



● **Board of Directors**  
***Business and Finance Committee***

7/13/2010 Board Meeting

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**7-1**

**Subject**

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Grant conditional approval and adopt final resolution for annexation of Calleguas Annexation No. 94 to Calleguas Municipal Water District and Metropolitan

**Description**

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This action authorizes a resolution consenting to an annexation request by Calleguas Municipal Water District (Calleguas) and finding that Metropolitan's interests will not be adversely affected by the existence of 23 acres within the parcel remaining outside the service area. The total acreage included in this annexation is 17.04 gross acres with 1.83 acres designated for public roads. The net area is 15.21 acres and the projected annual water demand is 18.27 acre-feet per year. The city of Camarillo can independently support the new demands of this annexation. Calleguas is in compliance and meets the Best Management Practices of the California Urban Water Conservation Efficiencies. The annexation fee is estimated at \$64,714.46 if completed in 2010.

Metropolitan's policy for annexation is referenced in Chapter 1, Article 1, Sections 350 through 356 of the Metropolitan Act (Act), and Division III, Sections 3100 through 3108 of its Administrative Code.

Calleguas requests final terms and conditions in a one-step board approval process to annex concurrently to Calleguas and to Metropolitan. On November 19, 2008, Calleguas adopted Resolution No. 1617 requesting the proposed annexation. The project was on hold until the state of California secured funding to continue processing this annexation request. The area is located within the county of Ventura, on the northwest corner of Wright Road and Beardsley Road in an unincorporated area west of the city of Camarillo. Under consideration is 17.04 acres of a larger 100-acre parcel owned by the state and partially developed with the existing California Youth Authority complex and the remainder areas are undeveloped and will have an agreement excluding a portion of the land from this annexation, approximately 23 acres, and thereby prohibiting use of water on that portion. This agreement will be recorded in the public records to ensure future notice and enforceability of this water use restriction. See [Attachment 1](#) for the legal description and map.

The territory proposed for annexation is under construction with the permanent Camarillo Satellite Facility of the California Conservation Corps (CCC), allowing the CCC to move from its temporary quarters. Employing young adults between 18 and 25 years old, the CCC assists many local, state and federal agencies with conservation projects, highway landscape maintenance, fire fighting and other emergency assistance. CCC programs also provide job skills and instruction to allow members to complete high school diplomas. Roughly 46,000 square feet of the dormitories, classrooms, administrative offices and related uses will be built. Until construction of the project began, the land was used for agriculture.

The Water Use Efficiency Certificate will be reviewed and approved with this request. Metropolitan relies on its member agency's certificate of compliance with the best management practices (BMPs) ([Attachment 2](#)) which can be met via the industry-adopted memorandum of understanding by (1) strict compliance, (2) good faith efforts, or (3) qualification for an exemption, including demonstration of a lack of local authority to require the BMPs or that they are not cost-effective. Calleguas certified that it is a signatory to the California Urban Water Conservation Council (CUWCC) since 1991 and, based on Calleguas' BMP reports that were submitted to CUWCC, Calleguas is in strict compliance with the wholesale water agency BMPs, which complies with the

Metropolitan Administrative Code amendment approved on October 12, 2004. Prior to completion of the annexation, Calleguas will pay an estimated fee of \$64,714.46 if the annexation is completed prior to December 31, 2010. If the annexation is completed later, the fee will be the then-current annexation charge rate pursuant to Section 3300 of Metropolitan's Administrative Code. The annexation charge is calculated by the per-acre method based on net acreage and a \$5,000 processing fee.

Calleguas' board has not requested that Metropolitan levy a water standby charge within the proposed annexation area. This action adopts a resolution consenting to Calleguas' request for annexation ([Attachment 3](#)) for the Calleguas Annexation No. 94.

## Policy

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Territory may be annexed to Metropolitan upon terms and conditions fixed by the Board and in accordance with Chapter 1, Article 1, Section 350 through Section 356 of Metropolitan's Act and Division III, Section 3100(b) and Section 3201 of its Administrative Code.

## California Environmental Quality Act (CEQA)

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CEQA determination for Options #1 and #2:

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the California Conservation Corps, acting as the Lead Agency, adopted the Proposed California Conservation Corps Camarillo Satellite Relocation/Construction Project Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) on May 9, 2001. Calleguas Municipal Water District (CWMD), as Responsible Agency, prepared and adopted an Addendum to the MND on November 20, 2008, for the annexation process. Metropolitan, as Responsible Agency under CEQA, is required to certify that it has reviewed and considered the information in the MND and MMRP and adopt the Lead Agency's findings prior to approval of the formal terms and conditions for the annexation. The environmental documentation is in [Attachment 4](#).

The CEQA determination is: Review and consider information provided in the adopted 2001 MND and MMRP, and 2008 Addendum to the MND, and adopt the Lead Agency's findings related to the proposed actions.

CEQA determination for Option #3:

None required

## Board Options

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### Option #1

Adopt the CEQA determination and

- a. Adopt resolution granting Calleguas' request for approval of Calleguas Annexation No. 94, concurrently to Metropolitan and Calleguas, conditioned upon recording an agreement excluding 23 acres from this annexation that will not receive water and approval by the Ventura Local Agency Formation Commission, and establishing Metropolitan's terms and conditions for the annexation ([Attachment 3](#)); and
- b. Approve Calleguas' Statement of Compliance with the current Water Use Efficiency Guidelines ([Attachment 2](#)).

**Fiscal Impact:** Receipt of annexation fees of approximately \$64,714.46 for the annexation area with water sales revenue from newly annexed territory

**Business Analysis:** This annexation will provide the ability for water service and associated benefits to the California Conservation Corps development. The initial fixed and variable costs will be borne by the local water supplier and property owners including processing, infrastructure, and the cost of raw and treated water. This annexation helps to meet Metropolitan's member agency requests and provides essential benefits to public facilities.

**Option #2**

Direct staff to negotiate with the property owner and member agency to annex the full 40 acres in compliance with the Metropolitan Water District's Administrative Code

**Fiscal Impact:** Receipt of annexation fees of approximately \$162,080 for the nearly 40-acre area owned by the state of California with water sales revenue from newly annexed territory

**Business Analysis:** Annexation of the entire parcel is in compliance with Metropolitan's Administrative Code Section 3201, avoiding creation of windows of unannexed property within the service area. The initial fixed and variable costs will be borne by the local water supplier and property owners including processing, infrastructure, and the cost of raw and treated water. This annexation helps to meet Metropolitan's member agency requests and provides essential benefits to public facilities.

**Option #3**

Decline the request for annexation

**Fiscal Impact:** Unrealized annexation fees and water sales revenue from non-annexed territory

**Business Analysis:** The subject area will not receive the direct benefits of water supplied through Metropolitan and Calleguas.

**Staff Recommendation**

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Option #1

  
\_\_\_\_\_  
Ralph T. Hicks  
Manager, Real Property Development and Management  
6/25/2010  
Date

  
\_\_\_\_\_  
Jeffrey Kightlinger  
General Manager  
6/28/2010  
Date

**Attachment 1 – Calleguas Annexation No. 94 Legal Description and Map**

**Attachment 2 – Calleguas Annexation No. 94 Statement of Compliance**

**Attachment 3 – Calleguas Annexation No. 94 Resolution Setting Terms and Conditions for Annexation**

**Attachment 4 – Environmental Documentation**

Ref# rpdm12606472

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION  
CALIFORNIA CONSERVATION CORPS  
(CALLEGUAS ANNEXATION NO. 94)**

Those portions of Lots 41 and 54 of Rancho Santa Clara del Norte, in the County of Ventura, State of California, as said lots are shown on the map recorded in the Office of the County Recorder of said County in Book 3, Page 26 of Miscellaneous Records, described as follows:

Beginning at the northeasterly terminus of the course recited as "N 39°40' E 1062.81 feet" in the Ventura School for Girls Annexation to the Calleguas Municipal Water District, as recorded on December 17, 1976, in the Office of said County Recorder, in Book 4734, Page 197 of Official Records; thence, along said recited course,

1st - South 40°15'45" West 44.05 feet; thence,

2nd - South 49°44'15" East 730.44 feet to the southeasterly line of the parcel of land described in the Quitclaim Deed to the State of California, recorded on August 09, 2007 in the Office of said County Recorder in Document No. 20070809-00156842-0 of Official Records; thence, along said southeasterly line by the following five courses:

3rd - North 57°34'07" East 167.66 feet; thence,

4th - North 49°58'22" East 196.50 feet; thence,

5th - North 61°27'22" East 171.09 feet; thence,

6th - South 87°22'08" East 258.91 feet; thence,

7th - North 76°05'52" East 71.09 feet to the southwesterly line of Wright Road, 50.00 feet wide; thence, along said southwesterly line,

8th - South 49°50'15" East 97.87 feet to a point in the southeasterly line of Beardsley Road, 50.00 feet wide, said point being in a curve concaved northwesterly, having a radius of 869.61 feet, and having a radial bearing to said point that bears South 21°30'30" East; thence, along said curve and said southeasterly line by the following two courses:

9th - Easterly and northeasterly 137.99 feet through a central angle of 9°05'30"; thence,

10th - North 59°24'00" East 226.41 feet to the southwesterly line of Annexation No. 38/Knightsbridge Holdings, Inc. Annexation to the Calleguas Municipal Water District as shown and described in the Certificate of Completion recorded in the

ANNEXATION - CONDITIONAL REVIEW  
The Metropolitan Water District of Southern California  
Right-of-Way Engineering Team  
Date: 12/18/08 Reviewer: TMB



Office of said County Recorder on December 19, 1994 as Document No. 94-200358 of Official Records; thence, along said southwesterly line,

- 11th - North 50°19'00" West 53.11 feet to the northwesterly line of said Beardsley Road, 50.00 feet wide; thence, leaving said southeasterly line of said Annexation No. 38/Knightsbridge Holdings, Inc. along said northwesterly by the following two courses:
- 12th - South 59°24'00" West 208.45 feet to the beginning of a curve concaved northwesterly and having a radius of 819.61 feet; thence, along said curve,
- 13th - Southwesterly 100.53 feet through a central angle of 7°01'39" to the Northeasterly of said Wright Road, 50.00 feet wide; thence, along said northeasterly line,
- 14th - North 49°50'15" West 1241.25 feet; thence, leaving said northeasterly line of said Wright Road,
- 15th - South 40°15'45" West 732.90 feet to the existing boundary of said Calleguas Municipal Water District per said Ventura School for Girls Annexation; thence, along said existing district boundary,
- 16th - South 49°44'15" East 51.94 feet to the point of beginning.

