



Errata to the Final EIR

ST. JOHN'S RESIDENTIAL COMMUNITY

STATE CLEARINGHOUSE NO. 2016071030

NOTE TO REVIEWER:

These ERRATA include minor edits provided for clarification purposes to the Final EIR for the proposed St. John's Residential Community Project. Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, nor do they alter the conclusions of the environmental analysis.

These ERRATA have been prepared in response to updated project information submitted as part of the Final EIR. Additional editorial changes that have been initiated by City staff are hereby incorporated. These clarifications and modifications are not considered to result in any new or greater impacts than identified and addressed in the Final EIR. Revisions to the Final EIR are shown below as excerpts from the Final EIR text. Added or modified text is underlined (example), while deleted text will have a strike out (~~example~~) through the text, and is included in a box, as the example below shows.

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| "Text from EIR" <u>Text from EIR</u> |
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Changes are listed by page and, where appropriate, by paragraph.

In conformance with Section 15121 of the State CEQA Guidelines, the Final EIR, technical appendices, and reports thereof, together with the ERRATA, are intended to serve as documents that will generally inform the decision-makers and the public of environmental effects of the project. These ERRATA, combined with the Final EIR released on September 19, 2017, Mitigation Monitoring and Reporting Program and Response to Comments comprise the Final EIR.

CHANGES INCORPORATED INTO THE FINAL EIR TEXT

1.0 Introduction

No changes or revisions to the Final EIR are necessary.

2.0 Responses to Comments

No changes or revisions to the Final EIR are necessary.

3.0 Corrections and Additions

No changes or revisions to the Final EIR are necessary.

4.0 Mitigation Monitoring and Reporting Program

The second mitigation measure on page 4.0-2 is revised as follows:

6.3-12: 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.

CHANGES INCORPORATED INTO THE DRAFT EIR TEXT

1.0 Executive Summary

No changes or revisions to this section of the Draft EIR beyond those made in the Final EIR are necessary.

2.0 Introduction

No changes or revisions to this section of the Draft EIR are necessary.

3.0 Project Description

No changes or revisions to this section of the Draft EIR are necessary.

4.0 Environmental Setting

No changes or revisions to this section of the Draft EIR are necessary.

5.0 Cumulative Scenario

No changes or revisions to this section of the Draft EIR are necessary.

6.0 Environmental Impact Analysis Introduction

No changes or revisions to this section of the Draft EIR are necessary.

6.1 Aesthetics

No changes or revisions to this section of the Draft EIR are necessary.

6.2 Agricultural Resources

The fifth paragraph on page 6.2-1 is revised as follows:

The residential portion of the proposed project, along a portion of its western boundary, will be adjacent to active agricultural land, operated and maintained by the St. John's Seminary. Development of the residential portion of the proposed project could create nuisances from the active farming located adjacent to the proposed residential units including noise, odors, pests, pilfering, and pesticide applications. The applicant submitted a conceptual landscape plan showing the landscape buffer between the two land uses as part of the residential planned development (RPD) application submittal. Implementation of ~~Mitigation Measure Regulatory Compliance Measure 6.2-1~~ and ~~Mitigation Measure Regulatory Compliance Measure 6.2-2~~ would reduce impacts to a less than significant level.

6.3 Air Quality

No changes or revisions to this section of the Draft EIR are necessary.

6.4 Biological Resources

No changes or revisions to this section of the Draft EIR beyond those made in the Final EIR are necessary.

6.5 Cultural Resources

In addition to the changes made in the Final EIR, the following revision is made to the third paragraph on page 6.5-34:

Notwithstanding, the proposed project would remain consistent with the "Historic Preservation" statement found in the General Plan, as the project would be subject to a public hearing before the Landmark Committee of the City and the City Council within forty-five days of the completed application for a work permit in order for demolition to proceed, as required under **Section 16.42.070 (2) - Permits for Work Affecting Landmarks** of the City's Municipal Code, if they are proposing to demolish a designated landmark, which do not exist on the project site.

