

6.10.1 OVERVIEW AND SUMMARY

The section describes the applicable land use plans and policies for the St. John's project site and the land uses adjacent to the site. The surrounding land uses include open space and residential. The project site currently consists of agriculture and open space land uses. The proposed project would substantially alter the character of the site. The proposed project is a Residential Planned Development (RPD) for 300 senior citizen housing units. The proposed project would also request a zone change from Rural Exclusive (RE) to RPD as part of the project component.

To reduce potentially significant impacts to less than significant, the proposed project would conform to the policies set in the City of Camarillo General Plan and would create open space buffers to the adjacent neighborhoods. The proposed project General Plan designations and zoning would have to be amended to residential planned development to avoid conflict with the current designations. There is no Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP) within the area of the project site. Impacts related to land use would be less than significant. The potential cumulative impacts associated with the proposed project would be less than significant.

6.10.2 LITERATURE AND DATA REVIEW

No project specific studies were completed related to land use.

6.10.3 METHODOLOGY

The impact assessment methodology used to evaluate land uses as presented in this section is based on the compatibility with adopted land use plans to allow approval of the land uses for the proposed project.

6.10.4 APPLICABLE REGULATIONS

Federal Regulations

The proposed project is not located within any federal property and, therefore, does not require any land use regulations.

State Regulations

California Government Code

Pursuant to state law, the General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals that shall include the following elements: (1) land use, (2) circulation, (3) housing, (4) conservation, (5) open space, (6) noise, and (7) safety.¹ The land use element shall include the following: (a) the element designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources pursuant to paragraph 3 of subdivision d. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

Local Regulations

City of Camarillo

General Plan

The *City of Camarillo General Plan* is intended as a comprehensive document for setting forth goals, objectives, principles, and standards regarding coordinated future developments for the growth and change of the entire planning area. The General Plan consists of nine elements: Land Use, Circulation, CURB (Camarillo Urban Restriction Boundary), Housing, Recreation, Open Space and Conservation, Community Design, Safety, and Noise.² The General Plan consists of four levels that direct land use and development of the physical structure of the City, including community goals, objectives, principles, and standards, that are officially adopted by the City Council and thereafter used as formal statements of policy.

Land Use Element

The Land Use Element of the *City of Camarillo General Plan* identifies the classifications of land within the City. The location and generalized boundaries are shown on the General Plan Land Use Map. The Land

¹ California Government Code, Section 65302.

² City of Camarillo, *General Plan*.

Use element contains certain specific plan proposals and suggests implementation procedures for the implementation of the plan.³ The most recent update to the General Plan Land Use section was in 2003.

The main theme of the City of Camarillo's General Plan is to promote the City as a rural suburban community that has a quality, small-town, family atmosphere. The citizens in Camarillo take pride in the City's climate and design. The City looks toward the future through the Land Use element, which further promotes the character of Camarillo with sound principles, objectives, and standards for the land uses within the City and open spaces surrounding the City. The following land use designations are applicable for the proposed project:

- Low-Medium Density (10 du/ac [dwelling units per acre]) which is not to exceed ten (10) du per acre is oriented towards single-family housing in cluster, townhouses, and duplex-type units. There are numerous opportunities for flexibility and innovation in this classification.
- Natural Open Space was established in 1978, to preserve valuable natural environmental and recreation resources.
- Agriculture has, and continues to play, an important role in the City. Agriculture has represented the economic mainstay of the community, as well as Ventura County. The General Plan states that agricultural land should be conserved but could be converted to other uses if there is a community need or benefit.

The policies of the Land Use Element that apply to the proposed project are provided below, along with an analysis of project consistency.

Agricultural Buffers

With the adoption of the urban limits lines established through the County's Save Open Space Agricultural Resources (SOAR) measures and the Camarillo Urban Growth Boundary Lines (CURB), urban edge treatments adjacent to agricultural areas are more important than ever to establish viable, long-lasting edge conditions to transition between urban land uses and agricultural areas surrounding the City. These can include measures such as setbacks, buffer areas, shelter belts, fencing, land use limitations, and further measures implemented during the project review process. The County of Ventura Agricultural Policy Advisory Committee and Agricultural Commissioner's Office recommend substantial setbacks, vegetative buffers, and fencing to reduce potential conflicts between agricultural practices and uses, such as residential areas. These conflicts may include application, of pesticides and fertilizers,

³ City of Camarillo, *General Plan*, Chapter 1: Introduction, 2004.

dust odors, noise, trespassing, vandalism, pilferage, and other inherent aspects related to farming near urban uses. Recent developments within the City of Camarillo have incorporated uses of setback and buffer areas. Other areas have utilized building setbacks, fencing, vegetated shelter belts, or other methods. Oftentimes, a barranca setback area, which also functions as a drainage pattern or habitat area, is utilized which can achieve a multipurpose use to define an edge area between urban land uses and permanent agricultural areas.

Residential Uses

The residential section of the City's General Plan Land Use element provides areas within which the principal uses permitted are residential and the maximum allowable density for each area. Densities are in terms of dwelling units permitted per net acre of land. Where large developments are possible, there may be some flexibility in the zoning to permit a variety of types of housing as long as the overall density is not violated. The upper density limit set for each category does not mean that a project will necessarily receive the maximum number of dwelling units. Topographical restrictions, easements, flood plains, fault zones, or other factors described in the General Plan can limit the development potential, as can the type of residential product, (e.g., detached versus attached units design).

Recreation

The General Plan Land Use Element notes that the City should promote cultural events to enrich the quality of life. Adequate recreational facilities and space to satisfy a community-wide need should be considered and include a diverse recreational program for both passive and active recreation. The Recreation Element of the General Plan should be used as a guide when considering such facilities.