17.04 gross acres  
 - 1.83 road acres  
 15.21 net acres

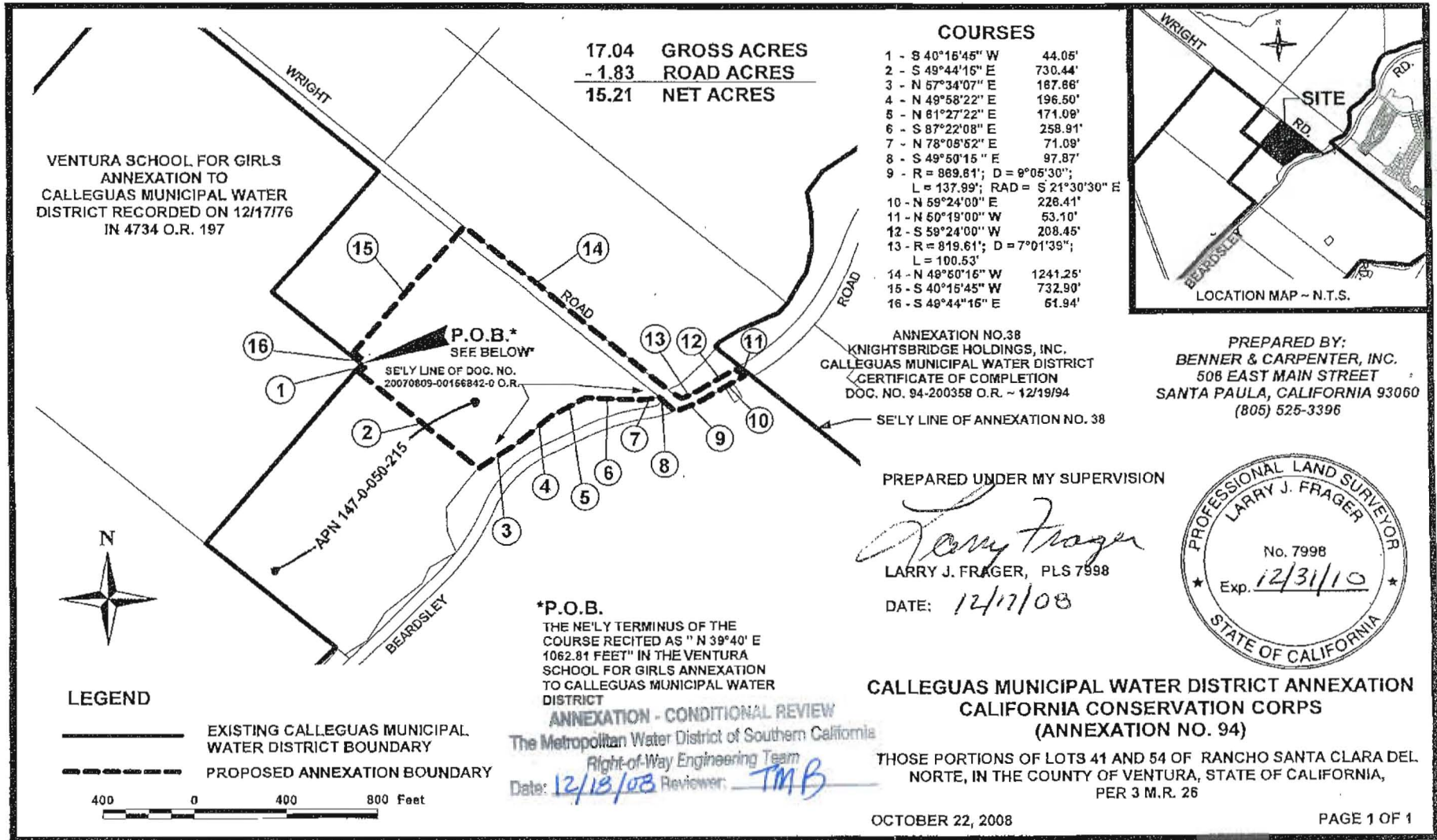
Prepared Under My Supervision

*Larry J. Frager*  
 Larry J. Frager, PLS 7998  
 Date: 12/17/08



For assessment purposes only. This description of land is not a legal description as defined in the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described.

ANNEXATION - CONDITIONAL REVIEW  
 The Metropolitan Water District of Southern California  
 Right-of-Way Engineering Team  
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OCTOBER 22, 2008

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**Documentation for Annexation of Lands to  
The Metropolitan Water District of Southern California**

**Water Use Efficiency Compliance Statement**

**A. General Information**

<p>Description of Annexing Area</p>	<p>Member Agency: <b>Calleguas Municipal Water District</b>                  Annexation Name: <b>California Conservation Corps (Annex. #94)</b>                  Annexing Water Demand: <b>18.27 A.F. Per Year</b>                  Peaking Water Demand: <b>4,362 Cubic Feet Per Day</b>                  Percent MWD Supplied: <b>Sixty percent</b>                  Development Plans: <b>Construction of approximately 48,600 S.F. facility for California Conservation Corps on 15.21 acre site.</b>                  Zoning: <b>AE-40 (County)</b>                  Additional Water Agencies Involved in Annexation:                  1. <b>City of Camarillo</b></p>	<p>MWD Staff Confirmation:                  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  <i>Ethel Young</i></p>
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**B. Member Agency Water Use and Efficiency Plans**


<p>1. Does your agency minimize annual water demand by incorporating water conservation measures into new development plans and service agreements?</p> <p>Describe service area wide actions.</p> <p>Administrative Code § 3107 (a)</p>	<p>Member Agency Response: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                  Description: <b>CMWD supports water conservation in all new development. Staff includes a water conservation coordinator who actively manages outreach programs for public education and conservation advocacy. CMWD contributes cash incentives beyond MWD rebates for water conserving plumbing fixtures and appliances. Through CMWD retail purveyors, all projects are required to meet BMPs.</b>  <b>CMWD has implemented a conservation program focused on new development that includes additional cash incentives to, and conservation requirements on, new development. Please see related responses to questions 4, 5 and 7 below for more detail.</b>                  Supporting Documentation: Please refer to: 1) the Urban Water Management Plan for 2005 Pages 4-1 through 4-4. 2) Calleguas BMP reports for 2005 and 2006. 3) Attachment C; 4) Conservation Agreement and Acknowledgement.</p>	<p>MWD Staff Confirmation:                  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                  Comments: <i>[Signature]</i>                  Documentation: <i>4/1/09</i>  <input type="checkbox"/> Received  <input type="checkbox"/> On File (Date: _____)                  Reviewed by _____</p>
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<p>2. Does your service area maximize use of groundwater, surface water, and recycling to reduce annual demand on MWD?</p> <p>Describe service area wide actions.</p> <p>Administrative Code § 3107 (a)</p>	<p>Member Agency Response: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Description: <b>CMWD member agencies produce approximately 50,000 AF of water from local sources annually, net of exports. Sources include imported surface water, groundwater and recycled water. Please see response to Question 6 regarding CMWD Regional Salinity Management Project.</b></p> <p>Supporting Documentation: Please see: 1) Calleguas Urban Water Management Plan 2005, Pages 2-12 through 2-17 and 2-20 through 2-25; 2) 2008 Local Production Survey previously transmitted to Metropolitan.</p>	<p>MWD Staff Confirmation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Comments: <i>[Signature]</i> 4/1/09</p> <p>Documentation: <input type="checkbox"/> Received <input type="checkbox"/> On File (Date: _____) Reviewed by _____</p>
<p>3. Does your service area use storage and groundwater facilities and conservation to minimize peak demand on MWD?</p> <p>Describe service area wide actions.</p> <p>Administrative Code § 3107 (b)</p>	<p>Member Agency Response: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Description: <b>Member purveyors with groundwater pump more heavily in summer months. Drawing from 10,000 AF Lake Bard reduces daily and seasonal peaking. A recent expansion of the Lake Bard Water Filtration Plant increased its capacity by a third, further reducing peaking. The jointly funded Las Posas Aquifer Storage and Recovery well field is partially operational and will ultimately store 300,000 AF of water to satisfy seasonal peaking and drought-proof Calleguas. In addition the District operates ten reservoirs with a combined capacity of 63 million gallons to reduce daily peaking. CMWD Ordinance No. 12 penalizes member purveyors for extremes of high and low flow and imposes the Capacity Reservation Charge on member purveyors as an incentive to reduce peaking. Impact fees collected on new construction are proportionate to meter capacity, thereby providing a disincentive to peaking.</b></p> <p>Supporting Documentation: Please see: 1) Calleguas Urban Water Management Plan 2005, Pages 2-5 through 2-7, pages 2-20- through 2-25, Pages 4-1 through 4-4 and Page 5-9 ; 2) Calleguas Potable Water Master Plan (December 2006) Pages 32-34 and 60-68; 3) Calleguas Ordinance No. 12, Pages 10 and 11 4) Calleguas Ordinance No. 14 Page 5. 5) 2005 and 2006 CMWD BMP Report</p>	<p>MWD Staff Confirmation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Comments: <i>[Signature]</i> 4/1/09</p> <p>Documentation: <input type="checkbox"/> Received <input type="checkbox"/> On File (Date: _____) Reviewed by _____</p>
<p>4. Does your agency offer all MWD new development conservation programs?</p>	<p>Member Agency Response: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Description: <b>CMWD participates in all MWD conservation programs including hardware rebates in conjunction with its own Model Home Program and independently funded rebates. Calleguas'</b></p>	<p>MWD Staff Confirmation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Comments: <i>[Signature]</i> 4/1/09</p>

