

1.0 EXECUTIVE SUMMARY

1.0.1 INTRODUCTION/PURPOSE

This draft environmental impact report (Draft EIR) has been prepared to evaluate specific environmental impacts associated with the proposed St. John's Seminary Residential Community Project, also referred to herein as the proposed project, in the City of Camarillo. The City of Camarillo is the Lead Agency for the environmental review and, after the comment/response process, is the certifying agency for the Final EIR.

The Notice of Preparation (NOP), prepared by the City of Camarillo, indicated that the proposed project may have significant effects on aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards, hydrology and water quality, land use, noise, population and housing, public services, recreation, transportation and traffic, and utilities. Because of these potential effects, an EIR is required to more fully evaluate potential adverse environmental impacts that may result from development of the proposed project.

This Draft EIR has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code Section 21000 et seq.), and the *State CEQA Guidelines for Implementation of CEQA* (California Code of Regulations, Title 14, Section 15000 et seq.). This Draft EIR also complies with the City of Camarillo's procedures for implementation of CEQA.

The purpose of this Draft EIR is to inform decision makers and the general public of any significant adverse environmental impacts that may be associated with the planning, construction, and operation of the proposed project, and to identify appropriate feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts. This Draft EIR also includes evaluation of reasonable alternatives to the proposed project, including a No Project Alternative, and a Reduced Project Alternative.

1.0.2 PROJECT OVERVIEW

The applicant has requested that the City of Camarillo approve the development of up to 300 residential units on 44.80 acres of the 88.45-acre proposed St. John's Seminary Residential Community Project site. Within the 44.80-acre development envelope, implementation of the proposed St. John's Seminary Residential Community Project would permit a mix of residential, open space, and recreational land uses. The focus of the St. John's Seminary Residential Community Project is a senior citizen housing development of up to 300 residential units.

1.0.3 PROJECT LOCATION AND SETTING

The project site is located in the northeastern portion of the City of Camarillo. **Figure 3.0-1, Existing Conditions and Project Location Map**, and **Figure 3.0-2, Regional Location Map**, illustrate the regional and local location of the proposed St. John's Seminary Residential Community Project; and identify the surrounding land uses.

1.0.4 PROJECT DESCRIPTION

The proposed project would create a comprehensive land use plan for development of a residential senior citizen housing development of up to 300 residential units, with a rural character and a low-medium density, within the St. John's Seminary property.

The residential units would be comprised of a mix of traditional single family detached dwelling units, clustered single family detached units), and clustered duplex units. Residential units would generally be developed in clusters separated by areas of landscaped open space. The proposed development plan is described in greater detail in **Section 3.5; Project Characteristics**. In addition to the residential units a recreational building is also proposed in the northern portion of the proposed project site. A site plan is included as **Figure 3.0-3, Conceptual Site Plan**, and **Table 1.0-1, Proposed Project Land Use Summary**, includes a listing of pertinent statistics relevant to the proposed St. John's Seminary Residential Community Project.

**Table 1.0-1
Proposed Project Land Use Summary**

Land Use	Density	# of Units	Acreage	% of Total
Residential	6.69 du/acre	300	44.80	50.7
Streets/Circulation			2.38	2.7
Recreation Areas			1.17	1.3
Open Space Areas			40.10	45.3
Project Total	3.39 du/acre	300	88.45	100.0

du = dwelling unit

Source: Shea Homes, August 2016

Development of the proposed project would also include the provision of a new 0.26 acre (11,297 square foot) trailhead located off of Upland Road, along the southern boundary of the project site. The new trailhead site would provide 16 parking spaces (15 standard and one ADA compliant), along with

picnicking facilities, landscaping, lighting and way-finding signage, refer to **Figure 3.0-4, Conceptual Trailhead Site Plan**.

Pursuant to Section 15051 of the *State CEQA Guidelines*, the City of Camarillo is acting as lead agency for the environmental review of the proposed St. John's Seminary Residential Community Project.

