 persons) ().

Source: CEC 2020; California Department of Finance 2021

Energy consumption is directly related to environmental quality in that the consumption of nonrenewable energy resources releases criteria air pollutant and greenhouse gas (GHG) emissions into the atmosphere. The environmental impacts of air pollutant and GHG emissions associated with the project’s energy consumption are discussed in detail in Section 3, *Air Quality*, and Section 8, *Greenhouse Gas Emissions*, respectively.

- a. Would the project consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation?

Construction Energy Demand

The land inventory for the proposed project yields housing units that exceed those needed to meet the City’s RHNA allocation across all income categories, as demonstrated in Table 1, without the need

to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. It would therefore not materially affect the physical environment. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan. The 2021-2029 Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Camarillo. It would therefore not, in and of itself, result in impacts related to construction energy demand.

While the proposed project would not directly result in any future development, energy use would occur during construction of any such future development in the City. Such energy use would include fuel consumption (e.g., gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, machinery, and generators for lighting. In addition, temporary grid power may also be provided to construction trailers or electric construction equipment. Energy use during the construction of individual projects would be temporary in nature, and equipment used would be typical of construction projects in the region. In addition, construction contractors would be required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations that restrict the idling of heavy-duty diesel motor vehicles and govern the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Construction activities associated with future development would be required to utilize fuel-efficient equipment consistent with State and federal regulations and would comply with State measures to reduce the inefficient, wasteful, or unnecessary consumption of energy.

These practices would result in efficient use of energy during construction of future development. Furthermore, in the interest of both environmental awareness and cost efficiency, construction contractors would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, future construction activities associated with any future development would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy, and impacts. Additionally, construction energy use would not be a result of the 2021-2029 Housing Element Update, which would not directly result in any future development and would therefore have no impact related to related to construction energy demand.

Operation

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. It would therefore not materially affect the physical environment. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan. The 2021-2029 Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Camarillo. It would therefore not, in and of itself, result in impacts related energy demand from future development projects.

While the proposed project would not directly result in any future development, energy use would occur during operation of any such future development in the City, which would require permanent

grid connections for electricity and natural gas service to power internal and exterior building lighting, and heating and cooling systems. As previously discussed, the Housing Element Update would prioritize new development in urban portions of the City that are already served by energy providers. Electricity service in the City is provided by Southern California Electric (SCE). Southern California Gas Company (SoCal Gas) provides natural gas services to residents and businesses in the City.

Future development would be subject to all standards set forth in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's CAL Green standards (California Code of Regulations, Title 24, Part 11) require implementation of energy efficient light fixtures and building materials into the design of new construction projects. Furthermore, the 2019 Building Energy Efficiency Standards (CBC Title 24, Part 6) requires newly constructed buildings to meet energy performance standards set by the CEC. These standards are specifically crafted for new buildings to result in energy efficient performance so the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy. The standards are updated every three years and each iteration is more energy efficient than the previous standards. For example, according to the CEC, nonresidential buildings will use about 30 percent less energy due mainly to lighting upgrades (CEC 2021a). Furthermore, the project would further reduce its use of nonrenewable energy resources because the electricity generated by renewable resources provided by SCE continues to increase to comply with State requirements through Senate Bill 100, which requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

These practices would result in efficient use of energy during operation of future development. Additionally, operational energy use would not be a result of the 2021-2029 Housing Element Update, which would not directly result in any future development and would therefore have no impact related to related to operational energy demand.

NO IMPACT

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

Senate Bill 100 (SB 100) mandates 100 percent clean electricity for California by 2045. In 2015, the Ventura County Regional Energy Alliance established a climate action plan, known as Climate on the Move, which includes 2010-2012 GHG inventories, 2020 forecasts, and reduction target options for the City of Camarillo, as well as other local government members. The purpose of the climate action plan is to identify the most significant contributors to GHG emissions and establish strategies to reduce GHG emissions to meet AB 32 requirements. The plan for the City of Camarillo focuses primarily on setting targets for reducing residential emissions from natural gas and electricity. However, successful implementation of the plan depends on the implementation of each city jurisdiction's policies and programs and the plan itself does not include energy or GHG reduction measures that are applicable to land use projects.

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. It would therefore not materially affect the physical environment. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan. The 2021-2029 Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Camarillo.

In accordance with Chapter 16 of the Camarillo Municipal Code, any buildings proposed as a part of future development in the City would be constructed in accordance with the 2019 CCR Title 24, CALGreen standards, 2019 Building Energy Efficiency Standards and mandatory measures for new developments, and any future updates to such standards that support overall State and local goals for energy efficiency. Therefore, the project would have no impact.

NO IMPACT

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7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?				
b. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in substantial soil erosion or the loss of topsoil during project construction and/or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
i. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

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?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City’s RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City’s RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City’s General Plan including the 2013-2021 Housing Element.

Like all of Southern California, Camarillo is subject to strong ground shaking associated with active and/or potentially active faults in the region; however, the proposed Housing Element Update would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. It would therefore not materially affect the physical environment. Additionally, as part of the City’s development review process, the City requires geotechnical engineering reports for projects within areas known for geologic or seismic hazards. As such, preparation of a geotechnical engineering report would be required for future projects, which would include analysis and potential recommendations for development in response to any identified geological hazards, such as liquefaction, landslide, lateral spreading, subsidence, or collapse. Compliance with these requirements would ensure that future projects, and the people that would occupy them, would not be exposed to significant impacts from such effects.

As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is fully consistent with the City’s General Plan. All applicable City policies and review processes related

to geology and soils would continue to apply to future development carried out subsequent to adoption of the project. New development would also be subject to the California Building Code (CBC) standards to protect people and structures from loss, injury or death due to rupture, ground shaking, ground failure and landslides (City of Camarillo 2006). With continued compliance with the City's General Plan policy and actions, and the CBC, implementation of the project would not expose people or structures to substantial adverse effects related to fault rupture, ground shaking, or seismic-related ground failure, including liquefaction or landslides.

NO IMPACT

- d. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*
- e. *Would the project result in substantial soil erosion or the loss of topsoil during project construction and/or operation?*
- 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 onsite or offsite 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 direct or indirect risks to life or property?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

As explained above and throughout this Initial Study, the proposed project would not materially affect the physical environment. Further, CBC and City standards for building construction and review (described in impact discussion a through c above) would ensure that future projects under the Housing Element Update would be adequately protected from these soil-related hazards. Therefore, no impact would occur.

NO IMPACT

- 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?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The proposed Housing Element Update would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning,

or allowed density of any parcel. The proposed project therefore does not entail implementation of septic tanks or alternative wastewater disposal systems, and there would be no impact.

NO IMPACT

- i. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The proposed Housing Element Update would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. The proposed project would therefore not disturb any paleontological resource or site or unique geologic feature, and there would be no impact.

NO IMPACT

8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Overview of Climate Change and Greenhouse Gases

Climate change is the observed increase in the average temperature of the Earth’s atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period of time. Climate change is the result of numerous, cumulative sources of GHG emissions contributing to the “greenhouse effect,” a natural occurrence which takes place in Earth’s atmosphere to help regulate the temperature of the planet. The majority of radiation from the sun hits Earth’s surface and warms it. The surface, in turn, radiates heat back towards the atmosphere in the form of infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping into space and re-radiate it in all directions.

GHGs occur both naturally and as a result of human activities, such as fossil fuel burning, decomposition of landfill wastes, raising livestock, deforestation, and some agricultural practices. GHGs produced by human activities include carbon dioxide (CO₂), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Anthropogenic activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the concentration of GHGs in the atmosphere that trap heat. Since 1750, estimated concentrations of CO₂, methane, and nitrous oxide in the atmosphere have increased over by 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity (Forster et al. 2007). Emissions resulting from human activities are thereby contributing to an average increase in Earth’s temperature. Potential climate change impacts in California may include loss of snowpack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (State of California 2018).

Regulatory Framework

California Regulations

The State of California considers GHG emissions and the impacts of climate change to be a serious threat to the public health, environment, economic well-being, and natural resources of California, and has taken an aggressive stance to mitigate its impact on climate change through the adoption of

policies and legislation. CARB is responsible for the coordination and oversight of state and local air pollution control programs in the state. California has numerous regulations aimed at reducing the state's GHG emissions; some of the major initiatives are summarized below.

CALIFORNIA GLOBAL WARMING SOLUTIONS ACT OF 2006 (ASSEMBLY BILL 32 AND SENATE BILL 32)

The "California Global Warming Solutions Act of 2006," (AB 32), outlines California's major legislative initiative for reducing GHG emissions. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 and requires CARB to prepare a Scoping Plan that outlines the main state strategies for reducing GHG emissions to meet the 2020 deadline. In addition, AB 32 requires CARB to adopt regulations to require reporting and verification of statewide GHG emissions. Based on this guidance, CARB approved a 1990 statewide GHG level and 2020 target of 431 MMT of CO₂e, which was achieved in 2016. CARB approved the Scoping Plan on December 11, 2008, which included GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among others. Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted since the Scoping Plan's approval.

The CARB approved the 2013 Scoping Plan update in May 2014. The update defined the CARB's climate change priorities for the next five years, set the groundwork to reach post-2020 statewide goals, and highlighted California's progress toward meeting the "near-term" 2020 GHG emission reduction goals defined in the original Scoping Plan. It also evaluated how to align the state's longer term GHG reduction strategies with other state policy priorities, including those for water, waste, natural resources, clean energy, transportation, and land use.

On September 8, 2016, the governor signed Senate Bill (SB) 32 into law, extending the California Global Warming Solutions Act of 2006 by requiring the state to further reduce GHG emissions to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, the CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, and implementation of recently adopted policies and legislation, such as SB 1383 (discussed later). The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the 2013 Scoping Plan update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally-appropriate quantitative thresholds consistent with statewide per capita goals of six metric tons (MT) of CO₂e by 2030 and two MT of CO₂e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, sub-regional, or regional level), but not for specific individual projects because they include all emissions sectors in the state (CARB 2017).

SENATE BILL 375

SB 375, signed in August 2008, enhances the State's ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles for 2020 and 2035. In addition, SB 375 directs each of the state's 18 major Metropolitan Planning Organizations (MPO) to prepare a "sustainable communities strategy" (SCS) that contains a growth strategy to meet these emission targets for inclusion in the Regional Transportation Plan (RTP). On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035. SCAG was assigned targets of an 8 percent reduction in GHGs from transportation sources by 2020 and

a 19 percent reduction in GHGs from transportation sources by 2035. In the SCAG region, SB 375 also provides the option for the coordinated development of subregional plans by the subregional councils of governments and the county transportation commissions to meet SB 375 requirements.

SENATE BILL 100

Adopted on September 10, 2018, SB 100 supports the reduction of GHG emissions from the electricity sector by accelerating the state's Renewables Portfolio Standard Program. SB 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

Regional Regulations

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG coordinates with various air quality and transportation stakeholders in Southern California to ensure compliance with the federal and State air quality requirements, including the Transportation Conformity Rule and other applicable federal, State, and air district laws and regulations. As the federally designated MPO for the six-county Southern California region, SCAG is required by law to ensure that transportation activities conform to, and are supportive of, the goals of regional and State air quality plans to attain NAAQS. In addition, SCAG is a co-producer with the SCAQMD of the transportation strategy and transportation control measure sections of the AQMP for the Basin.