Hillside Development

The General Plan Land Use Element notes that the City should continue to implement the adopted hillside development ordinance, which regulates development within areas that have a natural slope of 15 percent or greater. The hillside development ordinance addresses landscaping, building design, grading, and ridgeline protection on all proposed hillside development.

Open Space

Open space is discussed in the Open Space and Conservation Element of the General Plan and includes various policies and standards. Open space within the community should be promoted through trails along waterways and appropriate buffers between land uses. The preservation of views from public

spaces within the City of hillsides and unique features surrounding the City can serve to broaden the sense of space by creating the feeling that the open space areas are continuous.

Water Quality Runoff

Camarillo is within the Calleguas Creek Watershed Management area. The watershed includes a diversity of land uses, including urban, rural, agricultural, and open space. The City currently participates in a number of programs to implement federal, state, and local mandates set forth for the protection of the environment. These include the planning process for the Calleguas Creek Watershed Management Program, permit requirements as part of the countywide stormwater permit process, and a number of other programs. Through these processes, planning policy is being developed and implemented.

Open Space and Conservation Element

The purpose of the Open Space and Conservation Element is to define policies regarding open space and to designate those parcels or areas of land to be conserved or preserved as open space. The preservation of open space land is necessary for the maintenance of the economy and for the continued availability of land for the production of food and fiber, enjoyment of scenic beauty, recreation, and the use of natural resources. Discouraging premature and unnecessary conversion of open space land to urban uses benefits urban dwellers by inhibiting noncontiguous development patterns, which unnecessarily increase the costs of community services to residents.

Camarillo Urban Restriction Boundary

The purpose of this Camarillo Urban Restriction Boundary (CURB) is to ensure that the purposes and principles set forth in the Camarillo General Plan relating to Land Use and Open Space and Conservation are inviolable against transitory, short-term political decisions, and that agricultural, watershed, and open space lands are not prematurely or unnecessarily converted to nonagricultural or non-open space uses without public debate and a popular vote.⁴ The purpose was to adopt the CURB line to encourage efficient growth patterns and protect agriculture, natural resources, and other open space uses by confining development within urban limits.⁵ The CURB is established coterminous with and in the same location as the Sphere of Influence line, established by the Local Agency Formation Commission as it

⁴ City of Camarillo, "Camarillo Urban Restriction Boundary Element," *City of Camarillo General Plan*, (1998) 3.1.

⁵ City of Camarillo, "Open Space and Conservation," *City of Camarillo General Plan*, (2006) 9.3.

exists as of January 1, 1998, or as altered or set forth in the Open Space and Conservation Element of the General Plan.⁶

Municipal Code and Zoning

The Camarillo Municipal Code's purpose is:

- to consolidate and coordinate all existing zoning regulations and provisions into one comprehensive zoning plan in order to designate, regulate, and control the location and use of buildings, structures, and land for residence, commerce, trade, industry or other purposes;
- to regulate and limit the height, number of stories, and size of buildings and other structures, hereafter erected or altered;
- to regulate and determine the size of yards and other open spaces and to regulate and limit the density of population;
- and for such purposes to divide the city into zones of such number, shape and area as may be deemed best suited to carry out these regulations and to provide for the enforcement thereof.

Such regulations are deemed necessary in order to encourage the most appropriate use of land; to conserve and stabilize the value of property; to provide adequate open spaces for light and air, and to prevent and fight fires; to prevent undue concentration of population; to lessen congestion on streets; to facilitate adequate provisions for community utilities and facilities such as transportation, water, sewerage, schools, parks, and other public requirements; and to protect and promote the health, safety, and general welfare of the public, all in accordance with a comprehensive zoning plan.⁷

Zoning Designations

The following zone classifications are applicable to the project site and the surrounding area, as shown in **Figure 4.0-2**:

- The Residential Planned Development Zone (RPD) provides a method whereby land may be designed and developed as a unit for residential use by taking advantage of modern site planning techniques. In order to produce an environment of stable, desirable character which will be in harmony with the existing or potential development of the surrounding neighborhood, and in order

⁶ Ibid.

⁷ City of Camarillo, Municipal Code, Section 19.02.010, "Zoning."

to produce developments which meet standards of open space, light, air, pedestrian, and vehicular circulation, the planning commission may approve a permit for four units or less per acre in accordance with established conditions of the R-1 zone. A residential planned development permit may be approved by the planning commission after a public hearing and required findings (Section 19.16.300) have been made for greater densities or for departures from the general standards for a residential development which includes an innovative approach in residential design. The planning commission, in considering any development, may not exceed the density authorized by the General Plan. The RPD-5U is designated for residential planned development, 'five units or less' zone.

- The RE (rural exclusive) zone is intended to promote and preserve large lot subdivisions which are capable of producing and supporting certain ancillary agricultural uses and the keeping of certain domestic animals for personal purposes. The development standards are intended to ensure orderly development and compatibility between the uses permitted in this zone.

Hillside Development Standards

The intent and purpose of this ordinance is to implement the goals and policies of the General Plan—and the various elements contained therein—as they relate to the development of the hills, mountains, and natural land forms within the City. It also intends to ensure the maintenance of open space, the retention of scenic resources of the City, and addressing the general design, which includes cut-and-fill slopes, soil stabilization, and drainage to further enhance the public health, safety, and welfare by regulating development in hillside areas.

Hillside development standards are provided in the City Municipal Code.⁸ The Hillside Development Standards apply to any subdivision upon which there exists a developable open space of land which has any portion of natural, undeveloped land with slopes of 15 percent or greater.