<p>Describe how they are promoted.</p> <p>Administrative Code § 3107 (b)</p>	<p><b>Conservation Coordinator actively promotes and coordinates Metropolitan and Calleguas conservation programs. Activities include direct contact with builders, dissemination of literature, presentations to public and industry groups. Conservation agreements with applicants seeking permits for new development will enumerate all MWD and CMWD programs and contain an acknowledgment by the applicant. All applicants will receive conservation literature germane to their project. Please see related response to Question No. 5 below.</b></p> <p>Supporting Documentation: Please see 1) Conservation Agreement and Acknowledgement; 2) Conservation program summary for development applicants.</p>	<p>Documentation:  <input type="checkbox"/> Received  <input type="checkbox"/> On File (Date: _____)                  Reviewed by _____</p>
<p>5. Does your agency have a specific conservation program for new development independent of MWD funding?</p> <p>Describe.</p> <p>Administrative Code § 3107 (b)</p>	<p>Member Agency Response: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Description:  <b>CMWD is implementing a program focused on new development including:</b></p> <ul style="list-style-type: none"> <li>▪ <b>A requirement that all developments of 100 homes or more demonstrate water conserving technology similar to the Metropolitan Model Home Program. Required features will include:</b> <ul style="list-style-type: none"> <li>• <b>ETo irrigation controllers</b></li> <li>• <b>Landscaping with native California plant palette.</b></li> <li>• <b>1.0 gallon or dual-flush toilets</b></li> <li>• <b>High Efficiency Clothes Washer</b></li> <li>• <b>Signage describing features and their benefits.</b></li> <li>• <b>Displays of literature provided by the District.</b></li> </ul> </li> <li>▪ <b>CMWD will inspect participating projects.</b></li> <li>▪ <b>CMWD will independently fund grants of \$2,500 toward installation of water conserving devices, landscaping and signage in the demonstration model homes, either supplementing or independent of the project's participation in the Metropolitan Model Home Program.</b></li> <li>▪ <b>All applicants proposing new development in CMWD will be required to sign a conservation agreement With the following provisions:</b> <ul style="list-style-type: none"> <li>▪ <b>Require installation of all water saving devices and</b></li> </ul> </li> </ul>	<p>MWD Staff Confirmation:                  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                  Comments: <i>4/1/09</i></p> <p>Documentation:  <input type="checkbox"/> Received  <input type="checkbox"/> On File (Date: _____)                  Reviewed by _____</p>



	<p>implementation of procedures to comply with existing state and local law and applicable BMPs.</p> <ul style="list-style-type: none"> <li>▪ State that failure to comply will void the will serve letter and the District Memorandum of Understanding.</li> <li>▪ State that the District may make compliance inspections with a 30-day advance notice.</li> <li>▪ Require use of recycled water, in accordance with California Water Code Sections 13550-13554 and Calleguas Resolution No. 903 and Ordinance No. 17.</li> <li>▪ Require participation in Calleguas Model Home Program when developments involve 50 or more homes.</li> </ul> <p><b><u>In addition, the agreement enumerates conservation programs available through MWD and CMWD:</u></b></p> <ol style="list-style-type: none"> <li>1. Model Home Program</li> <li>2. High Efficiency Clothes Washer (HEW) Rebate Program</li> <li>3. ETo Irrigation Controller Rebate Program</li> <li>4. Ultra Low Flush Toilet Retrofit Rebate Program.</li> <li>5. <i>Save Water Save A Buck</i> Rebate Program for commercial retrofits.</li> <li>6. Industrial Process Improvement Grants</li> </ol> <ul style="list-style-type: none"> <li>▪ All Memorandums of Understanding issued by CMWD will be conditioned upon signature and compliance with the conservation agreement and will condition member agency will serve letters on compliance with BMPs.</li> <li>▪ CMWD will fund a hardware rebate program in conjunction with participation by member purveyors.</li> </ul> <p>Please see related response to Question No. 1 above.</p> <p>Supporting Documentation: Please see: 1) Example Attachment C to annexation resolutions; 2) Conservation Agreement and Acknowledgement (revised) 3) Conservation Program Summary for building applicants (revised).</p>	
<p>6. Does your service area use recycled water in accordance with California Water Code</p>	<p>Member Agency Response: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Description: CMWD operates three pipelines to facilitate distribution of recycled water by its member purveyors. In 2007 these pipelines</p>	<p>MWD Staff Confirmation:                  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                  Comments: <i>AS 4/11/09</i></p>

<p>Sections 13550 - 13554?</p> <p>Describe service area wide actions.</p> <p>Administrative Code § 3107 (c)</p>	<p><b>delivered 1,409 acre feet of recycled water. CMWD is a partner in the Conejo Creek Diversion, which captures an average of 9,900 A.F. of water annually that receives primary treatment and is used for agriculture. A more ambitious project is the Regional Salinity Management Program, a regional pipeline to facilitate the use of high salinity groundwater and recycled wastewater in the Calleguas watershed. 6.5 miles of the pipeline are complete. Ultimately the project will extend 32 miles from an ocean outfall to Simi Valley. When complete and fully utilized by CMWD member agencies, the \$150 million pipeline will substantially increase local recycled water supplies. Working with its member purveyors, CMWD has identified several other potential projects for recovering low quality groundwater and recycling. Together, these projects have the potential of providing 31,000 AF annually, directly offsetting demand on MWD.</b></p> <p>Supporting Documentation: Please see: 1) Calleguas Urban Water Management Plan 2005, pages 2-20- through 2-25, Pages 4-1 through 4-4; 2) Calleguas Potable Water Master Plan (December 2006) Pages 32-34 and 60-68.; 3) Regional Salinity Management Program brochure</p>	<p>Documentation:  <input type="checkbox"/> Received  <input type="checkbox"/> On File (Date: _____)                  Reviewed by _____</p>
<p>7. Are Best Management Practices conditioned on all new development?</p> <p>Describe BMP implementation. Describe BMP implementation in new development.</p> <p>Administrative Code § 3107 (d)</p>	<p>Member Agency Response: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Description:  <b>Newly annexing territory is conditioned with BMPs; compliance with California Water Code Sections 13550-13554 and Calleguas Resolution No. 903 and Calleguas Ordinance No. 17; and conservation reporting.</b></p> <p><b>All CMWD member purveyors are signatories to the CUWCC Memorandum of Understanding (except six small mutuals with combined service connections totaling less than 3000.) Calleguas relies on its retail purveyors to observe retail BMPs at the local level. Also please see responses to Questions No. 1 and No. 5 above.</b></p> <p><b>Regarding the City of Camarillo imposition of BMPs on new development:</b></p> <p><b><u>Landscaping: Regulation No. 95 of the City of Camarillo Community Development Standards of Approval States: That a detailed</u></b></p>	<p>MWD Staff Confirmation:                  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                  Comments: </p> <p>Documentation:  <input type="checkbox"/> Received  <input type="checkbox"/> On File (Date: _____)                  Reviewed by _____</p>

landscaping, irrigation plan and specifications prepared by a registered architect or by a registered landscape architect shall be submitted for all green areas or public or semi-public areas including required street trees. Said landscaping shall include an automatic irrigation system with moisture sensors and automatic rain shut-off devices and consist of a combination of trees, shrubs and groundcover utilizing drought-resistant materials with careful consideration given to eventual, size, spread, susceptibility to disease and pests, and durability and adaptability to existing soil and climatic conditions. Plans shall also include a program for maintenance. The landscaping of the development shall be completed and maintained in accordance with the landscape plans submitted and approved by the city landscape architect and the Director of Community Development.

**Showerheads and Faucets**

Section 5.2.5, of the 2005 California Energy Code, Certification of Showerheads and Faucets states:

Maximum flow rates are set by the Appliance Efficiency standards, and all faucets and showerheads sold in California must meet these standards. The limits for showerheads are 2.5 gpm at 80-psi water pressure. The limit for lavatory faucets and kitchen faucets is 2.2 gpm at 60 psi.

**Water Conserving fixtures and Fittings**

Chapter 4 of the 2007 California Plumbing Code states:

Section 402.1, Flush volume for low-consumption and water-saver water closets and urinals shall be in accordance with applicable standards referenced table 14-1.

Section 402.2, Water Closets – Water closets, either flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.6 gallons per flush.

Section 402.3, Urinals – Urinals shall have an average water consumption of not more than 1.0 gallons per flush.