On September 3, 2020, SCAG's Regional Council formally adopted the 2020-2045 RTP/SCS (titled Connect SoCal). The 2020-2045 RTP/SCS builds upon the progress made through implementation of the 2016-2040 RTP/SCS and includes ten goals focused on promoting economic prosperity, improving mobility, protecting the environment, and supporting healthy/complete communities. The SCS implementation strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The SCS establishes a land use vision of center focused placemaking, concentrating growth in and near Priority Growth Areas, transferring of development rights, urban greening, creating greenbelts and community separators, and implementing regional advance mitigation (SCAG 2020).

VENTURA COUNTY REGIONAL ENERGY ALLIANCE

In 2015, the Ventura County Regional Energy Alliance established a climate action plan, known as Climate on the Move, which includes 2010-2012 GHG inventories, 2020 forecasts, and reduction target options for the City of Camarillo, as well as other local government members. The purpose of the climate action plan is to identify the most significant contributors to GHG emissions and establish strategies to reduce GHG emissions to meet AB 32 requirements. The plan for the City of Camarillo focuses primarily on setting targets for reducing residential emissions from natural gas and electricity. However, successful implementation of the plan depends on the implementation of each city jurisdiction's policies and programs and the plan itself does not include energy or GHG reduction measures that are applicable to land use projects.

Significance Thresholds

The City historically uses SCAQMD's draft thresholds for the purpose of evaluating GHG impacts associated with proposed general development projects. Therefore, for the purposes of this analysis, these thresholds are utilized to evaluate the significance of project impacts.

The SCAQMD has been evaluating GHG significance thresholds since April 2008. In December 2008, the SCAQMD adopted an interim 10,000 metric tons CO₂e (MT of CO₂e) per year screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency. The SCAQMD has continued to consider adoption of significance thresholds for residential and general development projects. The most recent proposal issued in September 2010 uses the following tiered approach to evaluate potential GHG impacts from various uses:

- **Tier 1:** Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.
- **Tier 2:** Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearings and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.
- **Tier 3:** Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MT of CO₂e/year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MT of CO₂e/year), commercial projects (1,400 MT of CO₂e/year), and mixed-use projects (3,000 MT of CO₂e/year). Under option 2, a single numerical screening threshold of 3,000 MT of CO₂e/year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.
- **Tier 4:** Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of AB 32 to reduce statewide GHG emissions by 2020 and 2035. The 2020 efficiency targets are 4.8 MT of CO₂e per service population for project level analyses and 6.6 MT of CO₂e per service population for plan level analyses. The 2035 targets that reduce emissions to 40 percent below 1990 levels are 3.0 MT of CO₂e per service population for project level analyses and 4.1 MT of CO₂e per service population for plan level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.
- **Tier 5:** Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

The thresholds identified above have not been adopted by the SCAQMD or distributed for widespread public review and comment, and the working group tasked with developing the thresholds has not met since September 2010. The future schedule and likelihood of threshold adoption is uncertain.

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

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed

those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The Housing Element Update would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. It would therefore not lead to any change in the amount or location of future development in the City, or otherwise materially affect the physical environment, and would not directly or indirectly generate GHG emissions.

NO IMPACT

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

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. **Error! Reference source not found.** The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

As discussed under "Regulatory Setting," a number of plans and policies have been adopted to reduce GHG emissions in the Southern California region, which includes Ventura County.

SCAG's 2020-2045 RTP/SCS provides land use and transportation strategies to reduce regional GHG emissions. Specific land use objectives identified in SCAG's 2020-2045 RTP/SCS include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The SCS establishes a land use vision of center focused placemaking, concentrating growth in and near Priority Growth Areas, transferring of development rights, urban greening, creating greenbelts and community separators, and implementing regional advance mitigation (SCAG 2020).

The project would be consistent with these RTP/SCS policies because it would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. Additionally, as explained in Section 14, *Population and Housing*, the project could result in a greater proportion of allowed units on particular sites being affordable, but would not increase the total number of units allowed on the site. This potential increase in the proportion of affordable units would help the City accommodate future affordable housing demand, consistent with SCAG's RTP/SCS land use objective of reflecting the demands of a changing population.

The Ventura County Regional Energy Alliance has established a climate action plan, known as Climate on the Move, which includes 2010-2012 GHG inventories, 2020 forecasts, and reduction target options for the City of Camarillo, as well as other local government members. However, the plan itself does not include energy or GHG reduction measures that are applicable to land use projects. The City does not have an adopted Climate Action Plan.

Future development will require project-specific environmental evaluation to determine compliance with City regulations and determine the level of significance of any potential environmental impacts of those projects. Any potential impacts related to greenhouse gas emissions identified with future projects would be addressed through the project approval process, including environmental review and mitigation measures specific to any potential impacts for that project, including cumulative impacts.

The 2021 Housing Element Update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Camarillo. Because it is a policy document, the proposed project would not, in and of itself, result in impacts to energy consumption, GHG emissions, or climate change. The land inventory for the project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element. The proposed project would therefore not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases and there would be no impact.

NO IMPACT

9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Substantially physically interfere with the City's designated evacuation routes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?*
- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d. *Would the project be located on a site which is included on a list of hazardous materials 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?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

As explained in Section 14, *Population and Housing*, the project could result in a greater proportion of allowed units on particular sites being affordable, but would not increase the total number of units allowed on the site. It would therefore not materially affect the physical environment. In addition, as discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is fully consistent with the City's General Plan, including the following objective from the General Plan's Safety Element (City of Camarillo, 2013) related to hazardous materials:

- Objective SAF-5.1: Protect the community from the harmful effects of hazardous materials, hazardous waste, and environmental contamination.
- Objective SAF-5.2: Minimize threats to public health and safety and to the environment posed by a release of hazardous materials.
- Objective SAF-5.3: Promote Interagency Collaboration, Training, and Coordination of Hazardous Materials Response and Clean Up.

Various policies under these objectives more specifically address issues related to hazardous waste reduction (Policy SAF-5.2b), contaminated sites (Policy SAF-5.3c), and other hazardous materials issues. The project would be consistent with these policies and actions because it would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. All applicable regulations, policies, and review processes related to hazards and hazardous materials, including those discussed above, would continue to apply to future development carried out subsequent to adoption of the project.

The project would therefore not create significant hazards to the public or the environment through the routine transport, use, disposal, or reasonably foreseeable upset or accident conditions involving hazardous materials, including such effects within 0.25 mile of an existing or school, or being located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5.

NO IMPACT

- e. *Would the project 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?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The City of Camarillo has one airport within city limits: Camarillo Airport (City of Camarillo 2013). According to the City's General Plan Safety Element, Camarillo Airport is classified in the National Plan of Integrated Airport Systems (NPIAS) as a general aviation reliever airport for the Los Angeles metropolitan area. The Ventura County Airport Land Use Commission (VCALUC) adopts plans to protect and promote the safety and welfare of airport users and residents in the airport vicinity.

The Airport Comprehensive Land Use Plan (ACLUP) for Ventura County establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Ventura County. Compatibility plans serve as a tool for use by airport land use commissions in fulfilling their duty to review proposed development plans for airports and surrounding land uses. Additionally, compatibility plans set compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners (including special district and other local government entities as well as private parties) in their design of new development. State law requires each local agency having jurisdiction over land uses within an ALUC's planning area to modify its general plan and any affected specific plans to be consistent with the compatibility plan (City of Camarillo 2013).

The project would be consistent with these policies and regulations because it would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. All applicable regulations, policies, and review processes related to airports, including those discussed above, would continue to apply to future development carried out subsequent to adoption of the project. Therefore, the proposed project would have no impact related to airport safety hazards.

NO IMPACT

- f. *Would the project substantially physically interfere with the City's designated evacuation routes?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The proposed project would not involve any alteration of street patterns associated with major emergency evacuation routes. As discussed in Section 10, *Land Use and Planning* and Section 14,

Population and Housing, the project is fully consistent with the City's General Plan, including the following objective related to emergency response:

- Objective SAF-4.3: Coordinate with the Ventura County Fire Protection District to maintain an adequate level of service and protection for fire and emergency response within the community.

Policies SAF-4.3a through SAF-4.3d under this objective more specifically address issues related to emergency response and evacuation.

The project would be consistent with these policies and actions because it would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. As explained in Section 14, *Population and Housing*, the project could result in a greater proportion of allowed units on particular sites being affordable but would not increase the total number of units allowed on the site. It would therefore not materially affect the physical environment. All applicable regulations, policies, and review processes related to emergency response and evacuation, including those discussed in the Regulatory Setting section above, would continue to apply to future development carried out subsequent to adoption of the project. Therefore, the project would not impair implementation of or otherwise interfere with adopted emergency response plans or emergency evacuation plans. In the unlikely event that any future development projects would involve changes to emergency response or evacuation routes, they would be required to address such impacts at that time as part of the City's standard project review.

NO IMPACT

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

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. As explained in Section 14, *Population and Housing*, the project could result in a greater proportion of allowed units on particular sites being affordable, but would not increase the total number of units allowed on the site. It would therefore not materially affect the physical environment. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan, including objectives and policies related to wildland fires, such as policy SAF-4.3a, which is to refer development plans to the Fire Department to assure adequacy of structural fire protection, access for firefighting, water supply, and vegetation clearance. All applicable regulations, policies, and review processes related to fire prevention and fire protection would continue to apply to future development carried out subsequent

to adoption of the project. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

NO IMPACT

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10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the 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 onsite or offsite?				
d. Substantially alter the existing drainage pattern of the 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 onsite or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially alter the existing drainage pattern of the 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 pollutant runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Substantially alter the existing drainage pattern of the site or area, including	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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. Be located in a flood hazard zone and risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City’s RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City’s RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City’s General Plan including the 2013-2021 Housing Element.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or require any revisions to zoned density or land use designation for any parcel. As explained in Section 14, *Population and Housing*, the project could result in a greater proportion of allowed units on particular sites being affordable, but would not increase the total number of units allowed on the site. It would therefore not materially affect the physical environment.

While future development projects would not be a direct result of the proposed project, during construction of such future projects, project applicants would be required to obtain coverage under a Construction General Permit (CGP) to comply with the Clean Water Act’s National Pollutant Discharge Elimination System (NPDES) requirements. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. Compliance with the NPDES permit, and City Municipal Code (Section 12.220 – Grading Requirements), would require the development and implementation of either a Storm Water Pollution Prevention Plan (SWPPP) or a Storm Water Pollution Control Plan (SWPCP). Either of these plans would include Best Management Practices (BMPs). The purpose of these plans is to identify all potential sources of pollution which may be expected to affect the quality of storm water discharge from a construction site, and provide BMPs to help reduce potential impacts. The BMPs would include measures that would be implemented to prevent discharge of eroded soils from the construction site and sedimentation of surface waters off-site. The BMPs would also include

measures to quickly contain and clean up any minor spills or leaks of fluids from construction equipment.

During operation, future projects would be subject to the requirements of a Ventura County Municipal Separate Storm Sewer Systems (MS4) permit. Site-specific BMPs would be designed by the contractor in compliance with applicable regulations and conditions of the MS4 permit. The MS4 permit establishes limits for the concentration of contaminants entering the storm drain system and requires BMPs such as landscaping for infiltration. Additionally, applicants would be required to design storm drains that conform to the standards approved by the City Engineer. Conformance with the NPDES permitting system and MS4 permit requirements would reduce water quality and waste discharge impacts from runoff during long-term operational activities from future projects.