The following development standards will be used by the Planning Commission and/or City Council in evaluating and reviewing hillside development proposals, and to determine consistency with the General Plan and hillside development standards.

- Proposed grading shall respect the natural contour of the subject terrain wherever possible. In addition, the City's General Plan and various elements contained therein that apply to hillside development, as well as other applicable grading requirements, shall be used.

⁸ City of Camarillo, Municipal Code, Sec. 18.100.010, "Hillside Development Standards."

- Natural habitats and vegetation shall be considered and preserved wherever possible. To this extent all proposed drainage facilities shall respect the natural (before development) hydrologic characteristics of the subject terrain; where feasible, drainage channels shall be preserved in the natural state; where preservation is not feasible, drainage channels shall be designed in such a manner as to simulate the natural environment and preserve the public health, safety and welfare.
- The design of streets and the circulation pattern within any proposed project governed by these regulations shall be such as to minimize grading requirements; shall, to the maximum feasible extent, complement the natural contours of the land; shall serve to retain the natural features of the impacted hillsides.
- Applicants are encouraged to employ site planning and architectural techniques which implement the findings of these development standards. In general, any proposed residential land use must be planned and designed in such a fashion as to complement and preserve the hillside terrain as well as provide a safe living environment.
- There shall be no development along ridgelines easily visible from the valley floor in order to preserve the existing backdrop to the community, and to maintain the open character of the visually prominent ridgelines surrounding Camarillo.
- All hillside property subject to these development standards shall be landscaped and irrigated, where determined necessary, in such a manner to reduce fire hazard, stabilize cut/fill slopes, reduce erosion, retain moisture, and enhance the natural scenic beauty of the valley.

Zoning Map Amendment

The project is requesting a zoning map amendment from RE to RPD. The planning commission in recommending, and the City Council in reviewing, a proposed change of zone shall make the following findings in reference to the proposed zoning of the subject property:⁹

- The proposed change of zone is in conformity with the General Plan map and report.
- The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, and relationship to similar or related uses.
- The proposed change of zone is necessary and proper and is not likely to be detrimental to the adjacent property or residents.

⁹ City of Camarillo, Sec. 19.70.010, "Zoning Map Amendment."

Camarillo's Save Open-space and Agricultural Resources (SOAR) Ordinance

In an effort to help control development within its sphere of influence, the City of Camarillo adopted a SOAR ordinance. The purpose of the ordinance was to encourage efficient growth patterns and protect agriculture, natural resources, and other open space uses by confining development within urban limits.¹⁰ The ordinance created Camarillo Urban Restriction Boundary (CURB) line to encourage efficient growth by confining development within urban limits. A SOAR Ordinance has been adopted by the County of Ventura and other neighboring cities as well, to help prevent the loss of watershed, subdivision of prime agricultural land and exploitation of resources of lands in the country.

Ventura County

General Plan

Ventura County has formatted its General Plan in a manner which is clear, concise, logical, and usable, while meeting the requirements of the state Government Code¹¹. Specifically, the County General Plan consists of (1) Countywide goals, policies and programs containing four chapters (Resources, Hazards, Land Use, and Public Facilities, and Services); (2) four appendices (Resources, Hazards, Land Use, and Public Facilities and Services), which contain background information and data in support of the Countywide goals, policies and programs; and (3) several area plans, which contain specific goals, policies, and programs for specific geographical areas of the County.

Land Use

The purpose of the Land Use Chapter is to set goals, policies, and programs to guide future growth and development in the unincorporated area of Ventura County in a manner consistent with state legal mandates and requirements, and with the goals and quality of life desired by Ventura County citizens. The policies of the Land Use Chapter provide the basis for all decisions related to the use of the land and the further expansion of the various communities within the County. They also provide the basis for the establishment of zoning and subdivision regulations, review of capital improvement programs, development of housing and redevelopment programs, and other programs related to land use.

The **Urban Reserve overlay** designation is applied to all unincorporated land within a City's adopted sphere of influence. Although Local Agency Formation Commission (LAFCO) has determined these areas to be appropriate for eventual annexation and urbanization, the Urban designation was not applied to all

¹⁰ City of Camarillo, "Open Space and Conservation," General Plan, 2006.

¹¹ California Government Code, Sec. 65302.

lands within the LAFCO sphere boundaries because it could result in urban development being permitted without annexation. Accordingly, unincorporated lands within spheres have been designated under this General Plan as Existing Community, Rural, Agricultural, or Open Space. Under these designations, therefore, more intense development could not occur on affected lands until they are annexed.¹²

SOAR

SOAR ordinances establish urban boundaries around each city, outside of which urban development can occur only with voter approval. The County’s SOAR ordinance requires, with limited exceptions, that any change to the County General Plan involving the Agricultural, Open Space, or Rural land use designations—or an amendment to a General Plan goal or policy related to those land use designations—be subject to Countywide voter approval. Because the preponderance of land in the unincorporated area is subject to the County SOAR ordinance, the ordinance acts as a constraint to future unincorporated urban development. An extension of the SOAR was on the ballot for voters in Ventura County on November 8, 2016. It was approved, extending the philosophy and primary substantive matters of the SOAR until December 31, 2050.