Approval of the following discretionary actions is being requested:

- General Plan Amendment
- Zone Change to Residential Planned Development (RPD)

Subsequent approvals for the development of the site would include tentative tract maps, and residential planned development permits, landscaping approvals, exterior design approvals, storm water discharge permits, grading permits, and installation and hookup approvals for public utilities and related permits.

1.0.5 PROJECT OBJECTIVES

The applicant has identified the following proposed project objectives:

- Provide a planned development that furthers the community objectives for residential development including a variety of building forms and types and sensible neighborhood planning techniques
- Meet the community's need for a senior citizen housing development with a rural character and a low-medium density consistent the City's planning objectives.
- Respect the property's significant cultural and historical context by developing neighborhoods with architecture compatible with the adjacent St. John's Major Seminary campus;
- Respect the natural hillside topography and preserve views into and out of the site wherever feasible given existing geologic constraints;
- Permit development only at an appropriate scale which will increase the City's housing and land use mix within the City's urban restriction boundary (CURB) limits while not adversely impacting surrounding infrastructure or existing neighborhoods;
- Provide a source of revenue to ensure ongoing operation of the St. John's Major Seminary;
- Utilize design techniques and guidelines to minimize environmental impacts, such as Low Impact Development (LID) stormwater management, contour (or landform) hillside.

1.0.6 SUMMARY OF PROPOSED PROJECT IMPACTS

This EIR is focused on those environmental impact categories identified by the City of Camarillo as having potentially significant impacts during the notice of preparation, and public review period for the

initial study. Environmental factors are listed by the level of significance of their impacts, both project-specific and cumulative in **Table 1.0-2, Significance of Environmental Issues for the Proposed Project**, as determined in the initial study and analyzed in the EIR.

**Table 1.0-2
Significance of Environmental Issues for the Proposed Project**

No Impact	Less than Significant Impact	Less than Significant Impact With Mitigation	Significant Unavoidable Impact
Mineral Resources	Aesthetics Geology and Soils Hazards/Hazardous Materials Land Use Noise Population and Housing Public Services: Education Fire Protection Law Enforcement Parks and Recreation Transportation/Traffic Utilities: Wastewater Water	Air Quality Biological Resources Hydrology and Water Quality Utilities: Solid Waste	Agricultural Resources Cultural Resources

1.0.6 UNAVOIDABLE ADVERSE IMPACTS

The proposed project will result in unavoidable significant impacts with regard to the following areas:

Agricultural Resources

The proposed project, upon development, will convert approximately 56.82 acres of Important Farmland, (12.10 acres of Prime Farmland, and 44.72 acres of Unique Farmland) to residential and ancillary uses. As per the City of Camarillo Threshold Guidelines (adopted from the *State CEQA Guidelines*, Appendix G) the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use would constitute a significant and unavoidable adverse impact.

Cultural Resources

The integrity and eligibility of the St. John's Seminary campus meet the criteria to qualify as a historic resource as listed under the federal and state regulations. These regulations include the National Historic Preservation Act of 1966 and the California Register of Historic Resources. The seminary derives its importance from its status as an exemplar of the New Formalism style designed by A. C. Martin Partners, one of California's leading architectural firms for the last 100 years. The site meets criteria that include the representation of the work of a master, the distinctive type of architectural style that defines a period and reflects the city's historical heritage. The proposed project will materially alter in an adverse manner those physical characteristics of the building that make it eligible for listing as a historic resource as defined in *State CEQA Guidelines*. The proposed project would result in demolition of the St. John's Seminary and a significant and unavoidable impact to this resource.

1.0.7 MITIGATION MEASURES

A summary of the impacts, mitigation measures, and residual impacts for the proposed project and alternatives is provided in **Table 1.0-3, Summary of Mitigation Measures**.

**Table 1.0-3
Summary of Mitigation Measures**

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
Air Quality			
Conflict with or obstruct implementation of the applicable air quality plan.	Significant.	<p>Construction Mitigation</p> <p>6.3-1: All off-road construction equipment greater than 50 hp shall meet U.S. EPA Tier 4 emission standards, where available, to reduce ROC, NO_x, PM₁₀, and PM_{2.5} emissions at the project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB to the maximum feasible extent. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or VCAPCD operating permit shall be provided.</p> <p>6.3-2 Where possible, require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require trucks that meet U.S. EPA 2007 model year NO_x emissions requirements.</p>	Less than significant.