As explained above and throughout this Initial Study, the proposed project would not materially affect the physical environment because it would not directly result in development of a specific site, fundamentally change an area within the City, or require any revisions to zoned density or land use designation for any parcel. Additionally, future development in the City, while not a direct result of the project, would be subject to the permits, programs, and regulations described above. The proposed project would therefore not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, and there would be no impact.

NO IMPACT

- 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?*
- c. Would the project substantially alter the existing drainage pattern of the 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 onsite or offsite?*
- d. Would the project substantially alter the existing drainage pattern of the 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 onsite or offsite?*
- e. Would the project substantially alter the existing drainage pattern of the 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 pollutant runoff?*
- f. Would the project substantially alter the existing drainage pattern of the 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?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the

City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or require any revisions to zoned density or land use designation for any parcel. As explained in Section 14, *Population and Housing*, the project could result in a greater proportion of allowed units on particular sites being affordable, but would not increase the total number of units allowed on the site.

Required compliance with Ventura County's MS4 permit and recommended BMPs from the Ventura County Technical Guidance Manual will improve water quality runoff from future project sites. During operation, future projects would be subject to the requirements of the NPDES MS4 Permit issued to the County of Ventura. The NPDES program requires stormwater permits for point source discharges, and the County's MS4 Permit establishes limits for the concentrations of contaminants entering the storm drain system. Under the MS4 Permit, any project applicant who discharges stormwater runoff from a site is required to pre-treat runoff on-site through BMPs such as landscaping and infiltration. New development is required to include at least 5% pervious surface area on-site to control pollutants and runoff volume from impervious surfaces. With incorporation of standard MS4 permit requirements during construction and operation, future project sites would not discharge polluted stormwater in excess of City and County requirements.

Future projects would also be subject to General Plan policies and actions related to water conservation. Based on the recent drought conditions, the Camarillo Water Division has adopted water conservation ordinances that require the developers of new developments to provide water supplies from existing sources so that no increase in water supplies is needed to be obtained (City of Camarillo 2021). Per the CMC, Section 14.12.030, in order for an application for new potable water service to be approved and a will-serve letter issued for a new development project, the project proponent must demonstrate that the proposed project would not create additional demand on the City's water system. To satisfy this requirement, the proponent for a new development project must provide, to the satisfaction of the City and in accordance with the City's water demand offset program, substantial evidence of an enforceable commitment that the water demand for the project will be offset prior to the provision of a potable water will-serve letter (Section 14.12.030). Future projects would also be required to comply with the State Model Water Efficient Landscape Ordinance (MWELO). The MWELO requires new development projects with landscape areas of 500 square feet or more to design a landscaping plan with an estimated total water use that would not exceed the site's calculated Maximum Applied Water Allowance, which is based on the site's reference evapotranspiration, adjustment factor, and the size of the landscaped area. The MWELO requires the use of high efficiency irrigation emission devices, automatic irrigation controllers that use either evapotranspiration or soil moisture sensor data for irrigation scheduling, and sensors that suspend or alter irrigation operation during unfavorable weather conditions.

For the reasons discussed above, the proposed project would not increase water consumption, deplete groundwater supplies, interfere substantially with groundwater recharge, alter drainage patterns, or create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, and there would be no impact.

NO IMPACT

- g. Would the project be located in a flood hazard zone and risk the release of pollutants due to project inundation?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

Seiches are seismically induced waves that occur in large bodies of water other than the ocean, such as lakes and reservoirs. No lakes or reservoirs are located within the City. Therefore, the proposed project would have no impact related to inundation by seiche.

A tsunami is a tidal wave produced by offshore seismic activity. The City is approximately six miles, at its closest, from the Pacific Ocean. Also, the project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. As explained in Section 14, *Population and Housing*, the project could result in a greater proportion of allowed units on particular sites being affordable, but would not increase the total number of units allowed on the site. The project would therefore not place housing or structures in a tsunami inundation area. Additionally, the City would follow emergency evacuation plans set forth in the Multi-Hazard Mitigation Plan managed by the Ventura County Sheriff's Office of Emergency Services if any flooding event did occur. Therefore, the project would have no impact related to any risk of pollutant release from being located in a flood hazard zone.

NO IMPACT

- h. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The City of Camarillo is in Ventura County and any project carried out in the City is under the jurisdiction of the Regional Water Quality Control Board (RWQCB) Region 4. The RWQCB provides permits for projects potentially affecting surface waters and groundwater locally and is responsible for preparing the Water Quality Control Plan for the Central Coast Basin. The Basin Plans designate beneficial uses of water in the regions and establish narrative and numerical water quality objectives. The State has developed total maximum daily loads (also called TMDLs), which are a calculation of the maximum amount of a pollutant a water body can have and still meet water quality objectives established by the region. However, there are no listed water bodies in the City.

The project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. As discussed in Section 10.a of this IS-ND, while construction activities for future projects

would have the potential to degrade surface water quality in receiving waterbodies due to ground disturbance and mobilization of sediment and sediment-bound pollutants, future development in the City (while not a direct result of the proposed project) would be subject to the permits, programs, and regulations described in Section 10.a. Implementation of erosion and sediment control BMPs, as required pursuant to the NPDES Construction General Permit, would reduce the potential for construction activities to exacerbate existing surface water quality impairments.

For the reasons discussed above, the project would not conflict with or obstruct implementation of applicable water quality control plans, and there would be no impact.

NO IMPACT

11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established neighborhood or community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The land inventory for the proposed project yields housing units that exceed those needed to meet the City’s RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City’s RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City’s General Plan including the 2013-2021 Housing Element.

The project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. As discussed under Impact 14a, the proposed project may influence the proportion of affordable or market-rate units in future residential developments on various properties throughout the City, but would not change the total amount of, or the location of, residential development allowed on any property. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. It therefore does not include any components that would physically divide an established community.

NO IMPACT

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?

The land inventory for the proposed project yields housing units that exceed those needed to meet the City’s RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City’s RHNA requirements while also ensuring potential environmental impacts would not exceed

those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

As shown in Table 1, Camarillo's RHNA for the current planning period is 1,376 units, including 597 extremely low, very low- and low-income housing units, 271 moderate housing units, and 508 above moderate housing units. The 2021 Housing Element Update identifies sites suitable for residential development on parcels previously evaluated for potential environmental impacts in the General Plan EIR. Additionally, no formal land use changes or physical development are proposed at this time and future changes would require environmental evaluation as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified.

The 2021 Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Camarillo. Because it is a policy document, the 2021 Housing Element Update will not, in and of itself, result in impacts to land use, housing, or population. Adoption of the 2021 Housing Element Update would not result in impacts beyond those addressed or analyzed in the General Plan EIR, nor does the 2021 Housing Element Update present new information that shows impacts would be more significant than those described in the General Plan EIR. The Housing Element Update would therefore not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

NO IMPACT

12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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 site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City’s RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City’s RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City’s General Plan including the 2013-2021 Housing Element.

The Background Report of Ventura County’s 2040 General Plan indicates that Camarillo is located within Mineral Resource Zone (MRZ) 1 and MRZ-3 areas. Areas designated as MRZ-1 have been evaluated and determined to have no significant mineral deposits presents, while areas designated as MRZ-3 contain known or inferred mineral deposits that may qualify as mineral resources (County of Ventura 2020). Although the City may contain mineral resources, the proposed project would not reduce or eliminate access to known mineral resources because it would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. It would therefore not materially affect the physical environment and would not lead to the loss of availability of known mineral resources of statewide, regional, or local importance.

NO IMPACT

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13 Noise and Vibration

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generate construction noise levels that exceed the Noise Ordinance exterior or interior noise standards at residential properties during the hours that are specified in Section 10.34.120 of the City of Camarillo Municipal Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generate a substantial temporary (non-construction) or permanent increase in noise levels at existing sensitive receptors in the vicinity of the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Generate excessive ground borne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Noise

The unit of measurement used to describe a noise level is the decibel (dB). However, the human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, a method called “A-weighting” is used to adjust actual sound pressure levels so that they are consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz (Hz) and less sensitive to frequencies around and below 100 Hz, thus filtering out noise frequencies that are not audible to the human ear. A-weighting approximates the frequency response of the average young ear when listening to most ordinary everyday sounds. When people make relative judgments of the loudness or annoyance of a sound, their judgments correlate well with the “A-weighted” levels of those sounds. Therefore, the A-weighted noise scale is used for measurements and standards involving the human perception of noise. In this analysis, all noise levels are A-weighted, and “dBA” is understood to identify the A-weighted decibel.

Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used for earthquake magnitudes. A doubling of the energy of a noise source, such as a doubling of traffic volume, would increase the noise level by 3 dB; similarly, dividing the energy in half would result in a decrease of 3 dB (Crocker 2007).

Human perception of noise has no simple correlation with sound energy: the perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not “sound twice as loud” as

one source. It is widely accepted that the average healthy ear can barely perceive an increase (or decrease) of up to 3 dBA in noise levels (i.e., twice [or half] the sound energy); that an increase (or decrease) of 5 dBA (8 times [or one eighth] the sound energy) is readily perceptible; and that an increase (or decrease) of 10 dBA (10.5 times [or approximately one tenth] the sound energy) sounds twice (or half) as loud (Crocker 2007).

Descriptors

The impact of noise is not a function of loudness alone. The time of day when noise occurs, and the duration of the noise are also important. In addition, most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors has been developed. The noise descriptors used for this analysis are the one-hour equivalent noise level (L_{eq}) and the community noise equivalent level (CNEL).

- The L_{eq} is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period. Typically, L_{eq} is equivalent to a one-hour period, even when measured for shorter durations as the noise level of a 10- to 30-minute period would be the same as the hour if the noise source is relatively steady. L_{max} is the highest Root Mean Squared (RMS) sound pressure level within the sampling period, and L_{min} is the lowest RMS sound pressure level within the measuring period (Crocker 2007).
- The CNEL is a 24-hour equivalent sound level with an additional 5 dBA penalty to noise occurring during evening hours, between 7:00 p.m. and 10:00 p.m., and an additional 10 dBA penalty to noise occurring during the night, between 10:00 p.m. and 7:00 a.m., to account for the added sensitivity of humans to noise during these hours (Caltrans 2013). Quiet suburban areas typically have a CNEL in the range of 40 to 50 dBA, while areas near arterial streets are in the 50 to 70+ CNEL range.

Propagation

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in sound level as the distance from the source increases. The way sound reduces with distance depends on factors such as the type of source (e.g., point or line), the path the sound will travel, site conditions, and obstructions. Sound levels from a point source (e.g., construction, industrial machinery, ventilation units) typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance. Sound from a line source (e.g., roadway, pipeline, railroad) typically attenuates at about 3 dBA per doubling of distance (Caltrans 2013).

Vibration

Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent structures. The number of cycles per second of oscillation makes up the vibration frequency, described in terms of hertz (Hz). The vibration frequency of an object describes how rapidly it oscillates. The normal frequency range of most groundborne vibration that can be felt by the human body is from a low of less than 1 Hz up to a high of about 200 Hz (Crocker 2007).

While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Vibration in buildings, such as from nearby construction activities, may cause windows, items on shelves, and pictures on walls to rattle. Vibration of building

components can also take the form of an audible low-frequency rumbling noise, referred to as groundborne noise. Groundborne noise may result in adverse effects, such as building damage, when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz). Vibration may also damage infrastructure when foundations or utilities, such as sewer and water pipes, physically connect the structure and the vibration source (Federal Transit Administration [FTA] 2018). Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

Descriptors

Vibration amplitudes are usually expressed in peak particle velocity (PPV) or RMS vibration velocity. The PPV and RMS velocity are normally described in inches per second (in./sec.). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings (Caltrans 2020).