Southern California Association of Governments

The proposed project is located within the jurisdiction of the Southern California Association of Governments (SCAG), the regional agency responsible for maintaining a comprehensive transportation planning process and growth projections by counties and cities. SCAG provides guidance for new development in its Regional Comprehensive Plan (RCP).¹³

Regional Comprehensive Plan

The RCP will present a vision of how Southern California can balance resource conservation, economic vitality, and quality of life. It will serve as a blueprint to approach growth and infrastructure challenges in an integrated and comprehensive way. Ultimately, the RCP will be an action plan that will set forth measurable objectives and targets to measure our progress toward meeting ambitious goals for a sustainable region. The RCP will feature nine chapters: Land Use and Housing; Open Space and Habitat; Water; Energy; Air Quality; Solid Waste; Transportation; Security and Emergency Preparedness; Economy; each based on a specific area of planning or resource management. A finance strategy to identify funding opportunities will accompany each chapter.

¹² Ventura County, *General Plan*, Land Use Element Section 3.2 Land Use Designations

¹³ Southern California Association of Governments, “Home page,” <http://www.scag.ca.gov/>. 2008.

6.10.5 EXISTING CONDITIONS

Regional Setting

The City of Camarillo lies within Pleasant Valley, in the southern portion of Ventura County. Hills, mountains, and agricultural lands surround the City. With the Ventura Freeway/US Highway 101 (Camino Real) traversing the City, access is readily available to the City of Ventura (16 miles to the north) and to the Los Angeles Civic Center (41 miles to the south).

Local Setting

The project site is located within the City limits with unincorporated land of Ventura County adjacent to the project site to the north. The Agricultural (AE) designation is for a 40-acre minimum lot size and is applied to irrigated lands which are suitable for crop cultivation and the raising livestock. Because of the inherent importance of agriculture as a land use, agriculture is not subsumed under the Open Space land use designation, but has been assigned a separate land use designation.¹⁴

The surrounding General Plan land uses (refer to **Figure 4.0-1, General Plan Land Use Designations**) for the project site within the City are General Commercial, which is directly west of the site; Low Density Residential is immediately south of the site across from Upland Road, Public Use-designated land is south of the site and just north of Upland Road is Padre Serra Roman Catholic Parish Church ; Low-Medium Density is designated southwest of the site; AE is designated to the northwest of the site; Natural Open Space to the immediate north; and Rural Density Residential east of the project site. The following zone classifications (see **Figure 4.0-2, Zoning Designations**) surround the project site: the St. John's Seminary site is bisected by Calleguas Creek on its western edge; the property to the immediate west of Somis Road within the City includes the land use designations of Commercial and Low Density Residential; Open Space directly to the south (with RPD-5U to the southeast and RPD-4U to the southwest); and the eastern property boundary is primarily Rural Exclusive-30 Av (Pinnacle Development) with two small areas (retention basins and water tank) designated Open Space. The area east of the project site and north of the residential development is designated OS.

Project Site

The project site is on an 88.45-acre parcel located northeast of Calleguas Creek in the northeastern portion of the City of Camarillo. The site is currently occupied by the vacated St. John's Seminary College buildings, and citrus and avocado groves. The St. John's Major College is located adjacent to and west of

¹⁴ Ventura County, "Land Use Section," *General Plan*, 2008.

the St. John's Seminary College. To the north and east of the project site area are windrows, or rows of trees, that create a buffer between the surrounding land uses.

The proposed residential development site is located on a hillside that has a maximum elevation of 372 feet above mean sea level (msl), located in the northeastern most portion of the project site, and a minimum elevation of 206 feet msl, at the southwestern most point of the project site. The overall slope of the proposed residential development site averages less than 15 percent. However, within the proposed project site, there are smaller areas of large amounts of elevation change. These slopes are generally greater than 15 percent and would be subject to the requirements of the City of Camarillo's Hillside Development Ordinance.

The current General Plan land use designations for the project site are Natural Open Space and Agriculture.¹⁵ The General Plan proposes that the agricultural activities be encouraged to continue both as a source of economic substance to the community and the County and as a physical definition to the urban area of the City. The General Plan also recognizes the importance of agricultural land within the City. This land should be conserved, but could be converted to other uses if there is a community need or benefit. With the adoption of the SOAR ordinance, the CURB was established, which identifies limits for urban development. This classification permits, in addition to agricultural uses, those residential and industrial activities associated with farming (including housing at a density not to exceed 1 unit per 10 acres), the processing, packing, and storing of produce raised on the site, and such other uses that are pertinent to agriculture.

Open space within Camarillo is found in the form of parks, agricultural lands, hillside areas, golf courses, and waterways. Open space within the community should be promoted through trails along waterways and appropriate buffers between land uses.

The current zone district classification¹⁶ for the proposed residential development is RE. The project site is located within the CURB, which is coterminous with the sphere of influence. As previously discussed, the CURB encourages efficient growth patterns while preserving natural resources by confining development within urban limits.

6.10.6 THRESHOLDS OF SIGNIFICANCE

In order to assist in determining whether a project will have a significant effect on the environment, the *California Environmental Quality Act (CEQA) Statutes and Guidelines* and City of Camarillo Threshold

¹⁵ City of Camarillo, *General Plan Map* (2007).

¹⁶ City of Camarillo, *Zoning Map* (2007).

Guidelines (adopted from the *State CEQA Guidelines*, Appendix G) identify criteria for conditions that may be deemed to constitute a substantial or potentially substantial adverse change in physical conditions.

Under the following thresholds, the project may be deemed to have a significant impact if it would

1. physically divide an established community;
2. conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect, or
3. conflict with any applicable habitat conservation plan or natural community conservation plan.

6.10.7 ENVIRONMENTAL IMPACTS

Proposed 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 current zoning designation is Rural Exclusive (RE), and implementation of the proposed project would require a zone change to Residential Planned Development (RPD). The existing General Plan designation is Natural Open Space/Agriculture and the proposed designation is Low-Medium Density Residential.