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
Biology			
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 Game or US Fish and Wildlife Service.	Significant.	<p data-bbox="804 326 1178 354">Demolition, Grading, and Construction</p> <p data-bbox="804 362 1640 467">6.4-1: When grading occurs in areas that may contain sensitive biological resources, a City-approved biologist shall be present to monitor grading activities to provide confirmation on presence or absence of sensitive species in the vicinity (at least 300 feet around the project site).</p> <p data-bbox="905 475 1640 557">If sensitive species are encountered, species-specific measures shall be prepared by a City-approved biologist in consultation with the CDFW and implemented to prevent any harm to the species.</p> <p data-bbox="804 565 1073 592"><i>Special-Status Wildlife Species</i></p> <p data-bbox="804 600 1640 755">6.4-2: To prevent potential impacts to special-status animal species during the implementation of the proposed project, a wildlife survey will be conducted prior to the start of construction and/or demolition. In the event that any special-status species are encountered, they will be relocated to the native habitat on the banks of Calleguas Creek. The construction fencing will also serve to exclude wildlife from the project site once construction has begun.</p> <p data-bbox="804 763 1640 917">6.4-3: To prevent potential impacts to overwintering flocks of monarch butterflies that may occur in the eucalyptus trees of the windrows on and surrounding the project site, eucalyptus trees proposed for removal will be surveyed prior to such action and prior to the start of construction and/or demolition. If a tree is occupied by monarch butterflies, that tree will be avoided until such time that the butterflies have migrated off the project site.</p> <p data-bbox="804 925 926 953"><i>Nesting Birds</i></p> <p data-bbox="804 961 1640 1071">6.4-4: To prevent potential impacts to nesting birds occupying the proposed project site during the breeding season from the months of March through August, construction, demolition, or site-preparation activities will not take place during this time when feasible.</p>	Less than significant.

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
Biology (continued)			
		<p>If postponement of construction until after the breeding season is not possible, the applicant shall have a field survey conducted by a qualified biologist to determine if active nests are present in the construction zone or within 300 feet (500 feet for raptors) of the construction zone. In accordance with USACE and CDFW permit requirements, the field survey shall be conducted no earlier than 45 days and no later than seven days prior to construction or site-preparation activities that would occur during this period. If active nests are found, a minimum 50-foot fenced barrier shall be erected around the nest site (the buffer may be greater or lesser, depending on the bird species and construction activity, as determined by the biologist). Clearing and construction within the buffer area shall be postponed or halted, at the discretion of the biological monitor, until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. The biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.</p>	
		<p>Operation</p>	
		<p>6.4-5: Prior to occupancy, a public awareness program shall be developed to prevent unleashed domestic animals from entering open space areas adjacent to the project site. This program must include promoting public education and awareness of the local biological resources and their sensitivity. The applicant and/or its contractor shall be responsible for the development of the public awareness program as well as installation of interpretive signs and fencing. The homeowners association (HOA), or an acceptable land manager/agency as approved by the City of Camarillo, must be responsible for maintaining this program, including signs and fencing.</p>	
		<p>6.4-6: All lighting along the perimeter of natural areas, particularly street lamps, shall be downcast luminaries and be shielded and oriented in a manner that will prevent spillage or glare into the open space areas of Calleguas Creek. The City of Camarillo shall approve final lighting orientation and design. All proposed lighting shall be consistent with City policies. It is recommended that any security lighting be controlled by motion detectors.</p>	