Response to Vibration

Vibration associated with construction of the project has the potential to be an annoyance to nearby land uses. Caltrans has developed limits for the assessment of vibrations from transportation and construction sources. The Caltrans vibration limits are reflective of standard practice for analyzing vibration impacts on structures. The Caltrans Transportation and Construction Vibration Guidance Manual (Caltrans 2020) identifies impact criteria for buildings and criteria for human annoyances from transient and continuous/frequent sources: Table 5 presents the impact criteria for buildings, and Table 6 presents the criteria for humans.

Table 5 Vibration Damage Potential

Building Type	Maximum PPV (in./sec.)
Historic sites and other critical locations	0.1
Historic and some old buildings	0.5
Older residential structures	0.5
New residential structures	1.0
Modern industrial/commercial buildings	2.0

PPV = peak particle velocity; in./sec. = inches per second
 Source: Caltrans 2020

Table 6 Vibration Annoyance Potential

Human Response	Maximum PPV (in./sec.)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Severe/disturbing	2.00	0.70
Strongly perceptible	0.90	0.10
Distinctly perceptible	0.240	0.035
Barely perceptible	0.035	0.012

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls (i.e., a loose steel ball that is dropped onto structures or rock to reduce them to a manageable size). Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

PPV = peak particle velocity; in./sec. = inches per second

Source: Caltrans 2020

Propagation

Vibration energy spreads out as it travels through the ground, causing the vibration level to diminish with distance away from the source. High-frequency vibrations diminish much more rapidly than low frequencies, so low frequencies tend to dominate the spectrum at large distances from the source. Variability in the soil strata can also cause diffractions or channeling effects that affect the propagation of vibration over long distances (Caltrans 2020). When a building is exposed to vibration, a ground-to-foundation coupling loss (the loss that occurs when energy is transferred from one medium to another) will usually reduce the overall vibration level. However, under rare circumstances, the ground-to-foundation coupling may amplify the vibration level due to structural resonances of the floors and walls.

Sensitive Receptors

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Generally, a sensitive receiver is identified as a location where human populations (especially children, the elderly, and sick persons) are present, and where there is a reasonable expectation of continuous human exposure to noise. Noise-sensitive land uses generally include residences, hospitals, schools, churches, libraries, and parks.

Vibration-sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as hospitals, schools, and churches. However, vibration-sensitive receivers also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studios or medical facilities with sensitive equipment).

The nearest sensitive receivers are the existing single- and multi-family residences adjacent to north, south, east, and west of the project site.

Regulatory Framework

The Noise Element of the City of Camarillo’s General Plan defines issues, goals, policies, and implementation measures related to noise conditions in the City. The specific policies of the General Plan Noise Element that are relevant to the project are as follows:

- **Policy 1.1.1** Ensure acceptable noise levels near noise-sensitive uses such as schools, houses of worship, hospitals, and convalescent homes in accordance with the City's Land Use/Noise Compatibility Matrix (Figure 2 of the Noise Element).
- **Policy 1.1.2** Where a potential noise conflict may occur, developers should submit noise assessment reports during the project planning process to identify potential noise impacts to their own developments and on nearby residential uses and other noise-sensitive land uses. New developments should incorporate appropriate noise mitigation measures in their project designs in order to meet the standards contained in this Element and the Camarillo Municipal Code.
- **Policy 1.1.3** State noise insulation standards should be applied for exterior-to-interior and for party walls and floor/ceiling noise control to new single-family and multi-family structures.
- **Policy 1.1.4** Ensure the compatibility of land uses when making land use planning decisions by requiring noise-reducing design features for projects that are adjacent to major roadways, the railroad, and the airport.
- **Policy 1.1.5** The City should encourage the use of soundwalls, berms and/or other noise attenuation measures in the design of residential uses and other noise-sensitive land uses that are adjacent to and impacted by major roads, rail lines, commercial and industrial areas.
- **Policy 2.1.1** Practical measures to reduce noise impacts from transportation system noise sources should be utilized to the extent feasible.
- **Policy 2.1.2** The City should encourage coordination with Caltrans for the design of sound walls located within the Caltrans right-of-way to ensure walls are attractive and compatible with adjacent land uses.
- **Policy 2.1.3** Contractors should incorporate appropriate noise mitigation measures, such as limiting the hours of construction, into new and upgraded roadway projects adjacent to nearby noise-sensitive land uses.
- **Policy 2.1.4** The City should strive to reduce transportation system noise impacts through the design and coordination of transportation infrastructure and circulation.
- **Policy 2.1.5** Developers of new residential projects located in the vicinity of Camarillo Airport should inform potential residential property owners of airport generated and overflight noise.
- **Policy 2.1.6** Coordinate with State and regional agencies and Camarillo Airport to implement noise reduction measures and to monitor and reduce noise associated with aircraft.
- **Policy 2.1.7** The City should maintain close liaison with US Navy authorities (and any successors) responsible for operations at NBVC Point Mugu. While the City has no control over NBVC Point Mugu or its operations, concerns regarding noise impacts due to flight operations should be communicated to the proper authorities.
- **Policy 2.1.8** Promote effective noise-reducing design features and proper maintenance of rails and rail cars to minimize the effect of railroad operations.
- **Policy 3.1.1** The City should adopt enforceable provisions within its noise ordinance for the reduction of non-transportation system noise impacts within the City of Camarillo.
- **Policy 3.1.2** The City should review and adopt practical provisions within its noise ordinance to limit the hours of use for powered yard and gardening equipment, machinery and other noise disturbances.
- **Policy 3.1.3** The City should limit the allowable hours of construction activities and maintenance operations.

- **Policy 3.1.4** The City should seek to limit the impact of nuisance noise sources upon residential and other noise sensitive uses.
 - **Policy 3.1.5** The City should limit the hours for deliveries to and from commercial and industrial uses that are adjacent to residential uses to minimize noise impacts.
 - **Policy 3.1.6** Design and construction features should be incorporated into residential and mixed-use projects to shield residents from excessive noise.
 - **Policy 3.1.7** The placement of noise-generating sources such as gathering places, loading bays, parking lots, and trash enclosures should be considered in mixed-use developments to ensure compatibility with residential uses.
 - **Policy 4.1.2** The City should require its departments and agencies to observe State and Federal Occupational Safety Health noise standards.
 - **Policy 4.1.3** The City should establish and maintain coordination among the appropriate agencies involved in noise abatement.
- a. *Would the project result in the generation of construction noise levels that exceed the Noise Ordinance exterior or interior noise standards at residential properties during the hours that are specified in Section 10.34.120 of the City of Camarillo Municipal Code?*
- b. *Would the project result in generation of a substantial temporary (non- construction) or permanent increase in noise levels at existing sensitive receptors in the vicinity of the project site?*
- c. *Would the project result in the generation of excessive ground borne vibration?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The project would not directly result in development of a specific site, or fundamentally change any area within the City. It would therefore not create additional noise or vibration sources, or increase noise or vibration from any source. Future development carried out subsequent to adoption of the project would be subject to the City's General Plan, Zoning Ordinance, and all other applicable policies and regulations. The Noise Element of the City's General Plan requires the implementation of four measures to achieve the goals and policies set by the Noise Element. For example, Measure 2 encourages the City to require developers of commercial and industrial projects with noise-producing activities that seek to locate near residential or noise sensitive land uses near to submit a noise study report to the City with noise-mitigating measures that can reduce noise levels at sensitive receptors to an acceptable level pursuant to the City's Noise Element and Municipal Code (City of Camarillo, 2015). Future development would be subject to the provisions of the City's Municipal Code relating to noise and vibration, such as Chapter 10.34, which includes noise regulations for construction activities; including section 10.34.120, which includes a list of activities that are exempt or regulated in a different way than in the City's general noise standards. Furthermore, Section 10.34.20 (E) states that construction activities that exceed noise standards cannot take place adjacent to or within

residential zones from 7:00 pm to 7:00 am, on Sundays, and/or Holidays. For all the reasons discussed above, the project would have no impact related to noise.

NO IMPACT

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

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The City of Camarillo has one airport within city limits: Camarillo Airport (City of Camarillo 2013). According to the City's General Plan Safety Element, Camarillo Airport is classified in the National Plan of Integrated Airport Systems (NPIAS) as a general aviation reliever airport for the Los Angeles metropolitan area. Furthermore, the Ventura County Airport Land Use Commission (VCALUC) adopts plans to protect and promote the safety and welfare of airport users and residents in the airport vicinity.

The Airport Comprehensive Land Use Plan (ACLUP) for Ventura County establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Ventura County. Compatibility plans serve as a tool for use by airport land use commissions in fulfilling their duty to review proposed development plans for airports and surrounding land uses. Additionally, compatibility plans set compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners (including special district and other local government entities as well as private parties) in their design of new development. State law requires each local agency having jurisdiction over land uses within an ALUC's planning area to modify its general plan and any affected specific plans to be consistent with the compatibility plan (City of Camarillo 2013).

The project would be consistent with these policies and regulations because it would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. All applicable regulations, policies, and review processes related to airports, including those discussed above, would continue to apply to future development carried out subsequent to adoption of the project. Therefore, the proposed project would have no impact related to noise associated with airports in the vicinity.

NO IMPACT

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14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. *Would the project induce substantial unplanned population growth in an area, either directly or indirectly?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City’s RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. As discussed in Section 8, *Description of Project*, the land inventory could accommodate up to 1,900 housing units to meet the City’s RHNA. The RHNA allocation of 1,376 units is intended to accommodate forecasted population growth in addition to addressing overcrowding in the City. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City’s RHNA requirements and help relieve overcrowding and existing cost burden while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City’s General Plan including the 2013-2021 Housing Element.

According to the California Department of Finance (2021), the City of Camarillo has an estimated population of 69,708. SCAG estimates a population increase to 76,100 by 2045, which is an increase of 9.2 percent or 6,392 persons (DOF 2020). According to Table 7-4 of the Housing Element Update, the average household size was 2.76 persons in 2018. At this household size, if the up to 1,900 housing units shown in the Housing Element Update land inventory were all to develop, they would house approximately 5,244 persons, which is 82% of SCAG’s 2045 population estimate for the City. The proposed project, however, would not directly increase the amount of housing in the City because, while it may affect the amount or location of income-restricted units in the City, it would not increase the total number of units allowed on any property. The Housing Element Update would emphasize the creation of new housing units within urban infill areas of the City, but all the sites identified in the Housing Element Update land inventory are already zoned to accommodate the number of units shown for each site in the land inventory.

Adoption and implementation of the Housing Element would not induce growth beyond that already zoned for and anticipated in other regional planning do. The proposed project would not result in a direct or indirect population increase, as it would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, the proposed project simply provides appropriate guidance

for the residential growth that would occur with or without project implementation. Therefore, no impact would occur.

NO IMPACT

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

As discussed under Impact 14a, the proposed project may influence the proportion of affordable or market-rate units in future residential developments on various properties throughout the City, but would not change the total amount of residential development allowed on any property because it would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. It therefore does not include any components that would displace substantial amounts of existing housing or people. Therefore, no impact would occur.