The focus of the St. John's Seminary Residential Community Project is senior citizen housing development of up to 300 residential units. These 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. In addition to the residential units, a recreational building is also proposed in the northern portion of the proposed project site.

Physically divide an established community.

Impacts

Project Site

The project site is comprised the vacant St. John's Seminary campus, and citrus and avocado groves. The proposed project site is generally bound by the St. John's Major Seminary campus to the west, and agricultural land and Calleguas Creek to the west and north. The southern perimeter of the proposed St. John's Seminary Residential Community Project site is generally formed by Upland Road with open space and residential subdivisions occurring further south. The eastern perimeter of the proposed project site is dominated by existing residential subdivisions and some areas of natural open space. Also occurring east and south of the proposed project site is the existing Padre Serra Parish property.

The area south of Upland Road is designated Low Density Residential and zoned RPD-5U. Land to the southwest of the project site is designated Low-Medium Density Residential and zoned RPD-5U and RPD-4U. East of the project boundary is land designated Rural Density, and zoned RE-30 Av and Open Space. The current General Plan designation for the proposed development site is Natural Open Space and Agriculture. The current zone classification for the proposed development site is RE-5 Ac.

The proposed conditions would demolish the currently unused St. John's Seminary campus. The Doheny Memorial Library, as well as and the adjacent St. John's Major Seminary campus, which is still in use are outside of the project site and will be retained. The proposed residential development of the site would be considered in-fill within the City's CURB line. The proposed land use designations and zoning would alter the current designations to Residential Planned Development (RPD). The project would not physically divide an established community because the proposed residential development site is situated high enough to have a significant height buffer between the unincorporated agricultural land to the north. In addition, the site would be consistent with surrounding land designations to the east, west, and south because the current designations would either be similar to the proposed designations or would be buffered from the proposed residential land uses.

Emergency Access Route

The secondary access route would provide access to the northwestern portion of the project via the existing St. John's Major Seminary driveway that connects to Upland Road south of the project site. Adjacent development to this route consists of open space and Calleguas Creek to the west and orchards, landscaping, and seminary buildings to the east. Using this driveway for emergency access would not divide an existing community. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

Impacts

The current General Plan designations for the proposed project site include Agriculture and Natural Open Space (see **Figure 4.0-1**). The current zone classification is RE (see **Figure 4.0-2**).

As described previously, the land use designation of the site would change from Agriculture and Natural Open Space to Residential Planned Development (RPD) in order to accommodate the proposed project.

The proposed project would change the General Plan designation to Low-Medium Density Residential, and the zoning to RPD. .

Agricultural Buffers

The proposed residential development site would retain the windrows that surround the northern and eastern project site boundaries. They would serve as vegetative buffers and natural fencing. The incorporation of landscaping and trails along the eastern border would also act as agricultural buffers.

Residential Uses

The proposed project would develop a senior citizen housing development, with a rural character and a low-medium density with a maximum density of 6.69 dwelling units per acre, consistent with the General Plan and zoning. The key topographical restrictions and the residential product could limit the development potential within the slopes that exceed 15 percent.

Recreation

This element of the General Plan emphasizes the importance of cultural events that enrich the quality of life within the City. The goal is a diverse recreational program for both passive and active recreation with an adequate amount of facilities and space to meet these needs. The proposed project would include of open space, trails, and a community center that would provide numerous recreational opportunities for the residents and their visitors.

Hillside Development

Due to the nature of the project site's topography of the project site certain areas within the site have slopes greater than 15 percent. As such, the proposed project would be subject to the requirements of the City of Camarillo's Hillside Development Ordinance. The requirements include the following:

- (1) The proposed grading shall respect the natural contour of the terrain wherever possible.
- (2) Natural habitats and vegetation shall be considered and preserved wherever possible.
- (3) The design of streets and the circulation pattern within the proposed project shall be such to minimize grading requirements.
- (4) Any proposed residential land use must be planned and architecturally designed in such a fashion as to complement and preserve the hillside terrain as well as provide a safe living environment.
- (5) There shall be no development along ridgelines easily visible from the valley floor in order to preserve the existing backdrop to the community.
- (6) All hillside property subject to these development standards shall be landscaped and irrigated, where determined necessary, in such a manner to reduce fire hazard, stabilize cut/fill slopes, reduce erosion, retain moisture, and enhance the natural scenic beauty of the valley.

The residential units would be developed to incorporate view parks and trails. The preservation of the windrows would provide for multiple uses and would limit the amount of construction along these areas. The circulation design of the proposed residential development would be designed to conform to the existing topography to the extent feasible. A Spanish eclectic style architectural theme is proposed that would be compatible with the adjacent St. John's Graduate Seminary. The standards for the landscape of the proposed project have been presented to the City via a conceptual landscape plan and would be subject to City approval.

Open Space

Open space should be promoted through trails along waterways and appropriate buffers between land uses. The proposed project would provide a total of approximately 40.1 acres of open space. It is anticipated that all open space areas would be landscaped in accordance with the City of Camarillo's landscape design standards and would be maintained continuously by the Homeowners Association (HOA). The proposed project applicant indicates that to the extent feasible, manufactured slopes would be contour graded to mimic the appearance of natural hillsides.

Water Quality Runoff

The City currently participates in a number of programs that implement federal, state, and local regulations that protect the environment. Some include the NPDES permit system, floodplain management plans through the Colby-Alquist Act, and the implementation of many water and water quality management plans by the Ventura County Watershed Protection District (VCWPD).