	<p><b>Section 402.4, Metered Faucets – Self-closing or self-closing metering faucets shall be installed on lavatories intended to serve the transient public, such as those in, but not limited to, service stations, train stations, airports, restaurants, and convention halls. Metered faucets shall deliver not more than .25 gallons of water per use.</b></p> <p>Supporting Documentation: Please see Acknowledgement and Agreement regarding District-wide conditions. Please refer to Attachment C for conditions on newly annexing land.</p>	
<p>8. Can your agency sustain a 7-day interruption in service as described in MWD Admin. Code Section 4503?</p> <p>Administrative Code § 3107 (e)</p>	<p>Member Agency Response: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p><b>Calleguas can call on multiple sources of water to sustain service through a 7-day interruption of supplies from Metropolitan. Lake Bard has a capacity of 10,000A.F. The Lake Bard Water Filtration Plant produces 100 CFS. The Las Posas Aquifer Storage and Recovery Project presently contains 70,000 A.F., ultimately will store 300,000A.F. and is partially operational. It can produce 70 CFS now. <del>With completion of the Moorpark Pump Station late in 2008, 100 CFS.</del> These supplies are sufficient to meet demand in the Calleguas service area today in winter and spring months. In addition, Los Angeles DWP maintains a small connection to Calleguas. Calleguas' member purveyors can augment these supplies during such short term interruptions with increased groundwater pumping and other regional resources so that summer demand can be largely satisfied with minimal delivery curtailment.</b></p>	<p>MWD Staff Confirmation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                  Comments: <i>al</i></p> <p>Documentation:  <input type="checkbox"/> Received  <input type="checkbox"/> On File (Date: _____)                  Reviewed by _____</p> <p><i>4/1/09</i></p>
<p>9. Are your agency and all other agencies listed in (A) above signatory to the California Urban Water Conservation Council's BMP MOU?</p> <p>Administrative Code § 3107 (f)</p>	<p>Member Agency Response: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Description: <b>Calleguas is a charter signatory to the MOU. The City of Camarillo signed the California Urban Water Conservation Council's Memorandum of Understanding (MOU) in October of 1991.</b></p> <p>Form of Documentation: Please see: 1) 2005 and 2006 Calleguas BMP report; 2) 2005 and 2006 City of Camarillo BMP report;</p>	<p>MWD Staff Confirmation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                  Comments: <i>al</i> <i>4/1/09</i></p> <p>Documentation:  <input type="checkbox"/> Received  <input type="checkbox"/> On File (Date: _____)                  Reviewed by _____</p>

<p>10. Has your agency and all other agencies listed in (A) submitted a report to CUWCC?</p> <p>Administrative Code § 3107 (f)</p>	<p>Member Agency Response: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Form of Documentation: Please see: 1) 2005 and 2006 Calleguas BMP report; 2) 2005 and 2006 City of Camarillo BMP report; Calleguas and Camarillo reports for 2007 and 2008 are in progress and will be submitted in January 2009.</p>	<p>MWD Staff Confirmation: Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Comments:</p> <p>Documentation:  <input type="checkbox"/> Received  <input type="checkbox"/> On File (Date: _____)                  Reviewed by _____</p>
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<p>11. Are your agency and all other agencies listed in (A) above in compliance with the California Urban Water Conservation Council's MOU?</p> <p>Administrative Code § 3107 (f)</p>	<p>Member Agency Response: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p><b>Calleguas is exclusively a wholesale water supplier with no retail operations.</b></p> <p><b>BMP 3: Met. Calleguas maintains an active leak detection program and continually falls within the 10% allowable system loss.</b></p> <p><b>BMP 7: On track. Calleguas works with developers to make sure they are aware of the rebate programs and has them agree to follow all BMP's for any development within the service area. Calleguas staff provides presentations to community groups and attends community events to promote conservation programs and to inform the public of water supply concerns.</b></p> <p><b>BMP 8: On track. Calleguas staff offers school presentations to every elementary school in the service area and many presentations are made every year. Calleguas also makes information for all MWD school programs available to all schools, school districts, cities, and purveyors within the service area.</b></p> <p><b>BMP 10: On track. Calleguas offers assistance to all purveyors for their conservation programs. Additional money, above the</b></p>	<p>MWD Staff Confirmation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Comments: <i>[Signature]</i> 4/1/09</p> <p>Documentation:  <input type="checkbox"/> Received  <input type="checkbox"/> On File (Date: _____)                  Reviewed by _____</p>
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money Calleguas pays to MWD through the water stewardship portion of the rates, is offered for the installation of water efficient fixtures.

**BMP 12: Met. Calleguas actively employs a Conservation Coordinator who deals with conservation programs and coordinates conservation and education efforts with all 19 of its purveyors.**

The City of Camarillo has made a good faith effort to comply with the California Urban Water Conservation Council's MOU. Following are details on the City's compliance with each BMP:

**BMP 1 – Water Survey Programs for Residential Customers;**

The City has conducted interior and exterior water audits on approximately 2,000 residences. The audits include the installation of low-flow showerheads, aerators on kitchen faucets, and aerators on bathroom faucets. Exterior audits have been performed on residences with landscape irrigation systems. Interior and exterior audits are available to all governmental, commercial and institutional customers as well.

**BMP 2 -- Residential Plumbing Retrofit:** The low-flow showerhead exchange program gives customers the opportunity to exchange their high-flow showerheads for low-flow showerheads at no cost.

**BMP 3 – System Water Audits, Leak Detection and Repair**  
2007 records indicate a 4.15 percent unaccounted-for water loss of the Camarillo Water Division's water production. This is extremely low compared to the industry-accepted average of 10-15 percent. For this reason, Camarillo does not conduct a comprehensive system leak detection program. Camarillo is

conscientious about locating and repairing main and service connection leaks when they occur. The Water Conservation Program provides assistance in locating leaks on private property and City Municipal Code Chapter 14.12.010) Appendix G) prohibits leak duration of more than 72 hours.

**BMP 4 – Metering with Commodity Rates** – BMP met – All service connections are metered under an inclining tiered rate structure.

**BMP 5 – Large Landscape Conservation Programs and Incentives:** Large landscape water audits have been conducted at all schools and parks. Audits are available to new commercial and industrial landscape customers. Camarillo also coordinates with MWD to provide workshops in landscape water management.

**BMP 6 – High Efficiency Washing Machine Rebate Programs:** Camarillo has conducted High Efficiency Washing Machine rebate programs since 2004 and continues to offer the program through MWD’s “So Cal Water Smart Program” program.

**BMP 7 – Public Information Programs:** The City of Camarillo “CityScene” newsletter is distributed quarterly and periodically includes water conservation issues. All new water service customers are given a package containing water conservation materials. Camarillo has distributed water conservation information in its monthly water bills, at special events and on their internet homepage at [www.ci.camarillo.ca.us](http://www.ci.camarillo.ca.us).

**BMP 8 – School Education Programs** Programs have been offered to the Pleasant Valley School District and Camarillo participates in MWD’s programs to promote student Water

**Awareness. Classroom presentations are offered to all elementary schools and many are given each year.**

**BMP 9 – Commercial, Industrial and Institutional Water Conservation Programs: Water Audits and MWD rebate programs have been made available to each CII customer through the “Save a Buck” program.**

**BMP 10 – Wholesale Agency Programs: This BMP does not apply to Camarillo.**

**BMP 11 – Conservation Pricing: BMP met – Camarillo implements an inclining tiered rate structure.**

**BMP 12 – Water Conservation Coordinator: BMP met – Camarillo employs one full time Water Conservation Technician, a Conservation Coordinator and budgets for an annual water conservation program.**

**BMP 13 – Water Waste Prohibition: City Municipal Code Chapter 14.12.010 (Appendix G) prohibits wasteful water practices.**

**BMP 14 – Residential Ultra-low Flush Toilet (ULFT) Replacement Program: Camarillo has distributed over 4,700 ULFT’s through rebate and direct distribution programs.**

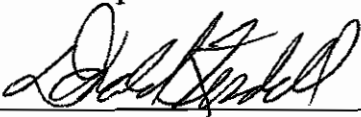
Form of Documentation: Please see: 1) 2007 and 2008 Calleguas BMP report; 2) 2005 and 2006 City of Camarillo BMP report; Camarillo report for 2007 and 2008 is in progress; 3) City of Camarillo Water Rates and Chares Effective January 1, 2009; 4) Camarillo Municipal Code Chapter 14.12 Water Conservation Measures; 5) various Camarillo mailings, handouts and website excerpts.

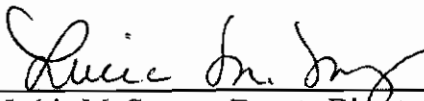
**Agency Certification and Signature**

The following member agency assures compliance with the provisions of Metropolitan's Water-Use Efficiency Guidelines as indicated in Metropolitan's Administrative Code Section 3107 and shall report to Metropolitan Regarding such compliance.

Calleguas Municipal Water District

City of Camarillo

By:   
Dr Donald R. Kendall, General Manager

By:   
Lucia McGovern, Deputy Director of Public Works

Date: 3/12/09

Date: 3/16/09

**RESOLUTION****RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA  
CONSENTING TO CALLEGUAS MUNICIPAL WATER DISTRICT'S  
CALLEGUAS ANNEXATION NO. 94  
AND FIXING THE TERMS AND CONDITIONS OF SAID ANNEXATION TO  
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA**

A. WHEREAS, the Board of Directors of the Calleguas Municipal Water District (Calleguas), a municipal water district, situated in the county of Ventura, state of California, pursuant to Resolution No. 1617, in accordance with the provisions of the Metropolitan Water District Act, has applied to the Board of Directors of The Metropolitan Water District of Southern California (Metropolitan) for consent to annex thereto certain uninhabited territory situated in the county of Ventura referred to as Calleguas Annexation No. 94, more particularly described in an application to the Ventura County Local Agency Formation Commission (LAFCO), concurrently with the annexation thereof to Calleguas, such annexation to Metropolitan to be upon such terms and conditions as may be fixed by the Board of Directors of Metropolitan; and

B. WHEREAS, completion of said annexation shall be conditioned upon approval by LAFCO; and

C. WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA), the California Conservation Corps, and acting as the Lead Agency, adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) on May 9, 2001, for the proposed annexation process (also known as the Proposed California Conservation Corps Camarillo Satellite Relocation/Construction Project) associated with the Annexation No. 94. Also pursuant to CEQA, Calleguas Municipal Water District, as Responsible Agency, prepared and adopted an Addendum to the MND on November 20, 2008, for the annexation process. Metropolitan, as Responsible Agency, is required to certify that it has reviewed and considered the information in the MND, MMRP, and Addendum, and adopt the Lead Agency's findings prior to approval of the formal terms and conditions for the Annexation No. 94; and

D. WHEREAS, it appears to this Board of Directors that such application should be granted, subject to the terms and conditions hereinafter set forth; and

E. NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Metropolitan, acting as Responsible Agency, has reviewed and considered the information in the MND, MMRP, and Addendum and adopts the Lead Agency's findings prior to approval of the formal terms and conditions for the Annexation No. 94; and subject to the following terms and conditions, does hereby grant the application of the governing body of Calleguas Municipal Water District for consent to annex the Annexation No. 94 to Metropolitan and does hereby fix the terms and conditions of such annexation;

F. BE IT FURTHER RESOLVED that the Board of Directors of Metropolitan, subject to the following terms and conditions, does hereby grant the application of the governing body of Calleguas Municipal Water District for consent to annex Calleguas Annexation No. 94 to Metropolitan and does hereby fix the terms and conditions of such annexation:



**Section 1.** The annexation of said area to Calleguas shall be made concurrently with the annexation thereof to Metropolitan, and all necessary certificates, statements, maps, and other documents required to be filed by or on behalf of Calleguas to effectuate the annexation shall be filed on or before December 31, 2011.