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
Cultural Resources			
Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.	Significant.	<p>6.5-1: Photo-document St. John's Seminary College prior to the alteration of its setting with large-format, black and white photography and provide a written report. The recordation shall be of sufficient detail to preserve a visual record of the college and its setting and shall meet the Historic American Buildings Survey (HABS)/Historic American Engineering Record (HAER) standards for documentation and photo-documentation of historic resources at a minimum Level 3 recordation. This documentation shall be donated to a suitable repository, such as the Camarillo Public Library and the Ventura County Museum of History and Art. Additionally, a copy of the recordation shall be donated to the St. John's Seminary Archive.</p> <p>6.5-2 Grading activities in the vicinity of identified cultural resources shall be monitored by a qualified monitor approved by the City.</p>	Significant and Unavoidable.
Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	Significant.	6.5-3: In the event that archeological resources are unearthed during project construction on the proposed residential portion of the proposed project, all earth-disturbing work within the vicinity of the find shall be temporarily suspended until a qualified archeologist has evaluated the nature and significance of the find.	Less than significant.
Directly or indirectly destroy a unique paleontological resource or site or unique geological feature.	Significant.	6.5-4: In the event that paleontological resources are unearthed during project construction on the proposed project, all earth-disturbing work within the vicinity of the find shall be temporarily suspended until a qualified paleontologist has evaluated the nature and significance of the find.	Less than significant.
Disturb any human remains, including those interred outside of formal cemeteries.	Significant.	<p>6.5-5: If human remains are encountered during a public or private construction (earthmoving) activity, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Ventura County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Ventura County Coroner must be notified within 24 hours.</p> <p>If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent (MLD) for this area. The MLD may become involved with the disposition of the burial following scientific analysis.</p> <p>Upon clearance by the coroner and the NAHC for Native American remains, construction (earthmoving) activities may resume.</p>	Less than significant.

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
Hydrology and Water Quality			
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on or off site.	Significant.	6.9-1: Prior to issuance of the first occupancy permit, an agreement shall be in place which states the Homeowner's Association as the responsible party for the regular maintenance of all on-site BMP structures (i.e., the replacement of catch basin inserts and the removal of built up sediment within the detention/retention basin). This agreement will describe the regular on-site maintenance activities (such as removing built up sediment within the detention/retention basin every five years) and the timing of said activities in accordance with City of Camarillo standards.	Less than significant.
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site.	Significant	6.9-2: Prior to approval of final maps, a site specific drainage report shall be prepared by a California registered engineer to determine soil and infiltration information regarding the technical feasibility of the detention/retention basin and the storm water infiltration BMPs. The drainage report shall include an assessment of project site conditions to verify the assumptions in the Encompass Consultant Group St. John's Seminary Residential Development Project Drainage Report (included in Appendix 6.9). Review of the site-specific drainage report shall be completed by a geotechnical consultant to confirm the feasibility of the proposed basin location and stormwater treatment BMPs. The site-specific drainage report shall be submitted to the City Engineer for review and approval.	Less than significant.

Impact	Significance	Mitigation Measure(s)	Level of Significance After Mitigation
Noise			
Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Significant.	<p>6.11-1 All construction areas for staging and warming-up equipment shall be located as far as possible from adjacent residences.</p> <p>6.11-2 Portable noise sheds for small, noisy equipment such as air compressors, dewatering pumps, and generators shall be provided where feasible.</p> <p>6.11-3 As feasible, construction activities shall use specially quieted equipment such as electric air compressors and similar power tools, rather than diesel equipment.</p> <p>6.11-4 All construction equipment powered by internal combustion engines shall be equipped with exhaust mufflers or other suitable noise reduction devices capable of achieving a sound attenuation of at least 3 dBA at 50 feet of distance.</p> <p>6.11-5 Construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixers, general truck idling) shall be conducted as far as possible from the nearest noise-sensitive land uses, particularly away Castillo de Rosas Residences, Woodcreek Road Residences, and Plata Rosa Court Residences.</p>	Less than significant.
Utilities - Solid Waste			
Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	Significant.	6.20-1: Prior to issuance of construction and grading permits, a waste reduction and recycling plan shall be prepared by the project applicant and approved by the City of Camarillo.	Less than significant.