General Plan/Zoning Designations

The Land Use Element identifies classifications of land within the City. The purpose of the Municipal Code is to consolidate and coordinate all existing zoning and regulations and provisions into one comprehensive zoning plan. As previously discussed, the current General Plan and zoning map would be amended by the proposed project to encourage the most appropriate use of this land. The project proposes that land use designations for the proposed project be amended as follows:

Low-Medium Density Residential (10 du/ac max): The General Plan Amendment proposes the low-medium density for cluster and garden apartment units. This density classification is in various areas within the City's residential districts. These areas could accommodate various designs and forms and a varied population.

This designation would be compatible with the surrounding land uses.

Zoning Map Amendment

The proposed project would have to meet the following findings for a zone map amendment: (1) proposed change of zone is in conformity with the General Plan map and report, (2) the project site is suitable for the uses permitted in the proposed zone, and (3) the proposed change of zone is necessary and proper and is not likely to be detrimental to the adjacent property or residents. The proposed project would meet these criteria because it would be consistent with the above local requirements.

SOAR and CURB

The purpose of the SOAR and CURB ordinances is to encourage efficient growth patterns by the control and limit of development within urban limits. The proposed project would demonstrate the newest, economically feasible technologies to meet the most efficient use of land for the project site.

As required by State law, the proposed project would have to be consistent with the City's General Plan Land Use Element, Open Space and Conservation Element, and CURB. The proposed project would also have to be consistent with the City's zoning plans, Hillside Development Standards, and zoning map amendments. As such, the proposed project requests a General Plan amendment and zoning amendment. With the approval of the General Plan amendment and zoning change, the proposed project would be consistent with the City's General Plan map, land use designations, and goals and policies...

The proposed project would incorporate the previously mentioned hillside regulations. The windrows and the landscape buffers (setbacks, park views, trails, etc.) would buffer the proposed residential development from the residential community to the east. The retaining of the Doheny Memorial Library, and the adjacent St. John's Major Seminary, which are not part of the project, would provide opportunities for cultural events and passive recreation. The Hillside Development Ordinance would allow for the safe development of residential units while preserving slopes of greater than 15 percent. These preserved areas would serve as ornamental landscape and conserved open space. This ordinance would also limit the amount of development near these significant slopes. The northern boundary of the proposed residential development would be set back from the slope. The elevation from the unincorporated County agricultural land is at least 80 feet lower than the top of the bluff located at the Doheny Memorial Library.

The proposed residential development site would retain the windrows that surround the northern and eastern project site boundaries. They would serve as vegetative buffers and natural fencing. The incorporation of landscaping and trails along the eastern border would also act as agricultural buffers.

Mitigation Measures

No mitigation measures are required.

Residual Impacts

Impacts would be less than significant.

Conflict with any applicable habitat conservation plan or natural community conservation plan.

Impacts

The proposed project site is not part of any habitat conservation plan (HCP) or natural community conservation plan (NCCP). As discussed in **Section 6.4, Biological Resources**, the proposed project site and surrounding areas are not within any applicable HCP or NCCP. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

No impact.

6.10.8 CUMULATIVE ANALYSIS

Impacts

Growth in the City of Camarillo is anticipated to proceed slowly throughout the next 10 years based on the General Plan. Pending projects, current projects under construction, and completed projects for the City of Camarillo, as mentioned in **Section 5.0 Cumulative Scenario**, have the potential to increase the amount of developed land. The additional amount of residential, commercial, and industrial land uses will have to meet the development and design guidelines that regulate permitted uses, development density, building heights, site and building design, transportation demand, neighborhood protection, the availability of open space, and the preservation of valuable agricultural resources. All proposed projects are evaluated for consistency with applicable plans and policies, including those of the General Plan, during project review and the approval process.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

6.10.9 CONSISTENCY WITH GENERAL PLANS

The *City of Camarillo General Plan, Land Use, Circulation, Open Space and Conservation, and Community Design Elements* provide the following goals and policies for land use that apply to the proposed project. An analysis of the consistency of the proposed project with each of the General Plan goals, objectives, and policies is provided below.

Land Use Element

The Land Use Element of the *City of Camarillo General Plan* identifies the classifications of land within the City. The definition, principles, and proposals for each are described in the first part of the element. The location and generalized boundaries are shown on the General Plan land use map.¹⁷ The following policies are adopted by the City Council to implement the Land Use Element:

Residential Uses

Policy 1: To identify residential neighborhood patterns as a means of assisting in their planning and protection.

Analysis: The proposed project would conform to the most recently adopted building and fire code to ensure the protection of the residential units. The history of the surrounding neighborhoods would demonstrate the style and effectiveness of planning and the protection that the City codes require.¹⁸ The required secondary access would assist in the planning of the proposed project.

Policy 2: To provide each neighborhood with adequate and convenient public facilities and amenities, particularly park and recreation facilities.

Analysis: The proposed project would include a community center and a number of neighborhood parks within the project site. The clubhouse and recreation area is proposed in the northern portion of the proposed St. John's Seminary Residential Community Project site. Amenities associated with the clubhouse include a fitness room, restrooms, offices, a grand room, and a small kitchen. Outdoor recreational amenities associated with the recreation area include a pool and spa, fire and bar-b-que pits, open seating and gathering areas, bocce courts and event lawn.

¹⁷ City of Camarillo, "Land Use Element," General Plan, 2003.

¹⁸ Camarillo, Sec. 16.040.010, "Building Regulations and codes adopted."

Policy 3: To protect residential property values and privacy by ensuring compatible development with surrounding land uses and by preventing the intrusion of incompatible land uses.

Analysis: The proposed project would implement a Residential Planned Development (RPD) that would allow for residential development. However, the windrows would remain in place, thus providing a buffer between both residential developments. The future landscape plan would incorporate additional setbacks and landscape designs. Therefore, the proposed project would be consistent with this policy.