**Section 2.** Prior to filing a request for a Certificate of Completion of the annexation proceedings with LAFCO, Calleguas shall submit a certified copy of LAFCO's resolution approving the annexation to the member agency, record an agreement, subject to the prior approval of Metropolitan and Calleguas, providing for exclusion of a portion of the land from this annexation thereby prohibiting the use of imported water on that portion with the Ventura County recorder's office, and shall pay to Metropolitan in cash approximately \$64,714.46, if the annexation is completed by December 31, 2010. The annexation fee of \$5,000 for processing this annexation was received prior to approval. The annexation charge is calculated by the per-acre method based on the net acreage. If the annexation is completed during the 2011 calendar year, the annexation charge will be calculated based on the then-current rate, in accordance with Metropolitan's Administrative Code Section 3300.

**Section 3.** a. Metropolitan shall be under no obligation to provide, construct, operate, or maintain feeder pipelines, structures, connections, and other facilities required for the delivery of water to said area from works owned or operated by Metropolitan.

b. Calleguas shall not be entitled to demand that Metropolitan deliver water to Calleguas for use, directly or indirectly, within said area, except for domestic or municipal use therein.

c. The delivery of all water by Metropolitan, regardless of the nature and time of use of such water shall be subject to the water service regulations, including rates promulgated from time to time by Metropolitan.

d. Except upon the terms and conditions specifically approved by the Board of Directors of Metropolitan, water sold and delivered by Metropolitan shall not be used in any manner which intentionally or avoidably results in the direct or indirect benefit of areas outside Metropolitan, including use of such water outside Metropolitan or use thereof within Metropolitan in substitution for other water outside Metropolitan.

G. BE IT FURTHER RESOLVED that the Board Executive Secretary is directed to transmit forthwith to the governing body of Calleguas a certified copy of this resolution.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California at its meeting held July 13, 2010.

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Board Executive Secretary  
The Metropolitan Water District  
of Southern California

**FINAL  
INITIAL STUDY - MITIGATED NEGATIVE DECLARATION**

**FOR THE PROPOSED CALIFORNIA CONSERVATION CORPS  
CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

**SCH #2001041006**

*Prepared for*

**State of California  
California Conservation Corps**

*Prepared at the Direction of*

**State of California  
Department of General Services  
Real Estate Services Division  
Professional Services Branch**

**MAY 2001**

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## MITIGATED NEGATIVE DECLARATION

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**PROJECT TITLE:** CCC Camarillo Satellite Relocation/Construction Project

**LEAD AGENCY:** State of California, California Conservation Corps

**AVAILABILITY OF DOCUMENTS:** The Initial Study in support of this Mitigated Negative Declaration is available for review at the reference desk of the Ventura County Library – Camarillo Library branch, located at 3100 Ponderosa Drive in Camarillo, California. The public circulation period for this environmental documentation began on April 2, 2001 and ended on May 1, 2001. In addition, a public informational workshop was held on Tuesday, April 17, 2001 from 5:00 p.m. until 8:00 p.m. at the Camarillo Community Center, Rooms #1 and #2, located at 1605 Burnley Street in Camarillo.

**PROJECT DESCRIPTION:** The State of California, California Conservation Corps (CCC) proposes to construct a new satellite facility of approximately 48,600 square feet that would replace its existing satellite facility on the California State University Channel Islands campus. The proposed new facility would consist of an administration building, educational and recreational buildings, four residential buildings, a multi-purpose building, a hazardous materials storage building, and a warehouse. Additionally, development of the site would include about 60,000 square feet of paved surface for service and staging areas, walkways, driveways, and 50 parking spaces. The new facility would accommodate up to 104 corpsmembers and 35 employees.

**FINDINGS:** An Initial Study has been prepared to assess the potential effects of the proposed project on the environment and the significance of those effects. Based on the Initial Study, it has been determined that the proposed project would not have significant effects on the environment. This conclusion is supported by the following findings:

- The proposed project would have no impact on land use and planning, mineral resources, and population and housing. The proposed project also would not induce adverse levels of unanticipated growth or have a significant effect on fiscal resources.
- The proposed project would have a less than significant impact on aesthetics, agricultural resources, noise, public services, recreation, transportation/traffic, and utilities and service systems. Compliance with all applicable rules, regulations, permits, and standards would assure that impacts are less than significant for hydrology and water quality. Although the project is anticipated to have a less than significant impact on biological resources and cultural resources, contingency mitigation measures have been recommended in the event that any unforeseen potential impacts to those resources occur.
- Mitigation is required to address impacts related to air quality, geology and soils, and hazards and hazardous materials.

## MITIGATED NEGATIVE DECLARATION

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**MITIGATION MEASURES:** Mitigation measures that are recommended in the Initial Study checklist to minimize environmental impacts include the following:

### Air Quality

**AQ-1:** The CCC and its contractors will incorporate the following actions recommended by the VCAPCD for controlling NOx emissions from construction equipment and vehicles:

- Minimize equipment idling time.
- Maintain equipment engines in good condition.
- Phase construction activities to the extent feasible to minimize the amount of equipment operating at any one time, particularly during the smog season (i.e., May through October).
- If feasible, use construction equipment powered with alternative fuels, such as compressed natural gas, liquefied natural gas, or electricity.

**AQ-2:** The CCC and its contractors will incorporate the following actions recommended by the VCAPCD for controlling fugitive dust emissions from grading and excavation:

- Water the area to be graded or excavated before beginning grading or excavating. Use reclaimed water if available. To the extent practicable, water should penetrate sufficiently to reduce fugitive dust during grading.
- Cover truck loads of dirt leaving the site, as required by California Vehicle Code section 23114.
- Treat all graded and excavated material, and active portions of the construction site, including unpaved on-site roadways, to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering and application of environmentally-safe soil stabilization materials, as appropriate.
- Apply soil stabilization methods, such as watering and use of environmentally safe dust control materials, to portions of the site that are inactive for over four days.
- Sweep Wright Road at least once per day, preferably at the end of the day, if visible soil material is carried over to Wright Road.
- Cease grading during high winds, such as "Santa Ana" wind conditions.

## MITIGATED NEGATIVE DECLARATION

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### Geology and Soils

The following measures will be incorporated in order to reduce potential impacts from fault rupture:

- GEO-1:** The CCC will ensure that all project structures are located more than 50 feet away from the active fault traces identified on the May 1, 1998 Alquist-Priolo Earthquake Fault Zone Map for the Camarillo 7½-minute USGS quadrangle.
- GEO-2:** Prior to final engineering and design for the proposed project, the CCC will engage a geologist registered in the State of California to conduct a site-specific investigation of potential surface displacement through the project site. The purpose of this investigation will be to confirm the existence of and accurately identify the actual locations of active fault traces on the project site. If necessary, the CCC will revise the proposed project site layout after the fault traces have been accurately located and surveyed so that no structures are located within 50 feet of such fault traces.

### Hazards and Hazardous Materials

The CCC and its contractors shall do all of the following to prevent the exposure of construction workers to hazardous materials:

- HAZ-1:** Low Potential Sites: Low potential sites shall be reevaluated if construction parameters (i.e., excavation location and depth) vary significantly from the proposed design. In the event that project parameters are changed, the CCC shall reevaluate sites identified in the Site Assessment as having low impact potential to determine whether they should be reclassified as having moderate or high impact potential. A qualified and approved environmental consultant shall perform the review and evaluation.
- HAZ-2:** Discovery of Previously Unknown Contaminants: The CCC and its contractors will assign personnel to look for visual evidence of contamination during excavation. If visual contamination indicators are observed during construction, the contractor shall comply with all local, state, and federal requirements for sampling, testing, and subsequent removal, transport, and disposal of all hazardous materials. In the event that construction dewatering is required, the contractor shall comply with all applicable regulations and permit requirements. This may include laboratory testing, treatment of contaminated groundwater, or other disposal options.




**MITIGATED NEGATIVE DECLARATION**

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A copy of the Initial Study is attached. Questions or comments regarding this Mitigated Negative Declaration and Initial Study may be addressed to:


María C. Sosa, Senior Environmental Planner  
Department of General Services  
Real Estate Services Division  
Professional Services Branch  
1102 "Q" Street, Suite 5100  
Sacramento, California 95814  
(916) 322-3522

  
\_\_\_\_\_  
MARÍA C. SOSA, Senior Environmental Planner  
Department of General Services  
Real Estate Services Division  
Professional Services Branch

5/8/01  
\_\_\_\_\_  
Date

Pursuant to Section 21082.1 of the California Environmental Quality Act, the State of California, California Conservation Corps has independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration for the proposed project and finds that the Initial Study and Mitigated Negative Declaration reflect the independent judgement and analysis of the California Conservation Corps. The lead agency further finds that the project mitigation measures will be implemented as stated in the Mitigated Negative Declaration.

I hereby adopt this Mitigated Negative Declaration:

  
\_\_\_\_\_  
GREG EDWARDS, Chief  
Financial Management Branch  
California Conservation Corps

5/9/01  
\_\_\_\_\_  
Date

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**FINAL  
INITIAL STUDY**

**FOR THE PROPOSED CALIFORNIA CONSERVATION CORPS  
CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

**SCH #2001041006**

*Prepared for*

**State of California  
California Conservation Corps**

*Prepared at the Direction of*

**State of California  
Department of General Services  
Real Estate Services Division  
Professional Services Branch**

**MAY 2001**

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## **CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

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### **PREFACE**

The Draft Initial Study and Mitigated Negative Declaration for the proposed CCC Camarillo Satellite Relocation/Construction Project was circulated for public review from April 2, 2001 until May 1, 2001. Section 12 has been added to the Final Initial Study in order to document the comments received during the public review period and, where appropriate, respond to those comments.