6.6 Geology and Soils

The second paragraph on page 6.6-44 is revised as follows:

Policy SAF-2.1b: To date there has been a ~~preliminary~~ multiple site investigations (2006, 2008, 2012, and 2016) followed by City review comments (2007, 2017) and ~~a~~ responses to the review comments (2008, 2017) regarding slope stability. There ~~shall~~ will be an ongoing applicant/City consultation related to slope stability analysis and landslide potential; ~~further analysis is planned (see Mitigation Measure 6.6-2) and the~~ Further, the City has adopted CMC Sections 16.04 and 16.38, and will ensure compliance all regulatory requirements regarding slope stability contained therein. ~~or will adopt the 2013 CBC. INCLUDE LATER REPORTS AND THE MOST RECENT CBC.~~

The seventh paragraph on page 6.6-45 is revised as follows:

Policy SAF-2.2b: Multiple site-specific investigations to determine fault locations have been completed within the St. Johns Residential Community area and for projects to the east; ~~more investigation and/or additional design measures may be required (see Mitigation Measure 6.6-1) prior to final development plan approvals.~~ No development new structures would be allowed on active fault lines and no existing structures would remain within the development area to be modified. The project would be consistent with this policy.

The first paragraph on page 6.6-46 is revised as follows:

Policy SAF-2.2c: Multiple site-specific investigations to determine fault locations have been completed within the St. Johns Residential Community area and for projects to the east; ~~more investigation and/or additional design measures may be required (see Mitigation Measure 6.6-1) prior to final development plan approvals.~~ No ~~development~~ new structures would be allowed on active fault lines and no existing structures would remain within the development area to be modified. The project would be consistent with this policy.

The second paragraph on page 6.6-46 is revised as follows:

Policy SAF-2.2d: Multiple site-specific investigations to determine fault locations have been completed within the St. Johns Residential Community area and for projects to the east; ~~more investigation and/or additional design measures may be required (see Mitigation Measure 6.6-1) prior to final development plan approvals.~~ No ~~development~~ new structures would be allowed on active fault lines and no existing structures would remain within the development area to be modified. The project would be consistent with this policy.

6.7 Greenhouse Gas Emissions

No changes or revisions to this section of the Draft EIR are necessary.

6.8 Hazards and Hazardous Materials

The fourth paragraph on page 6.8-18 is revised as follows:

One on-site well was drilled in 1984 in the general vicinity of the water tank located in the southeastern portion of the site. This well did not produce any significant quantities of oil and was abandoned in the same year. Construction and grading activities may disturb the well. Should this occur, compliance with all requirements and procedures administered by the State of California Department of Conservation's Division of Oil, Gas, and Geothermal Resources (DOGGR) would ensure that any environmental impacts would be less than significant. ~~which would be a potentially significant impact. Implementation of Mitigation Measure 6.8-3 would ensure proper soil sampling before the issuance of any grading permits. This measure would establish a remediation process in the event of uncovering contaminated soils on the project site.~~

The following revisions are made on page 6.8-21:

***Mitigation Measures* Regulatory Compliance Measures**

The project shall implement ~~Mitigation Measure~~ Regulatory Compliance Measures 6.13-1 through 6.13-6.

6.9 Hydrology and Water Quality

In addition to the revisions to this section of the Draft EIR made in the Final EIR the following additions are made:

The following information is inserted after the last paragraph on page 6.9-8 as follows:

The Sustainable Groundwater Management Act (SGMA) (i.e., the term used to reference AB 1739, SB 1168 and SB 1319) provided the FCGMA with the authority to act under the new law as a Groundwater Sustainability Agency (GSA). GSAs are required to adopt a Groundwater Sustainability Plan (GSP) or alternative plan for submission to the State of California Department of Water Resources (DWR).

A GSP specifies measures to ensure that basins operate within its sustainable yield (required for high- and medium- priority basins). The GSP is required to contain: historical data, groundwater levels, groundwater quality, subsidence, groundwater-surface water interaction, historical and projected demands and supplies, recharge areas, measurable objectives, and interim five-year milestones.

Goal: The GSP must describe the sustainability goal and it must explain how the goal will be achieved in 20 years, with a 50-year planning and implementation horizon, and monitoring data.

The FCGMA GSP for the Pleasant Valley Basin is currently under development; a draft is planned for release to the public for review and comment in November 2017 (after the release of the Final EIR for the St. John's Residential Community Project). Revisions to the Draft GSP for the Pleasant Valley Basin are expected to be completed in mid-2018, with adoption of the GSP by the FCGMA occurring sometime after that. The draft documents may be accessed on the FCGMA website at the following links:

<http://fcgma.org/component/content/article/20-public-documents/plans/97-groundwater-sustainability-plan>

<http://fcgma.org/component/phocadownload/category/12-gsp-schedule?download=194:gsp-schedule-draft-updated>

<http://fcgma.org/component/phocadownload/category/16-pleasant-valley-basin>

6.10 Land Use and Planning

No changes or revisions to this section of the Draft EIR are necessary.