NO IMPACT

15 Public Services and Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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a. Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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 following public services?				
▪ Fire Protection				
▪ Police Protection				
▪ Schools				
▪ Parks				
▪ Other Public Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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 following public services?</i>				
▪ <i>Fire Protection</i>				
▪ <i>Police Protection</i>				
▪ <i>Schools</i>				

- *Parks*
- *Other Public Services*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

Although the actions included in the proposed project are intended to positively influence the availability of affordable housing to City residents, the project would not grant additional entitlements for anticipated development beyond that evaluated in the 2006 General Plan EIR. The project would not involve any changes in land use designations or zoning or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. Accordingly, the amount of housing anticipated under the project would remain consistent with existing zoning and land use designations analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element. As discussed in Section 14, *Population and Housing*, the proposed project would also not conflict with forecasted future residential growth for the City. The project would not directly result in development of a specific site, or fundamentally change any area within the City. It would therefore not 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.

NO IMPACT

- 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. *Does 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 land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

Although the actions included in the proposed project are intended to positively influence the availability of affordable housing to City residents, the project would not grant additional entitlements for anticipated development beyond that evaluated in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element. The project would not involve any changes in land use designations or zoning or allowed density of any parcel. Rather, it

would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. Accordingly, the amount of housing anticipated under the project would remain consistent with existing zoning and land use designations analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element. As discussed in Section 14, *Population and Housing*, the proposed project would also not conflict with forecasted future residential growth for the City. The project would not directly result in development of a specific site, or fundamentally change any area within the City. It would therefore not induce population or growth in housing or other types of development that would create the need for new or expanded parks or cause an acceleration in the deterioration of existing parks.

NO IMPACT

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16 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) for the reduction of vehicle miles travelled (VMT)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The land inventory for the proposed project yields housing units that exceed those needed to meet the City’s RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City’s RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City’s General Plan including the 2013-2021 Housing Element.

The City’s General Plan aims to correlate with the City’s Housing Element to maintain a balance of housing, jobs, community services, and open space in addition to meeting the needs of current residential units and future proposed housing needs (City of Camarillo 2014). The goal of the Circulation Element of the City’s General Plan is to provide residents with more transportation choices by strengthening and balancing bicycle, pedestrian, and transit opportunities in the City and surrounding region. For example, Policies under Objective 1.3 of this Element are to help reduce motor vehicle emissions, consistent with regional air quality and transportation plan policies. Furthermore, Policies under Objective 2.1 are to minimize the amount of conflict between all modes of transit (primarily automobiles, commercial vehicles, pedestrians, and bicycles) in order to promote safety and efficiency.

The proposed project would be consistent with these goals, policies, and actions because it would not would not directly result in development of a specific site, fundamentally change any area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather,

it would facilitate housing, including affordable housing, in areas where housing of similar density could already occur in accordance with existing land use regulations. Although the actions included in the project are intended to positively influence the availability of affordable housing to City residents, the project would not grant additional entitlements for anticipated development. Existing zoning and land use designations analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element. As discussed in Section 14, *Population and Housing*, the proposed project would also not conflict with forecasted future residential growth for the City. Accordingly, the amount of housing anticipated under the project would remain consistent with existing zoning and land use designations analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element. The project would therefore not increase or redistribute traffic in a way that would conflict with any applicable plans, policies, or ordinances relating to the performance of the circulation system, and there would be no impact.

NO IMPACT

- b. *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) for the reduction of vehicle miles travelled (VMT)?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

As discussed throughout this Initial Study (including Section 16.a above), the proposed project would be consistent with current land use designations and zoning, as well as population projections. It would also not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. It would therefore not have any direct effect on travel patterns, including VMT. Therefore, the Project would have no impact related to VMT.

NO IMPACT

- c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?*
- d. *Would the project result in inadequate emergency access?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed

density of any parcel. The project would therefore not materially affect the physical environment. All applicable City policies and review processes related to hazards and emergency access (as described in Section 8, *Hazards and Hazardous Materials*) would continue to apply to future development carried out after adoption of the proposed project. The project would therefore not increase hazards due to a design feature or incompatible use, or result in emergency access, and there would be no impact.

NO IMPACT

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17 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Water

As stated in the City's 2020 Urban Water Management Plan (2021 UWMP), the City's water system is a geographically complex system of six reservoirs (four above ground and two underground) with a total combined capacity of 13.4 million gallons (MG), four groundwater wells, eight connections for importing water from Calleguas Municipal Water District (CMWD), three pumping stations, and 11 pressure reducing valve locations. Furthermore, Camarillo's current water distribution system consists of approximately 190 miles of 6-inch through 20-inch diameter pipelines. The City also

maintains and operates the Camarillo Water Reclamation Plant. Two distinct sources provide surface and groundwater to the City supply system.

- Pleasant Valley Basin
- State Water Project

The 2020 UWMP prepared by Water Systems Consulting, Inc., dated June 23, 2021, provides the most current information regarding the City's water supply. The UWMP is required by the California State Water code. The UWMP is a long-term planning tool that provides water purveyors and their customers a broad perspective on water supply issues over a 20 to 25 year period. The UWMP is also a management tool, providing the framework for action, but does not function as a detailed project development plan.

Wastewater

The Camarillo Sanitary District (CSD) is permitted to receive, and has a design capacity of, 7.25 million gallons per day (MGD), and reclaimed about 554 Million Gallons of wastewater in 2016 for irrigation (City of Camarillo 2017). The treatment plant occupies a 20-acre site on Howard Road next to Conejo Creek. The treatment plant has undergone several modifications to increase its capacity and to incorporate new technologies. The plant currently treats about 4.0 million gallons of wastewater each day. In addition to the treatment plant, the district maintains nearly 158 miles of underground sewer lines and four pump stations. Since the inception of the district, the treated wastewater has been used to irrigate adjacent farmlands.

Last year about 289 million gallons of wastewater were reclaimed for irrigation.

Stormwater

The City of Camarillo works collaboratively with the Ventura County Watershed Protection District, the County of Ventura, and other cities throughout the county to meet clean water regulations under the Countywide Stormwater Program. Each of these public entities operates separate municipal storm drain systems and discharge stormwater under the Ventura Countywide Stormwater NPDES permit.

Solid Waste

The City of Camarillo contracted E.J. Harrison & Sons to manage the collection and disposal of solid waste throughout the City. Waste is sorted at the Gold Coast Recycling and Transfer Station, and what cannot be recycled is then sent to landfills. The majority of waste sent to landfill is sent to the Toland Road Landfill, which is managed by the Ventura Regional Sanitation District. Toland Road Landfill has a maximum permitted throughput of 1,500 tons per day and a maximum capacity of 30 million cubic yards (CalRecycle 2018). Current throughput at this landfill is about 1,400-1,500 tons per day so the Ventura County Sanitation District is currently seeking to increase the permitted daily throughput to 1,800 tons per day. Waste can also be sent to the Simi Valley Landfill, managed by Waste Management. These are both permitted non-hazardous waste landfills and are able to handle increased waste capacities if needed (City of Camarillo 2017).

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

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

Policy 10 of the City's Open Space Element is to encourage development in areas where services currently exist and are underused to promote efficient extension of utilities and services. The Housing Element Update would be consistent with these policies and actions because it would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar density could already occur in accordance with existing land use regulations, and utilities and service systems already exist or have already been planned for extension to these areas. It would therefore not materially affect the physical environment.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. The project would therefore not generate wastewater, or create increased demand for water, electric power, natural gas, or telecommunications facilities. Because of this, the project is fully consistent with the City's General Plan, and projects carried out subsequent to adoption of the project would be subject to the General Plan requirements relating to these utilities and service systems as discussed above, the project would not require or result in the construction of new facilities or expansion of existing facilities related to these utilities and service systems, and there would be no impact.

NO IMPACT

- 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?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. As explained in Section 14, *Population and Housing*, the project could result in a greater proportion of allowed units on particular sites being affordable but would not increase the

total number of units allowed on any site. It would therefore not materially affect the physical environment. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan, including objectives and policies related to wildland fires, such as policy SAF-4.3a, which is to refer development plans to the Fire Department to assure adequacy of structural fire protection, access for firefighting, water supply, and vegetation clearance. All applicable regulations, policies, and review processes related to fire prevention and fire protection would continue to apply to future development carried out after adoption of the project. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Furthermore, the Housing Element update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Camarillo. Because it is a policy document, the Housing Element update would not, in and of itself, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project would therefore have no impact related to wildfire.

NO IMPACT

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

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The Housing Element update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Camarillo. Because it is a policy document, the Housing Element update will not, in and of itself, result in impacts related to wastewater treatment.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar density could already occur in accordance with existing land use regulations. It would therefore not materially affect the physical environment. Because the project would not materially affect the physical environment, it would not produce wastewater flows that would add to the CSD's current influent flow of 4.0 MGD, which in turn does not exceed the existing CSD design capacity of 7.25 MGD. Therefore, the project would have no impact on the City's wastewater treatment requirements.

NO IMPACT

- 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 land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

As discussed in the Solid Waste portion of the Existing Setting section, Toland Road Landfill is currently accepting up to about its currently permitted daily solid waste throughput of 1,500 tons, but the Sanitation District is seeking to increase the permitted daily throughput to 1,800 tons per day. Additionally, the City has contracted E.J. Harrison & Sons for trash collection.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar density could already occur in accordance with existing land use regulations. It would therefore not materially affect the physical environment and would thus not increase generation of solid waste. The Housing Element update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Camarillo. Because it is a policy document, the Housing Element update would not, in and of itself, generate solid waste that would be sent to area landfills, and there would be no impact.

NO IMPACT

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18 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near areas or lands classified in the City of Camarillo’s General Plan Safety Element as very high or high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation and 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The entire southern California region is prone to large wildfires due to its hot, dry climate and expansive coverage of ignitable vegetation. During the autumn and winter months, strong offshore Santa Ana wind events carry dry, desert air and can fan fast-moving fires that spread rapidly from heavily-vegetated wilderness and mountainous areas into developed communities. The City of Camarillo is in a highly urbanized area of Ventura County, which limits the spread of large, uncontrolled wildfires. However, the area is prone to regular brush fires, particularly during summer heat waves, which can pose a safety risk.

While a natural ecological process in coastal chaparral and forest systems, wildfire return intervals have decreased throughout southern California, resulting in more frequent ecological disturbance, loss of biodiversity, and colonization by non-native grass species (U.S. Forest Service 2018). Furthermore, post-fire conditions leave exposed mountain slopes and hillsides vulnerable to surface erosion and runoff. Debris flows during post-fire rainy seasons can pose a risk to life and property and occur with little warning. In southern California, as little as 0.3 inch of rain in 30 minutes can produce debris flows on post-fire landscapes (U.S. Geological Survey 2018).

- a. *If located in or near areas or lands classified in the City of Camarillo's General Plan Safety Element as very high or high fire hazard severity zones, would the project, would the project substantially impair an adopted emergency evacuation plan?*
- b. *If located in or near areas or lands classified in the City of Camarillo's General Plan Safety Element as very high or high fire hazard severity zones, would the project, would the project 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?*
- c. *If located in or near areas or lands classified in the City of Camarillo's General Plan Safety Element as very high or high fire hazard severity zones, would the project, would the project require the installation and 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. *If located in or near areas or lands classified in the City of Camarillo's General Plan Safety Element as very high or high fire hazard severity zones, would the project, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1, without the need to change the zoning or land use designation of any of these sites. The City therefore has adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements while also ensuring potential environmental impacts would not exceed those analyzed in the CEQA review documents for the various elements of the City's General Plan including the 2013-2021 Housing Element.