The comments that have been received during the public review period required no revisions to the either the Initial Study or the Mitigated Negative Declaration.

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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**CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

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**APPENDIX A: AIR QUALITY REPORT**

**APPENDIX B: BIOLOGICAL RESOURCES REPORT**

**APPENDIX C: CULTURAL RESOURCES ASSESSMENT**

**APPENDIX D: GEOTECHNICAL REPORT**

**APPENDIX E: HAZARDOUS MATERIALS SITE ASSESSMENT**

**APPENDIX F: TRAFFIC REPORT**

*Note: All appendices are available under separate cover and may be obtained by contacting Maria Sosa - Senior Environmental Planner, Department of General Services, Real Estate Services Division at 916-322-3522.*

**CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

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## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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### **1 Introduction and Background**

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) (Cal. Pub. Res. Code sec. 21000 *et seq.*), and the *State CEQA Guidelines* (14 Cal. Code of Regs. sec. 15000 *et seq.*). The purpose of this Initial Study is to determine whether the proposed project would have significant effects on the environment.

The State of California, California Conservation Corps (CCC) is proposing to construct a new satellite facility of approximately 48,600 square feet that would replace its existing satellite facility on the California State University Channel Islands (CSUCI) campus. The proposed new facility would consist of an administration building, educational and recreational buildings, four residential buildings, a multi-purpose building, a hazardous materials storage building, and a warehouse. Additionally, development of the site would include about 60,000 square feet of paved surface for service and staging areas, walkways, driveways, and 50 parking spaces. The new facility would accommodate up to 104 corpsmembers and 35 employees.

The mission of the CCC is to engage young men and women in meaningful work, public service, and educational activities that assist them in becoming more responsible citizens, while protecting and enhancing California's environment, human resources, and communities. The enabling legislation for the CCC (Cal. Pub. Res. Code secs. 14000-14406) specifically states that the intent of the Legislature is that the role of the CCC include both "increasing awareness of and improving our natural resources" as well as "instilling basic skills and a healthy work ethic in California youth, building their character, self-esteem, and self-discipline, and establishing within them a strong sense of civic responsibility and understanding of the value of a day's work for a day's wages." The CCC is a statewide program that employs up to 2,250 corpsmembers at 50 residential and satellite facilities throughout California.

Corpsmembers are California residents who are selected for participation on the basis of their demonstrated motivation, personal development, and public service, with less emphasis on prior employment or educational background. The CCC is not affiliated with the correctional system and does not accept applicants who are on probation or parole. All applicants and corpsmembers are drug tested prior to entry into the program and are encouraged to adhere to a drug-free lifestyle. Corpsmembers serve for one year and must complete two weeks of initial training in the COMET program (i.e., Corpsmember Orientation, Motivation, Education and Training). The CCC offers both residential and non-residential programs for its corpsmembers who work full-time in various resource conservation-related jobs in such fields as urban and rural public works, forestry, habitat restoration, natural disaster relief, fire prevention and suppression, and energy conservation. The Corpsmember Development Program offers educational opportunities for corpsmembers to earn a high school diploma/GED, improve basic educational skills and literacy, acquire specialized training, or prepare for college. Upon completion of the program, the CCC also offers a \$2,000 scholarship for 48 hours of volunteer work. Former corpsmembers frequently take up careers with other public resource agencies or enroll in higher education.

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

The existing CCC Camarillo Satellite facility on the CSUCI campus houses about 60 residential corpsmembers and has a maximum capacity of 75 corpsmembers. There are 31 staff members employed at the facility. The current group of corpsmembers includes about 12 young men and women from the local community in Oxnard, Camarillo, and Ventura. The corpsmembers and staff at the Camarillo Satellite facility have been engaged in numerous activities throughout the Ventura County community. Recent projects have included the following:

*California Department of Parks and Recreation* - McGrath State Beach wooden boardwalk for interpretive programs. Carpenteria State Beach wildlife protection chain link fence installation.

*California Department of Food and Agriculture* - Glassywinged Sharpshooter nursery inspection emergency response.

*Ventura Unified School District* - Performed earthquake retrofit work (tie downs, bookshelf bands, securing equipment, etc.) in most all of the classrooms at 16 schools.

*Conejo Recreation and Park District* - Lizard Rock Trail rehabilitation and Los Robles Trail rehabilitation.

*City of Thousand Oaks and City of Westlake Village* - local flood emergency response (sand bagging, diversion dams, etc.).

*Ventura County Solid Waste Management Department* - participation in the "Restore" program to collect reusable construction and other materials. Funds received from the purchase of these materials in the "Restore" store are awarded to Habitat for Humanity.

*Weatherization and Energy Efficiency Rehabilitation (WEER) Program* - corpsmembers work with staff from the Ventura County Commission on Human Concerns in weatherizing low income homes throughout Ventura County.

*California Department of Fish and Game* - Provides training funds for staff and corpsmembers, enabling CCC to respond to oil spill emergencies.

*Conejo Botanic Garden* - exotic plant removal, indigenous planting, trail construction and maintenance.

*Santa Monica Mountains National Recreation Area* - trail construction/maintenance at numerous locations.

*U.S. Forest Service (Los Padres National Forest) and California Department of Forestry (Ventura County)* - fire support emergency response.



## **CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

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*CCC Internships* - City of Camarillo, Public Works Department; Harrington School; Camrosa Water Department; California Department of Transportation (Caltrans); California Department of Forestry.

*Oxnard Housing Authority* - CCC hires Oxnard public housing youth, and under corps supervision, works with the modernization program to refurbish public housing units.

### **2 Project Information**

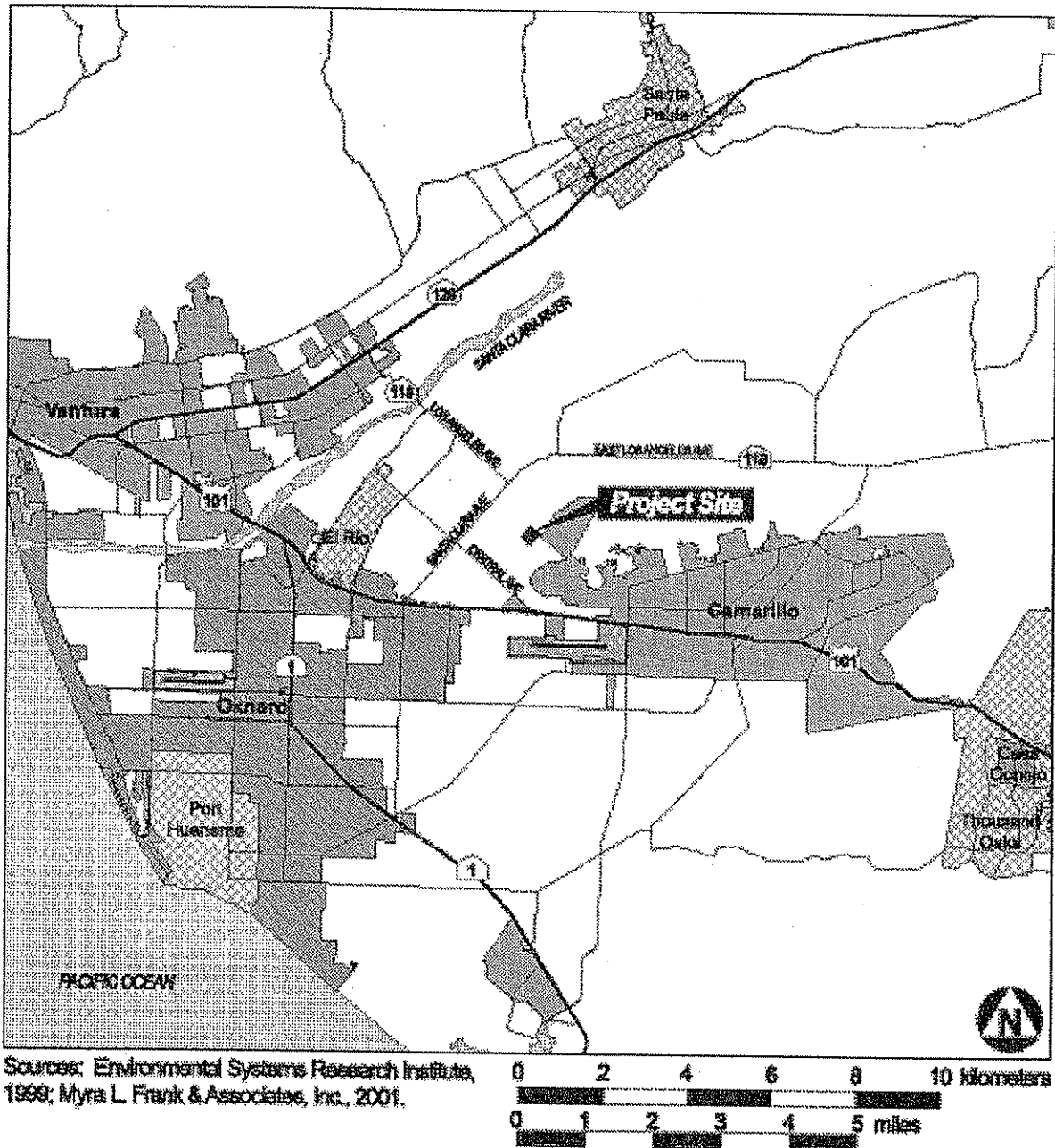
<b>Project Title:</b>	California Conservation Corps Camarillo Satellite Relocation/Construction Project
<b>Lead Agency:</b>	State of California California Conservation Corps 1719 24 <sup>th</sup> Street Sacramento, CA 95816-7114
<b>Contact Person:</b>	María C. Sosa, Senior Environmental Planner Department of General Services Real Estate Services Division Professional Services Branch (916) 322-3522
<b>County General Plan Designation:</b>	Agricultural
<b>County Zoning Designation:</b>	A-E Agricultural Exclusive

### **3 Project Location and Setting**

The proposed project is located at the intersection of Wright Road and Beardsley Road in the County of Ventura. The site is within an unincorporated portion of the county between the cities of Camarillo and Oxnard. Figure 1 illustrates the regional location of the proposed project. Figure 2 shows the project vicinity.