1.0.8 ALTERNATIVES TO THE PROPOSED PROJECT

An EIR must briefly describe the rationale for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are feasible, and therefore merit in-depth consideration, and which are infeasible. Alternatives considered include a range of potential projects to meet the applicant's objectives while eliminating or reducing significant environmental impacts identified.

Alternatives considered include the following:

- No Project/No Development – Under this alternative, the proposed project would not be constructed. The current site would remain in its present condition for the near future. The St. John's Seminary College buildings would remain vacant and the surrounding agricultural uses would also remain.
- Reduced Project Alternative - Under this alternative, the St. John's Seminary College buildings would be demolished and a senior citizen housing development of 140 units would be developed.

These alternatives were identified to avoid or minimize the significant impacts identified for the proposed project.

Table 1.0-4, Summary Comparison of Alternatives to the Proposed Project, provides a comparative analysis of the environmental impacts of the proposed project and alternatives identified and more fully discussed and analyzed in **Section 7.0, Alternatives to the Proposed Project**

The No Project Alternative would be environmentally superior to the proposed project, as it would avoid all of the significant and unavoidable impacts of the proposed project. The No Project Alternative would not, however, meet any of the objectives of the proposed project.

In accordance with CEQA Guidelines Section 15126.6(e), if the environmentally superior alternative is the "no project" Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Based on the alternatives analysis provided, the Reduced Project Alternative is considered the environmentally superior alternative as it would lessen one of the significant and unavoidable impacts related to the proposed project. However, the Reduced Project Alternative would still result in the conversion of prime agricultural lands to residential purposes. This impact would still remain significant and unavoidable.

**Table 1.0-4
Comparison of Alternatives to the Proposed Project**

Environmental Issue Area	Proposed Project Impact (After Mitigation)	Alt. 1 – No Project	Alt. 2 – Reduced Project
Aesthetics	Less than Significant	Less	Similar
Agricultural Resources	Significant and Unavoidable	Less	Less
Air Quality	Less than Significant	Less	Less
Biological Resources	Less than Significant	Less	Similar
Cultural Resources	Significant and Unavoidable	Less	Similar
Geology and Soils	Less than significant	Less	Similar
Greenhouse Gas Emissions	Less than Significant	Less	Less
Hazards and Hazardous Materials	Less than Significant	Greater	Similar
Hydrology and Water Quality	Less than Significant	Less	Similar
Land Use	Less than Significant	Less	Less
Noise	Less than Significant	Less	Similar
Population and Housing	Less than Significant	Less	Less
Public Services - Fire Protection	Less than Significant	Greater	Similar
Public Services - Law Enforcement	Less than Significant	Less	Similar
Public Services - Education	Less than Significant	Less	Less
Public Services - Parks and Recreation	Less than Significant	Less	Less
Transportation and Traffic	Less than Significant	Less	Less
Utilities - Water	Less than Significant	Less	Less
Utilities - Wastewater	Less than Significant	Less	Similar
Utilities - Solid Waste	Less than Significant	Less	Similar
Tribal Cultural Resources	Less than Significant	Less	Similar

1.0.9 AREAS OF KNOWN CONTROVERSY

The *State CEQA Guidelines*¹ require that a draft EIR summary identify areas of controversy known to the lead agency, including issues raised by other agencies and the public. Aside from those areas identified in the Notice of Preparation (NOP) as potentially significant, no further issues of concern were expressed at a public scoping meeting for the draft EIR or through responses to the NOP.

¹ California Public Resources Code, Title 14, Division 6, Chapter 3, *State CEQA Guidelines*, Section 15123.

1.0.10 ISSUES TO BE RESOLVED

The *State CEQA Guidelines* requires that an EIR present issues to be resolved by the lead agency. These issues include the choice between alternatives and whether or how to mitigate potentially significant impacts. The major issues to be resolved by City of Camarillo as the Lead Agency, with input from other Responsible Agencies, for the proposed project include whether

- the recommended mitigation measures should be adopted or modified,
- any additional mitigation measures need to be applied to the proposed project, and
- the proposed project should or should not be approved or an alternative approved.