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. As explained in Section 14, *Population and Housing*, the project could result in a greater proportion of allowed units on particular sites being affordable but would not increase the total number of units allowed on the site. It would therefore not materially affect the physical environment. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan, including objectives and policies related to wildland fires, such as policy SAF-4.3a, which is to refer development plans to the Fire Department to assure adequacy of structural fire protection, access for firefighting, water supply, and vegetation clearance. All applicable regulations, policies, and review processes related to fire prevention and fire protection would continue to apply to future development carried out subsequent to adoption of the project. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

The project would therefore have no impact related to wildfire.

NO IMPACT

19 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Does the project:

a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

-
- 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*
- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

The proposed project would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel. Rather, it would facilitate housing, including affordable housing, in areas where housing of similar density could already occur in accordance with existing land use regulations. It would therefore not materially affect the physical environment. Therefore, as discussed throughout this Initial Study, the project would not have substantial adverse effects on fish or wildlife, have cumulatively considerable effects, or have any substantial adverse effects on human beings, and there would be no impact.

NO IMPACT

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List of Preparers

Rincon Consultants, Inc. prepared this IS-ND under contract to the City of Camarillo. Persons involved in data gathering analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Joe Power, AICP, Principal
Greg Martin, AICP, Senior Planner/Project Manager
Allysen Valencia, GIS Analyst
Destiny Timms, Associate Planner

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Appendix A

Tribal Cultural Resources Consultation Materials



City of Camarillo

Department of Community Development

601 Carmen Drive, Camarillo CA 93010 | 805.388.5360 p | 805.388.5388 f

February 2, 2021

Chumash Council of Bakersfield
Julio Quair, Chairperson
729 Texas Street
Bakersfield, CA, 93307

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Camarillo 2021-2029 Housing Element Update, Camarillo, Ventura County, California

Dear Chairperson Quair:

The City of Camarillo (City) is in the process of preparing a Negative Declaration (ND) for the City's 2021-2029 Housing Element Update (proposed project). The proposed Housing Element Update is intended to maintain the City's General Plan compliance with State law. It includes an inventory of sites available and appropriate for the development of housing (the land inventory) to demonstrate that the City has the capacity to meet its share of the 2021-2029 Regional Housing Needs Assessment (RHNA); and includes goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

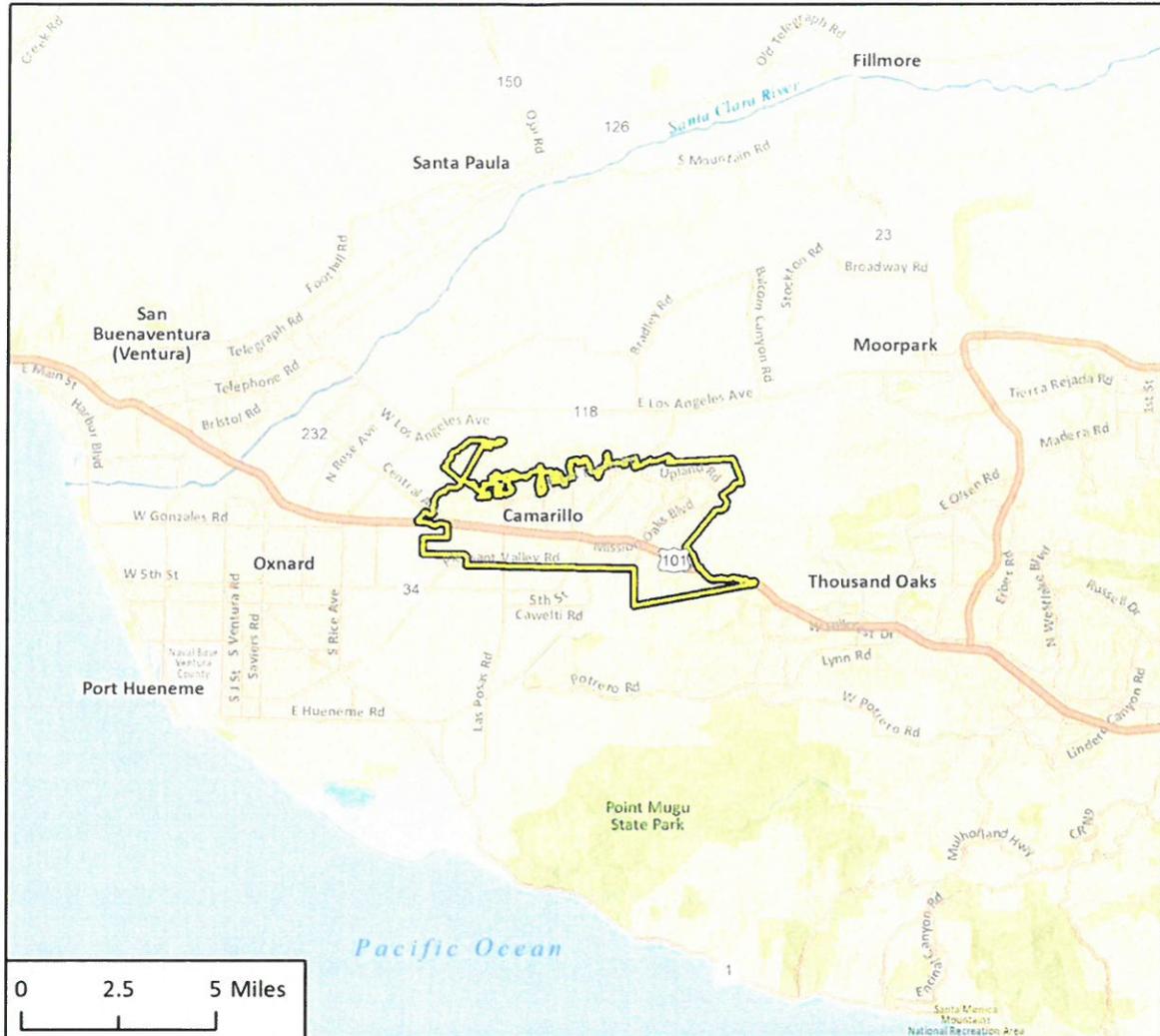
The proposed project consists of an update to the City's General Plan and, therefore, must also comply with California Public Resources Code § 65352.3 – 65352.4 (Senate Bill 18), which requires local governments to conduct meaningful consultation with California Native American tribes on the contact list maintained by the Native American Heritage Commission prior to the adoption or amendment of a city or county general plan for the purpose of protecting cultural places on lands affected by the proposal.

Your tribe's input is important to the City's planning process. We request that you advise us as early as possible if you wish to consult on the proposed project. Under AB 52, you have 60 days and under the provisions of SB 18, have 90 days from the date of receipt of this notice to advise the City if you are interested in further consultation. If you require any additional information or have any questions, please contact me at 805-388-5366 or via e-mail at dmoe@cityofcamarillo.org. Thank you for your assistance.

Sincerely,

David C. Moe II
Assistant Director of Community Development

Enclosed: Project Location Map



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 City of Camarillo





City of Camarillo

Department of Community Development

601 Carmen Drive, Camarillo CA 93010 | 805.388.5360 p | 805.388.5388 f

February 2, 2021

Barbareño/Ventureño Band of Mission Indians
Julie Tumamait-Stenslie, Chairperson
365 North Poli Avenue
Ojai, CA, 93023

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Camarillo 2021-2029 Housing Element Update, Camarillo, Ventura County, California

Dear Chairperson Tumamait-Stenslie:

The City of Camarillo (City) is in the process of preparing a Negative Declaration (ND) for the City's 2021-2029 Housing Element Update (proposed project). The proposed Housing Element Update is intended to maintain the City's General Plan compliance with State law. It includes an inventory of sites available and appropriate for the development of housing (the land inventory) to demonstrate that the City has the capacity to meet its share of the 2021-2029 Regional Housing Needs Assessment (RHNA); and includes goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

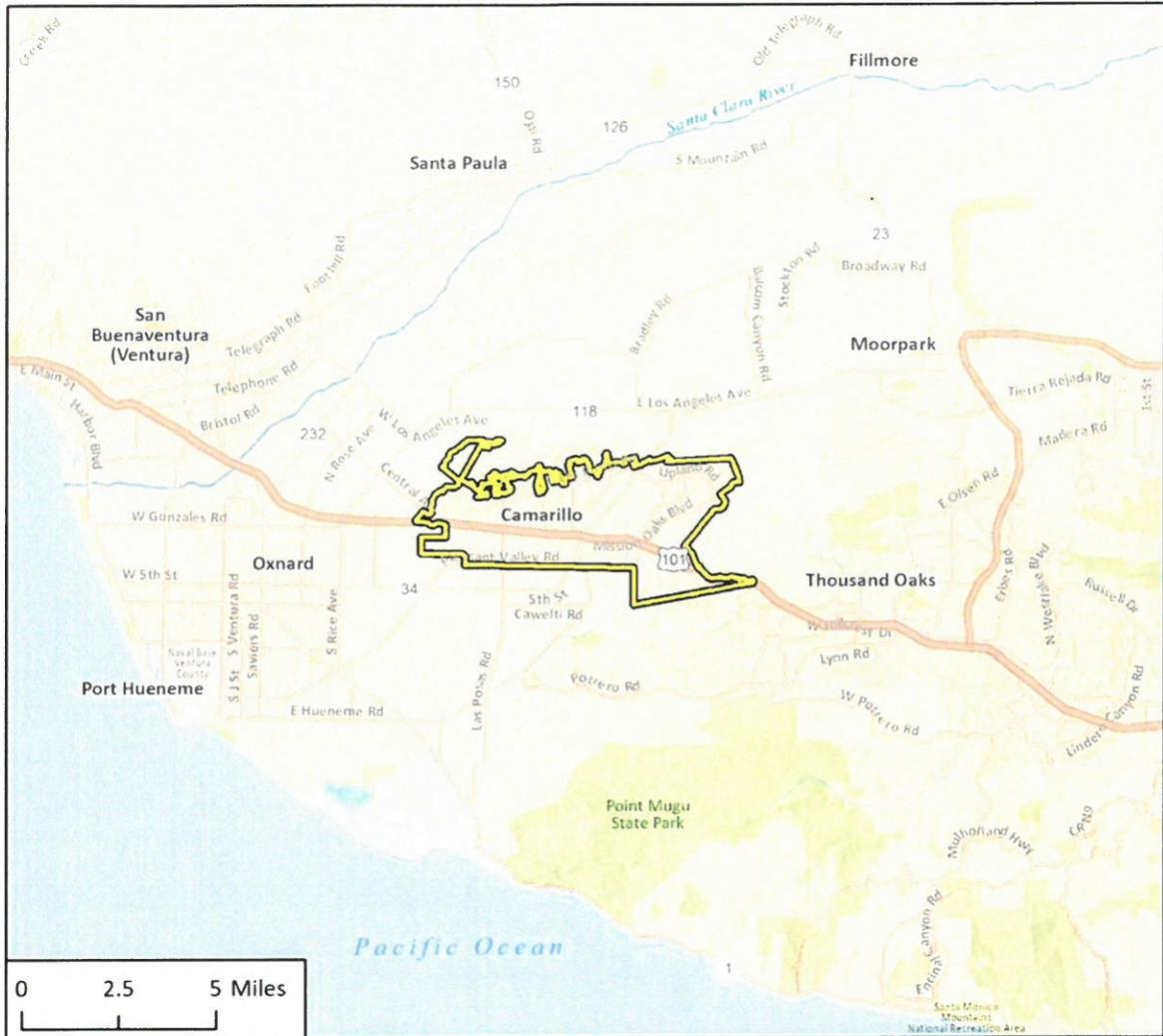
The proposed project consists of an update to the City's General Plan and, therefore, must also comply with California Public Resources Code § 65352.3 – 65352.4 (Senate Bill 18), which requires local governments to conduct meaningful consultation with California Native American tribes on the contact list maintained by the Native American Heritage Commission prior to the adoption or amendment of a city or county general plan for the purpose of protecting cultural places on lands affected by the proposal.