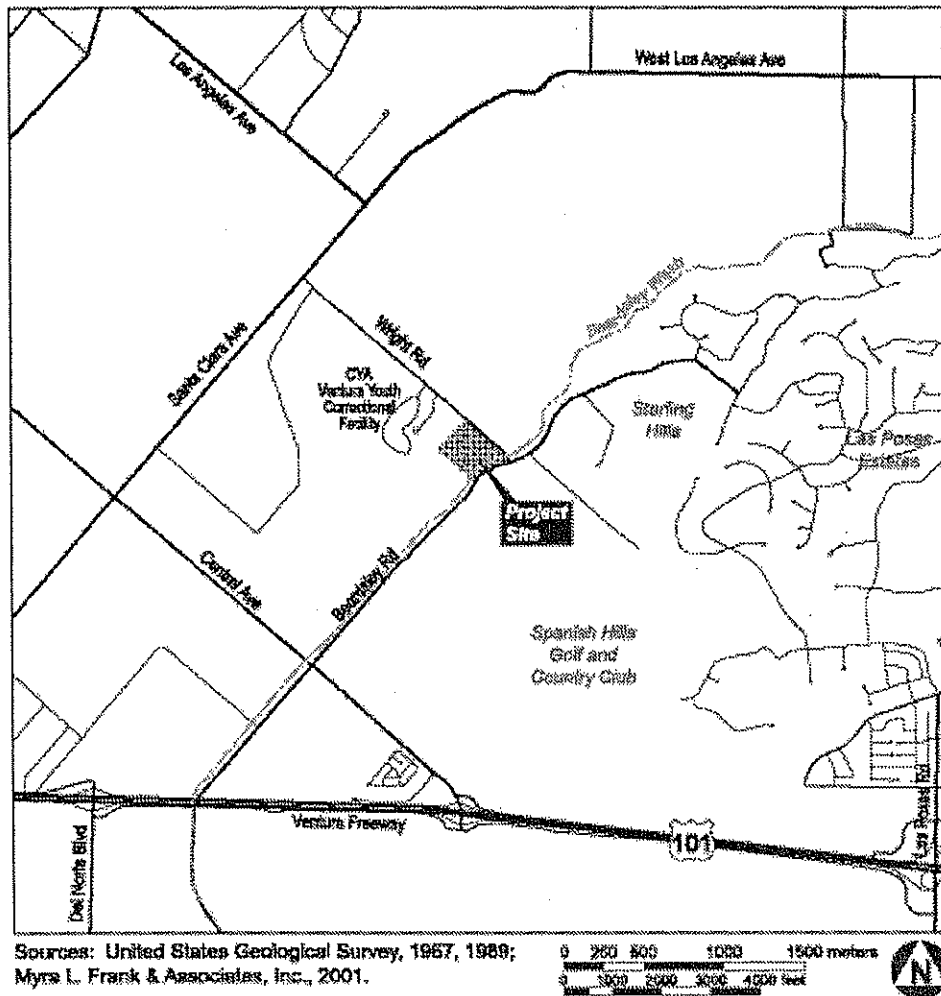
The proposed project site is situated on approximately 15.5 acres of undeveloped State-owned property. The site is vacant but has been periodically leased for temporary dry crop farming. The California Youth Authority (CYA) operates the Ventura Youth Correctional Facility (VYCF) immediately to the west at 3100 Wright Road. A California Department of Forestry and Fire Protection (CDF) facility is located on the other side of the VYCF along Wright Road. The project site is bounded on the east side by the Beardsley Channel. A lemon grove occupies the property opposite the site on the north side of Wright Road. To the south there is additional State-owned property that has been temporarily leased for agricultural purposes.

### CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT



**Figure 1: Regional Location**

### CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT



**Figure 2: Project Vicinity**

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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The outlying area surrounding the project site is predominantly characterized by agricultural land use, with an increasing amount of residential development in the hillside areas to the south and east. Two nearby residential communities, Spanish Hills and Sterling Hills, have been developed in recent years. Both are estate-style communities with golf courses and other premium amenities. The older, more established community of Las Posas Estates is also located in this area. The remaining agricultural land in the area generally lies to the north and west of the project site. Most of this farmland appears to be in row crop or lemon production.

The project site has been designed to avoid the 100-year flood hazard area defined by the Federal Emergency Management Agency (FEMA) and the local flood hazard zone delineated by the Ventura County Flood Control District (VCFCD). This would reduce the potential for flooding from the adjacent Beardsley Channel, and eliminate the potential for significant impacts from the project to the 100-year flood hazard area.

### **4 Purpose of the Proposed Project**

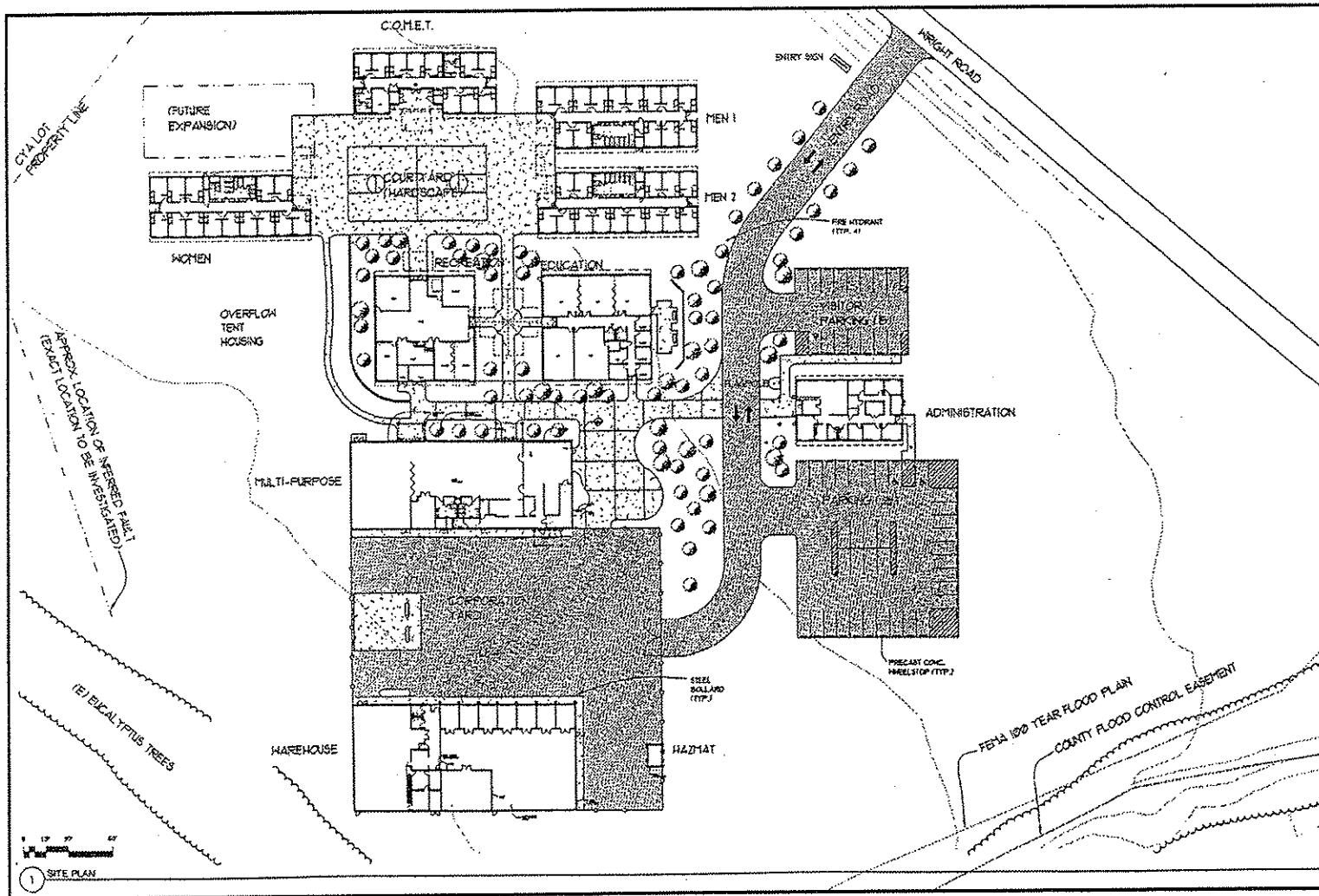
The CCC has operated the Camarillo Satellite facility in the Ventura County community for almost twenty years. The facility is currently housed in a portion of the CSUCI campus once occupied by the former Camarillo State Hospital. The site is leased from the California State University (CSU) system until June 30, 2003. CSU has indicated that the CCC will be required to vacate the premises when the lease expires. Accordingly, the CCC must relocate the Camarillo Satellite and construct a replacement facility for its residential program. The Governor and the Legislature, recognizing this need, included funding in the State Budget for Fiscal Year 2000-2001 in order for the CCC to begin design work for relocation of the Camarillo Satellite facility. The proposed project is intended to provide this new facility so that the CCC may continue to serve the local and regional community in Camarillo, Oxnard, and Ventura County.