Policy 4: To discourage through traffic in order to promote safe neighborhoods.

Analysis: The proposed project would provide primary access through a proposed road connecting to with Upland Road. The necessary street improvements would be included during development of the proposed project. An secondary access road would be provided via the St. John's Major Seminary to the west via an existing roadway connecting to Upland Road. This access would be gated with only emergency egress access for residents, and both unrestricted ingress and egress for emergency units.

Policy 5: To encourage the maintenance and improvement of all residential areas throughout the city through a continuous program of street tree planting and care, adequate streets and sidewalks, street and sidewalk lighting, storm drainage and other utilities.

Analysis: The proposed project would include an expanded parkway, roadways, and a trail system, which would be maintained continuously by the Homeowners Association (HOA).

Policy 6: To encourage the highest quality of development in those cases where structures are replaced.

Analysis: The existing St. John's Seminary campus would be demolished with the implementation of the proposed project. The Doheny Library and the St. John's Major Seminary would remain intact with the implementation of the proposed project.¹⁹ The City Council has indicated a desire that the proposed project should reflect the history of the site, to the degree possible, which would incorporate and reflect the existing architectural style of the college. By providing a Residential Planned Development (RPD) utilizing a Spanish eclectic style architectural theme, the proposed residential development would enhance, while not overshadowing, the existing architectural style to allow for the highest quality of development.

Policy 8: Encourage the establishment of pathways within various residential projects with interconnects to city or regional pathway systems.

¹⁹ Post/Hazeltine, "Historical Resources Report for St. John's Seminary," 2008.

Analysis: The proposed project would include interior pathways/trails that would provide access throughout the proposed project site. The proposed project would include a trailhead parking area that would connect directly to the bike path located south of Upland Road that follows Calleguas Creek in a southerly direction.

Policy 9: Encourage adequate recreation facilities to serve the population expected to reside in cluster residential projects which may include recreation equipment for children, swimming pools, tennis courts, etc.

Analysis: The location of the proposed community center would be near the central point of the proposed residential development to allow for adequate accessibility for all the residents. The community center would provide the residents with local access to recreational amenities. Outdoor recreational amenities associated with the recreation area include a pool and spa, fire and bar-b-que pits, open seating and gathering areas, bocce courts, and an event lawn.

Policy 10: Encourage pathways which provide priority for pedestrians and separation from vehicle traffic except where street crossing is required, in which case proper notice and design should be provided.

Analysis: The proposed project must be consistent with the Circulation Element of the City's General Plan.²⁰ The circulation designs for pedestrian pathways will be incorporated into the proposed residential development. The proposed project will provide for areas of trails that will connect pocket parks and view parks to various residential clusters within the proposed project. This will allow residents to walk, bike, or jog to parks within the proposed project boundaries, instead of use their vehicles to travel to the parks from their residence.

Policy 11: Consider residential opportunities for properties being studied for reuse potential.

Analysis: The proposed project would convert the land that the unused St. John's Seminary currently occupies to a senior citizen housing development. As discussed in **Section 6.5, Cultural Resources**, the college would be an appropriate property for land reuse because of the infeasibility to retain the seminary buildings due to hazardous materials and modifications that would be needed in order to re-use the buildings. Therefore, the opportunity to reuse the property as a residential site would be consistent with this policy.

²⁰ City of Camarillo, "Circulation Element," General Plan, 2000.

Circulation Use

Policy 2: A project shall be responsible for providing improvements immediately adjacent to and between the limits of the project. A project is also responsible for improvements at other intersections where impacts are created or where the project contributes to cumulative impacts.

Analysis: The proposed project would provide primary access through a proposed road connecting to with Upland Road. The necessary street improvements would be included during development of the proposed project. A secondary access road would be provided via the St. John's Major Seminary to the west via an existing roadway connecting to Upland Road. This access would be gated with only emergency egress access for residents, and both unrestricted ingress and egress for emergency units.

6.10.9.2 Circulation Element

The primary function of the Circulation Element is to describe the circulation system, transportation modes, and terminal facilities which, when combined, provide for the efficient movement of people and goods through and within the community's existing and proposed land use patterns.²¹ The following policies are adopted by the City Council to implement the Circulation Element:

Policy 4: Promote the beautification of streets and other corridors by developing and maintaining a tree planting and landscaping program that will best enhance the character of Camarillo and its environs.

Analysis: The main access roadways of the proposed project will provide for landscaped parkways and medians. The landscaping would be maintained by the HOA.

6.10.9.3 Open Space and Conservation Element

The preservation of open space land is necessary for the maintenance of the economy, the continued availability of land for the production of food and fiber, the enjoyment of scenic beauty, and the use of recreation.²² The following policies are adopted by the City Council to implement the Open Space and Conservation Element:

Policy 2: Provide for and encourage dedication of areas for schools, parks and public open space.

²¹ City of Camarillo, "Circulation Element," General Plan, 2000.

²² City of Camarillo, "Open Space and Conservation Element," General Plan, 2006.

Analysis: The proposed project would include of approximately 40.1 acres open space within the project site. The proposed project will provide for areas of trails that will connect pocket parks and view parks to various residential clusters within the proposed project. Although none of these spaces would be dedicated for public open space, it is anticipated that residents would utilize this space for personal recreation. The project would not conflict with this policy.

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.

Analysis: The proposed project is located within the CURB line, which would encourage the efficient growth of the City by reusing an unused parcel of land (St. John’s Seminary College) to confine development within urban limits.