Your tribe's input is important to the City's planning process. We request that you advise us as early as possible if you wish to consult on the proposed project. Under AB 52, you have 60 days and under the provisions of SB 18, have 90 days from the date of receipt of this notice to advise the City if you are interested in further consultation. If you require any additional information or have any questions, please contact me at 805-388-5366 or via e-mail at dmoe@cityofcamarillo.org. Thank you for your assistance.

Sincerely,

David C. Moe II
Assistant Director of Community Development

Enclosed: Project Location Map



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 City of Camarillo





City of Camarillo

Department of Community Development

601 Carmen Drive, Camarillo CA 93010 | 805.388.5360 p | 805.388.5388 f

February 2, 2021

Coastal Band of the Chumash Nation
Mariza Sullivan, Chairperson
P.O. Box 4464
Santa Barbara, CA 93140

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Camarillo 2021-2029 Housing Element Update, Camarillo, Ventura County, California

Dear Chairperson Sullivan:

The City of Camarillo (City) is in the process of preparing a Negative Declaration (ND) for the City's 2021-2029 Housing Element Update (proposed project). The proposed Housing Element Update is intended to maintain the City's General Plan compliance with State law. It includes an inventory of sites available and appropriate for the development of housing (the land inventory) to demonstrate that the City has the capacity to meet its share of the 2021-2029 Regional Housing Needs Assessment (RHNA); and includes goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

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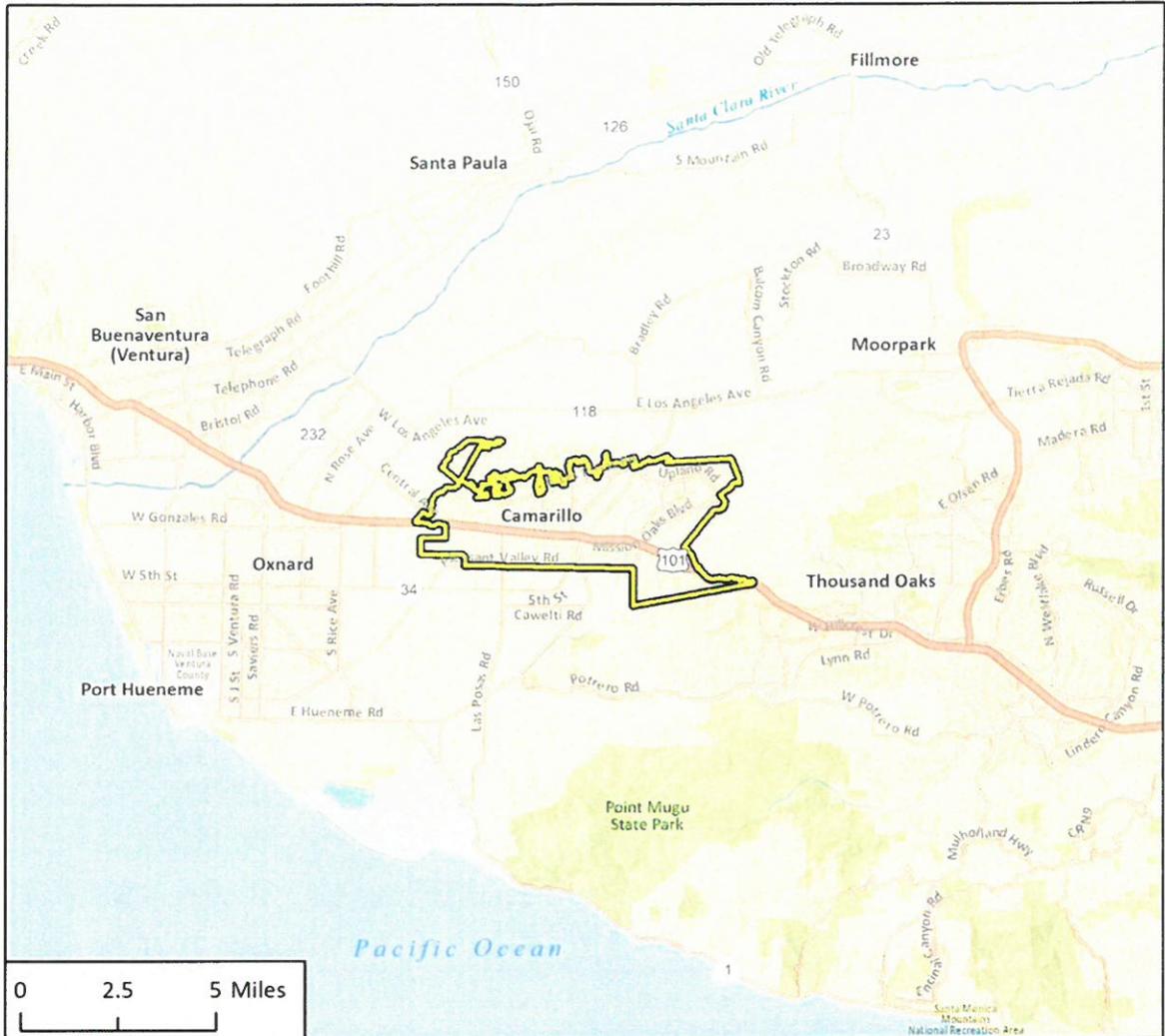
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Sincerely,

David C. Moe II
Assistant Director of Community Development

Enclosed: Project Location Map



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 City of Camarillo





City of Camarillo

Department of Community Development

601 Carmen Drive, Camarillo CA 93010 | 805.388.5360 p | 805.388.5388 f

February 2, 2021

San Luis Obispo County Chumash Council
Mark Vigil, Chief
1030 Ritchie Road
Grover Beach, CA 93433

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Camarillo 2021-2029 Housing Element Update, Camarillo, Ventura County, California

Dear Chief Vigil:

The City of Camarillo (City) is in the process of preparing a Negative Declaration (ND) for the City's 2021-2029 Housing Element Update (proposed project). The proposed Housing Element Update is intended to maintain the City's General Plan compliance with State law. It includes an inventory of sites available and appropriate for the development of housing (the land inventory) to demonstrate that the City has the capacity to meet its share of the 2021-2029 Regional Housing Needs Assessment (RHNA); and includes goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

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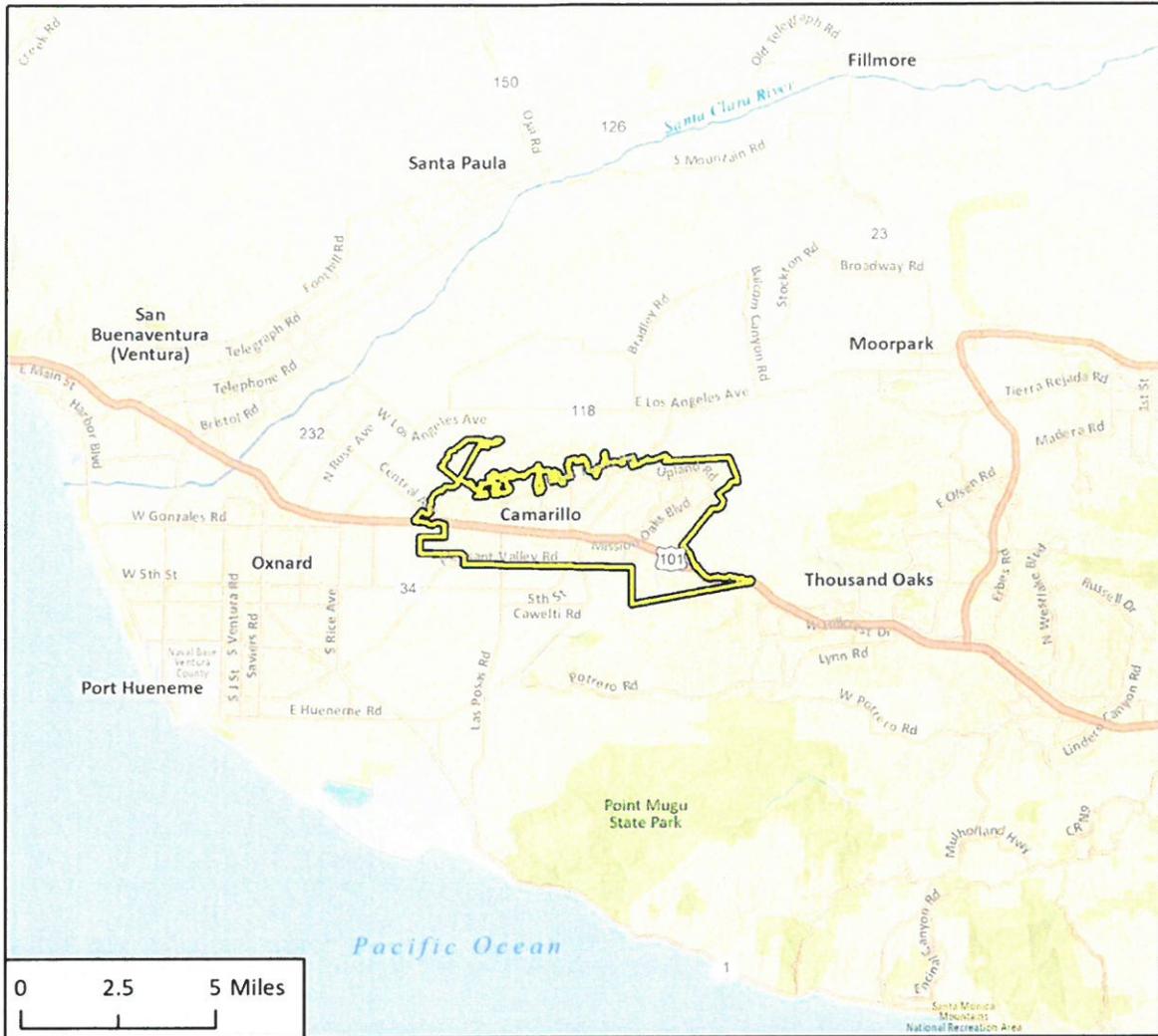
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Sincerely,

David C. Moe II
Assistant Director of Community Development

Enclosed: Project Location Map



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 City of Camarillo





City of Camarillo

Department of Community Development

601 Carmen Drive, Camarillo CA 93010 | 805.388.5360 p | 805.388.5388 f

February 2, 2021

Northern Chumash Tribal Council
Fred Collins, Spokesperson
P.O. Box 6533
Los Osos, CA 93412

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Camarillo 2021-2029 Housing Element Update, Camarillo, Ventura County, California

Dear Mr. Collins:

The City of Camarillo (City) is in the process of preparing a Negative Declaration (ND) for the City's 2021-2029 Housing Element Update (proposed project). The proposed Housing Element Update is intended to maintain the City's General Plan compliance with State law. It includes an inventory of sites available and appropriate for the development of housing (the land inventory) to demonstrate that the City has the capacity to meet its share of the 2021-2029 Regional Housing Needs Assessment (RHNA); and includes goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

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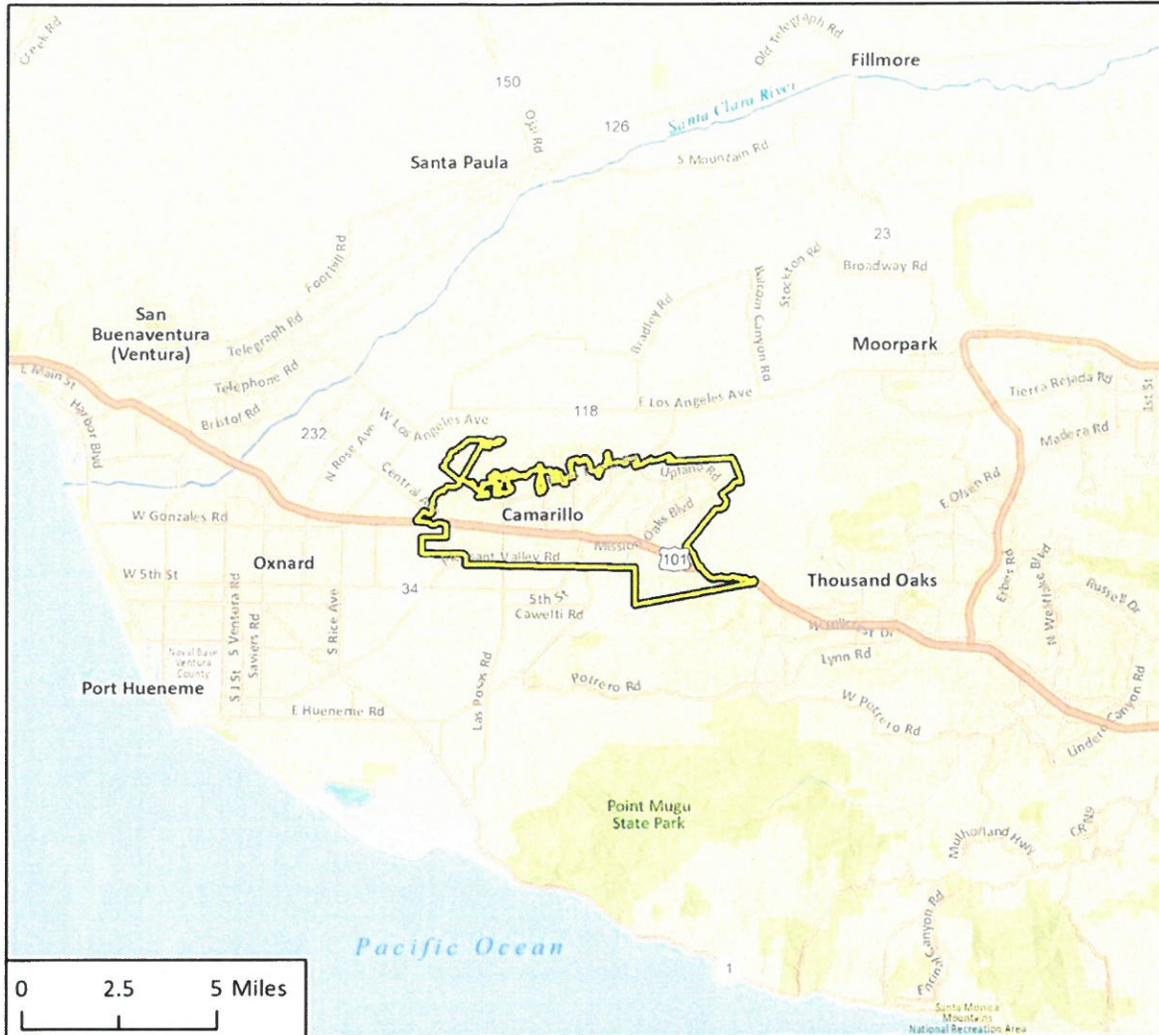
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Sincerely,

David C. Moe II
Assistant Director of Community Development

Enclosed: Project Location Map



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 City of Camarillo





City of Camarillo

Department of Community Development

601 Carmen Drive, Camarillo CA 93010 | 805.388.5360 p | 805.388.5388 f

February 2, 2021

Santa Ynez Band of Chumash Indians
Kenneth Kahn, Chairperson
P.O. Box 517
Santa Ynez, CA 93460

RE: Assembly Bill 52 and Senate Bill 18 Consultation, City of Camarillo 2021-2029 Housing Element Update, Camarillo, Ventura County, California

Dear Chairperson Kahn:

The City of Camarillo (City) is in the process of preparing a Negative Declaration (ND) for the City's 2021-2029 Housing Element Update (proposed project). The proposed Housing Element Update is intended to maintain the City's General Plan compliance with State law. It includes an inventory of sites available and appropriate for the development of housing (the land inventory) to demonstrate that the City has the capacity to meet its share of the 2021-2029 Regional Housing Needs Assessment (RHNA); and includes goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

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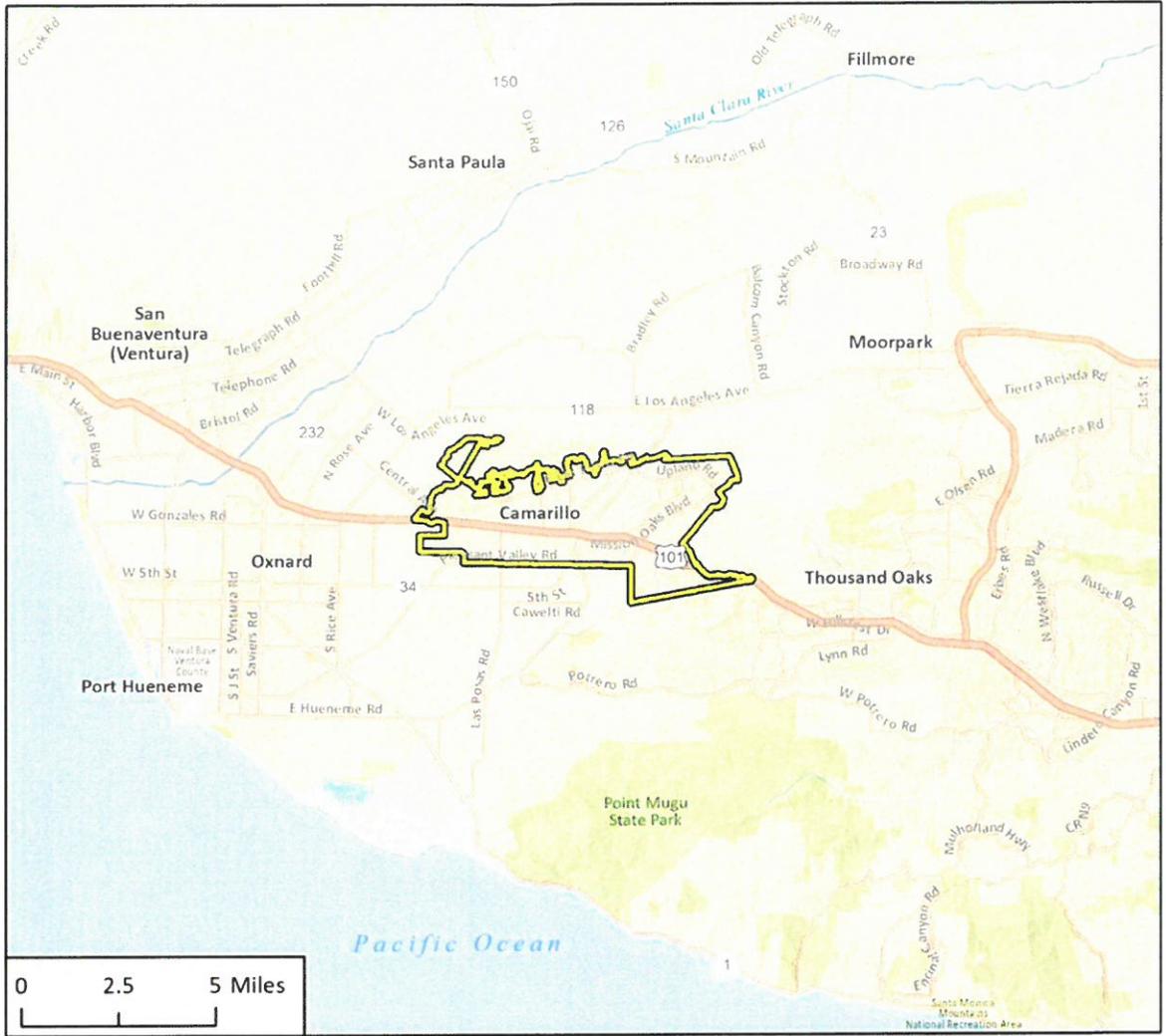
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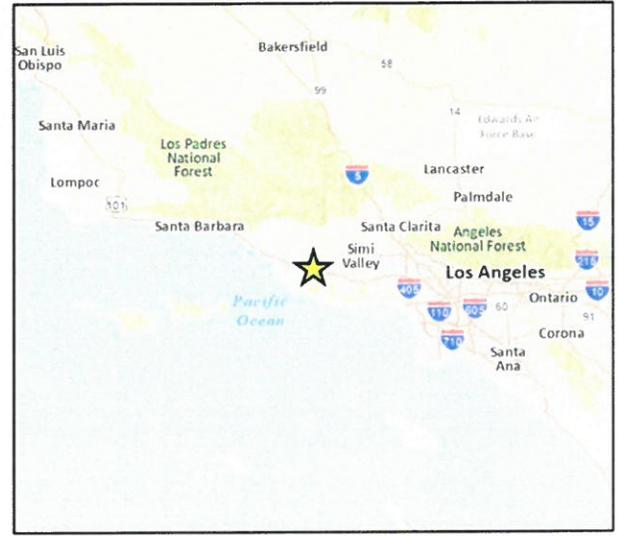
David C. Moe II
Assistant Director of Community Development

Enclosed: Project Location Map



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 City of Camarillo





Santa Ynez Band of Chumash Indians
Tribal Elders' Council

P.O. Box 517 ♦ Santa Ynez ♦ CA ♦ 93460

Phone: (805)688-7997 ♦ Fax: (805)688-9578 ♦ Email: elders@santaynezchumash.org

February 11, 2021

City of Camarillo
Department of Community Development
601 Carmen Drive
Camarillo, CA 93010

Att.: David C. Moe II, Assistant Director of Community Development

Re: City of Camarillo 2021-2029 Housing Element Update

Dear Mr. Moe:

Thank you for contacting the Tribal Elders' Council for the Santa Ynez Band of Chumash Indians.

At this time, the Elders' Council requests no further consultation on this project; however, we understand that as part of NHPA Section 106, we must be notified of the project.

Thank you for remembering that at one time our ancestors walked this sacred land.

Sincerely Yours,

Kelsie Merrick

Administrative Assistant | Elders' Council and Culture Department
Santa Ynez Band of Chumash Indians | Tribal Hall
(805) 688-7997 ext. 7516
kmerrick@santaynezchumash.org

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