6.11 Noise

No changes or revisions to this section of the Draft EIR are necessary.

6.12 Population and Housing

No changes or revisions to this section of the Draft EIR are necessary.

6.13 Public Services – Fire Protection

No changes or revisions to this section of the Draft EIR are necessary.

6.14 Public Services – Law Enforcement

No changes or revisions to this section of the Draft EIR are necessary.

6.15 Public Services - Education

No changes or revisions to this section of the Draft EIR are necessary.

6.16 Public Services – Parks and Recreation

No changes or revisions to this section of the Draft EIR are necessary.

6.17 Transportation and Traffic

The third paragraph on page 6.17-15 is revised as follows:

The future plus project and buildout plus project traffic volumes would not satisfy traffic signal warrants contained in the Caltrans 2014 California Manual of Uniform Traffic Control Devices. ~~The intersection would be controlled by a stop sign on the driveway approach. However, in the interest of public safety, the City of Camarillo has decided to require, and the applicant has agreed to install, a traffic signal at the main entry driveway intersection as a Condition of Approval of TT-5976. The required traffic signal is also shown at this intersection on TT-5976.~~

Level of service calculations indicate that the Upland Road/project driveway intersection would operate in the LOS B-C range during both the AM and PM peak hours under future plus project and buildout plus project conditions with stop control on the minor approach (project driveway). It is not anticipated that the installation of a traffic signal would change the LOS at the intersection. A sight distance analysis completed pursuant to the sight distance criteria contained in the Highway Design Manual indicates that corner sight lines in excess of the required distance of 550 feet (50 mph) are provided from the proposed driveway to both directions onto Upland Road.

The fourth paragraph on page 6.17-41 is revised as follows:

The signal warrant analysis indicates that the unsignalized intersection of Upland Road and the project driveway would operate acceptably under existing-plus-project and *General Plan* buildout-plus-project conditions. Since warrants are not likely to be met based on project traffic alone, installation of a traffic signal is not required. However, in the interest of public safety, the City of Camarillo has decided to require, and the applicant has agreed to install, a traffic signal at the main entry driveway intersection as a Condition of Approval of TT-5976. The required traffic signal is also shown at this intersection on TT-5976.

~~Because of potential traffic fluctuations associated with church activities, traffic conditions may be monitored and traffic signal warrants completed after buildout of the proposed project to evaluate the need for a traffic signal at the driveway entrance under project traffic plus church traffic conditions. Therefore As such, impacts would be less than significant.~~

6.18 Utilities - Water Supply

No changes or revisions to this section of the Draft EIR beyond those made in the Final EIR are necessary.

6. 19 Utilities - Wastewater

No changes or revisions to this section of the Draft EIR are necessary.

6. 20 Utilities - Solid Waste

No changes or revisions to this section of the Draft EIR are necessary.

6. 21 Tribal Cultural Resources

No changes or revisions to this section of the Draft EIR are necessary.

7.0 Alternatives

The fifth paragraph on page 7.0-14 is revised as follows:

The site is partially located in an Alquist-Priolo Earthquake Fault Zone and partially located in a City-designated Fault Hazard Zone. New development would be required to ~~mitigate~~ address potential geotechnical hazards associated with potential ground shaking through remedial grading to correct any existing hazards to the proposed structures. Additionally, as with the proposed project, structures would be required to avoid certain areas on the site that are subject to fault rupture.

8.0 Effects Found not to Be Significant

No changes or revisions to this section of the Draft EIR are necessary.

9.0 Other CEQA Considerations

No changes or revisions to this section of the Draft EIR are necessary.

10.0 Persons and Organizations Consulted

No changes or revisions to this section of the Draft EIR are necessary.

11.0 References

The following reference is inserted on page 11.0-6:

Fox Canyon Groundwater Management Agency, *2014 Annual Report*, Figure 6.

Fox Canyon Groundwater Management Agency, *DRAFT Groundwater Sustainability Management Plan for the Pleasant Valley Basin*, September 2017.

Fox Canyon Groundwater Management Agency, *2007 Update to the Fox Canyon Groundwater Management Agency Groundwater Management Plan*, May 2007.

Appendices

No changes or revisions to this section of the Draft EIR are necessary.