Policy 6: Identify and limit the extent and intensity of uses and development in hazardous areas such as, but not limited to, unstable or erosive soil, steep terrain, streambeds or seismic fault zones.

Analysis: The proposed project is located adjacent to Calleguas Creek and is situated on a steep topographic terrain. The change in elevation from the creek bottom to the top of the site is 170 feet (see **Section 6.6, Geology and Soils**). There is an unidentified fault that traverses the site, and the northern boundary of the project site is known to have unstable soils. The steep slopes and unstable soil would be regulated under the Hillside Development Ordinance and would be designated as open space. The potential fault that traverses the site is addressed in the detailed geotechnical reports and tentative tract maps already submitted to the City. All the proposed residential units would conform to the most current building and safety codes adopted in the City’s Municipal Code.²³

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.

Analysis: The proposed project would implement a drainage and stormwater management system that would meet the current water quality regulations and would be designed along the current drainage pattern for the project site.

²³ Camarillo Municipal Code, Sec. 16.04.010, “Uniform Codes adopted by reference.”

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.

Analysis: The current conditions for the project site have few, if any, native plant species. This is due to the development of the colleges and the agricultural use of the land. However, the windrows to the north and east of the project site would be left intact to the extent feasible. They would provide habitat for bird species and, combined with proposed trails and parks, would provide a buffer between the existing developments. The nearest agricultural land is located north and west of the project site. Calleguas Creek would be a large enough buffer to minimize any impacts to residents or agriculture. The significant slopes that are associated with the project site would not impact the proposed residential development because land use concepts would designate these areas as Open Space. The City's Hillside Development Ordinance also requires that the general design enhance the public health, safety, and welfare by regulating hillside development.

Policy 9: That the Open Space and Conservation Element must be used as basic reference material in the preparation and evaluation of environmental impact reports.

Analysis: The proposed project is evaluated using the *City of Camarillo's General Plan Open Space and Conservation Element*. This element states the policies and guidelines for the conservation and future preservation of natural resources for the City. This element has been referenced and used throughout this section.

Policy 10: Encourage development in areas where services and facilities already exist and are underused. Promote efficient extension of utilities and services.

Analysis: The proposed project would be developed near existing developments and on property that was previously developed for the St. John's Seminary College, and which would already have most utilities. The sewer system, which would be provided by the Camrosa Water District, would require an extension from the project site across Upland Road to connect with an already existing sewer line. The water, energy, and natural gas have existing connections already on site.

Community Design Element

The Community Design Element establishes objectives and procedures to assist the City of Camarillo in the preservation and enhancement of its unique physical and visual character.²⁴ The following policies are adopted by the City Council to implement the Community Design Element:

Policy RA-1.5.1 Encourage walkable neighborhoods with sidewalks, street trees and linkages to common areas.

Analysis: The circulation designs for pedestrian pathways is incorporated into the proposed residential development. The proposed project will provide for areas of trails that will connect pocket parks and view parks to various residential clusters within the proposed project. This will allow residents to walk, bike, or jog to parks within the proposed project boundaries, instead of use their vehicles to travel to the parks from their residence. The main access roadways of the proposed project will provide for landscaped parkways and medians. The landscaping would be maintained continuously by the HOA.

Policy RA-1.7.1 Protect and enhance the unique identities of residential neighborhoods.

Analysis: The Doheny Library and the St. John's Major Seminary on the adjacent property would remain intact with the implementation of the proposed project. The proposed project would reflect the history of the site, to the degree possible, which would incorporate and reflect the existing architectural style of St. John's Major Seminary. By providing a Residential Planned Development (RPD) utilizing a Spanish eclectic style architectural theme, the proposed residential development would enhance, while not overshadowing, the existing architectural style to allow for the highest quality of development.

Policy RA-1.7.2 Promote cleanliness and regular maintenance of all neighborhoods and public places.

Analysis: The proposed project would provide over 41 acres of recreational and open space. It is anticipated that all of these areas would be landscaped in accordance with the City of Camarillo's landscape design criteria and would be maintained continuously by the Homeowners Association (HOA).

²⁴ City of Camarillo, General Plan, "Community Design Element," 2012.

Policy RA-1.7.3 Create common open space areas and enhanced landscaped focal points.

Analysis: The main access roadways of the proposed project will provide for landscaped parkways and medians. The proposed project would include a community center and a number of neighborhood parks within the project site. The location of the proposed community center would be near the central point of the proposed residential development to allow for adequate accessibility for all the residents. The landscaping and open spaces would be maintained continuously by the HOA.

Policy RA-1.7.4 Provide high-quality architecture with emphasis on facades that are visible from public streets.

Analysis: A Spanish eclectic style architectural theme is proposed that would be compatible with the adjacent St. John's Graduate Seminary and nearby residential development. The standards for the landscape of the proposed project have been proposed via a conceptual landscape plan and will be subject to City approval.

Policy RA-2.1.1 Integrate new infill development into the existing neighborhood pattern and, where applicable, extend or complete the existing street network.

Analysis: The proposed project would provide primary access through a proposed road connecting to with Upland Road. The necessary street improvements would be included during development of the proposed project. A secondary access road would be provided via the St. John's Major Seminary to the west via an existing roadway connecting to Upland Road. This access would be gated with only emergency egress access for residents, and both unrestricted ingress and egress for emergency units.

In addition, the proposed project would be designed in conformance with the City's Residential Design Guidelines as outlined in Section 10.3.4 of the City's Community Design Element. A landscape plan, prepared and certified by a licensed landscape architect, would comply with Community Development standard plans and adopted planned community regulations.

6.10.9.5 Summary

The proposed project is consistent with the City's General Plan.