### **5 Description of the Proposed Project**

#### **5-1 Proposed Facility**

The proposed project would construct a new CCC Camarillo Satellite facility in order to facilitate relocation of the existing facility from its current location on the CSUCI campus. The proposed facility would consist of approximately 48,600 square feet of new structures, including: an administration building, educational and recreational buildings, four residential buildings, a multi-purpose building, a hazardous materials storage building, and a warehouse. Development of the site would include about 60,000 square feet of paved surface for service and staging areas, walkways, driveways, and 50 parking spaces. The proposed project would also entail installation of utility connections (i.e., water, sanitary sewer, power, communications) to the site. The new facility would accommodate up to 104 corpsmembers and 35 employees. The following sections describe each of the major components of the proposed project. Figure 3 is a preliminary site plan depicting the general layout of the proposed project site.

### CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT



**Figure 3: Preliminary Site Plan**

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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### **5-1.1 Administration Building**

A one-story administration building of approximately 2,900 square feet would be constructed as part of the proposed project. It would include a reception area, clerical space, conference room, lounge, storage area, restrooms, and six offices.

### **5-1.2 Education and Recreation Buildings**

The proposed project would construct a one-story education building of about 5,250 square feet and a one-story recreation building of about 4,800 square feet. The education building would have three classrooms, a computer room, a library, five offices, and restrooms. The recreation building would provide an activity center, reading room, weight room, television room, laundry room, storage area, and restrooms.

### **5-1.3 Multi-Purpose Building**

The proposed one-story multi-purpose building would occupy approximately 9,000 square feet and would have a kitchen area, a multi-use area for dining and indoor sports, and restrooms.

### **5-1.4 Residential Buildings**

Four one-story residential buildings would be constructed. Two buildings of about 4,100 square feet each would house male corpsmembers. A third building, also of about 4,100 square feet, would house the female corpsmembers. The fourth residential building would be about 3,400 square feet and would be used to house new corpsmembers enrolled in the COMET program. The COMET residence would have 4 four-person rooms and 2 two-person rooms, while the other three residences would have 6 four-person rooms and 2 two-person rooms in each building. Restrooms, showers, and fire sprinkler systems would be provided in all four buildings.

### **5-1.5 Warehouse Building**

A one-story warehouse building of approximately 10,700 square feet would be constructed adjacent to a paved corporation yard. The warehouse would have maintenance space, seven crew sheds, a wood shop, tool and material storage, a uniform closet, an emergency shower and eye wash, and restrooms. A vehicle wash rack, steam cleaner, and power wash would be located outside the warehouse in the corporation yard. The floor drain in the wash rack would incorporate an oil/water separator. Two 500-gallon above-ground tanks, one for gasoline and one for diesel fuel, would also be located outside the warehouse in the corporation yard.

### **5-1.6 Hazardous Materials Storage Building**

A 150-square foot hazardous materials storage building would be constructed in the vicinity of the warehouse building. The building would be used to store paint and gasoline canisters.

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## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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### **5-1.7 Access/Parking**

Vehicular access to the new facility would be provided by means of a driveway entrance from Wright Road. A paved entry road would extend from the entrance to an approximately 15-space visitor parking lot and an approximately 35-space staff parking lot. The paved corporation yard would include emergency staging and service areas.

### **5-1.8 Utilities/HVAC**

Utility systems that would be installed as part of the proposed project include water, sanitary sewer, power (i.e., electricity and natural gas), and communications (i.e., telephone and data). The heating, ventilation, and cooling (HVAC) systems for the facility would generally consist of electric heating and cooling with programmable thermostat controls.

### **5-1.9 Safety/Security**

The proposed new facility would incorporate fire suppression systems in all residential buildings and the hazardous materials storage building. Fire alarm systems with smoke detectors, pull stations, and annunciating devices would also be installed. Security measures would be comprised of an intrusion alarm system with magnetic door contacts, motion detectors, and digital keypads. A closed-circuit television (CCTV) system with video cameras on building exteriors would also be provided.

### **5-1.10 Landscaping**

The landscaping for the proposed project would consist of three distinct zones: the entry road area, the interior planting areas, and the perimeter planting areas. The entry road would have dense planting areas approximately 20 feet wide on both sides. The landscaping would be designed to provide an aesthetically-pleasing entry to the facility. These planting areas would be irrigated with an overhead spray irrigation system. The interior planting areas would also be densely landscaped with shade trees, flowering shrubs, and groundcover to provide a garden-type setting for the residents of the facility. Drought tolerant plant material would be used throughout the design. Irrigation in these areas would be with an overhead spray irrigation system. The site perimeter would be less intensely landscaped as this area would be a transition area between the more intensely landscaped interior and the non-landscaped boundary of the property. This landscape would be characterized by large sprawling native shrubs, evergreen and deciduous trees, and mulch areas. A large open area would be provided as a recreation area as well as overflow for temporary housing during periods of local emergency. Much of the landscape in this zone would also serve as a storm water percolation zone. The perimeter planting areas would be irrigated with a drip or bubbler irrigation system, with the exception of the large open area, which would be watered with a overhead spray system utilizing large rotors.



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## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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### **5-1.11 Operating Schedule**

The proposed facility would function as full-time, 24-hour per day residential program. The various buildings would operate on the following typical schedules:

<i>Administration:</i>	Monday-Friday, 7:00 a.m. to 5:00 p.m.; occasional weekend use.
<i>Residences:</i>	24-hours per day.
<i>COMET:</i>	Used three weeks out of every five; 24-hours per day.
<i>Education:</i>	Monday-Thursday, 6:00 p.m. to 10:00 p.m.; occasional use for day training, workshops, and meetings.
<i>Recreation:</i>	Monday-Thursday, 6:00 p.m. to 11:00 p.m.; Friday, 6:00 p.m. to midnight; Saturday, 9:00 a.m. to midnight; Sunday, 9:00 a.m. to 11:00 p.m.
<i>Multi-Purpose:</i>	Kitchen operational every day; Monday-Friday, 5:00 a.m. to 7:00 p.m.; Saturday-Sunday, 7:00 a.m. to 5:30 p.m.
<i>Warehouse:</i>	Monday-Friday, 7:00 a.m. to 5:00 p.m.; occasional evening/weekend use.

### **5-2 Construction Scenario**

Construction of the proposed project would follow the process described below.

#### **5-2.1 Construction Schedule**

Construction is expected to begin in October 2002 and end in February 2004, lasting approximately 17 months. Construction would occur on normal workdays and within normal work hours (i.e., 7:00 a.m. to 4:00 p.m.). After-hours work and work on weekends and holidays would only occur as necessary. It is estimated that a maximum of four crews of six people each would be utilized.

#### **5-2.2 Construction Zone, Equipment, and Staging**

The construction zone for the proposed project would consist of all areas of construction activities and disturbance, including equipment staging areas. Construction would be likely to involve the following types and amounts of equipment: two trucks, three graders, two backhoes, one front-end loader, one forklift, one mobile crane, and one high-lift. More or less equipment could be possible depending on contractor specifications. About six personal vehicles for construction workers would also be present at the construction site. All construction staging would occur onsite.

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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### **5-2.3 Site Clearing**

Little or no site clearing would be necessary because the project site has been periodically disked and mowed.

### **5-2.4 Demolition**

No demolition would be necessary because the project site is currently vacant.

### **5-2.5 Grading and Excavation**

The project site would be graded and the soil compacted to predetermined levels using standard construction equipment to prepare the site for building pads, slabs, and footings. Approximately 110,000 square feet (2.5 acres) of the 675,559 total square feet (15.5 acres) on the project site would be graded. Excavation would extend to depths of about 4 feet in areas of spot footings and utility trenches, and up to 18 inches for the balance of the construction zone. Excavated soils would be balanced onsite. Grading and excavation activities would last approximately 2 months.

### **5-2.6 Site Development**

Site development would involve paving of about 60,000 square feet for service and staging areas, walkways, driveways, parking areas, and a basketball court. The paved surface materials would consist of asphalt concrete, concrete, and a permeable surface area that could be used for emergency vehicular access. Exterior lighting, irrigation, signage and miscellaneous accessories would also be installed.

### **5-2.7 Foundations**

Following grading and excavation of the area where the buildings would be located, building foundations would be installed. The foundations would be constructed in accordance with the California State Building Standards Code and recommendations outlined in the geotechnical report (see Appendix D). The intended building foundation system is concrete slab-on-grade for all buildings. The building foundations, including vehicle apron areas, would include preparation of a building pad to 5 feet beyond building and apron lines.

### **5-2.8 Utility Installation**

Utility lines, including water, sanitary sewer, power, and communications, would be installed. In addition, the project would construct infiltration/percolation zones to handle all surface storm water runoff from the built areas of the site. The project would not introduce any new runoff into the Beardsley Channel.

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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### **5-2.9 Building Construction**

The buildings would be framed and constructed once the foundations are completed. All buildings would be one-story. Potential building materials and finishes would be consistent with the required building standards and would likely take into account such factors as safety, durability, aesthetic quality, and energy efficiency.

## **6 Approvals and Permits Required**

The CCC is the lead agency for the project and would have the primary authority for approval of this environmental document and the proposed project. The approvals and permits that would be required from responsible and/or trustee agencies are listed below.

**California Code of Regulations, Title 19:** The project plans will be reviewed and approved by the State Fire Marshal for compliance with state fire regulations.

**California Code of Regulations, Title 24:** The project will be constructed in accordance with the applicable building standards in Title 24, the State Building Standards Code.

**Division of the State Architect:** The design plans for the proposed project must be reviewed and approved by the State of California, Department of General Services, Division of the State Architect (DSA). This review will include an assessment of the project with respect to the DSA Access Compliance requirements.

**State Water Resources Control Board:** If construction of the proposed project disturbs an area greater than 5 acres, the CCC would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharges associated with construction activity. The CCC would file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) to obtain coverage under the NPDES statewide Construction Activities Storm Water General Permit (Order No. 99-08-DWQ, Permit No. CAS000002). As part of the permit process, a Storm Water Pollution Prevention Plan (SWPPP) would be developed and would include appropriate Best Management Practices (BMPs) for construction activities.

**Regional Water Quality Control Board/Ventura County Flood Control District:** The CCC will likely be required to comply with the Ventura County Municipal Storm Water NPDES Permit (Order No. 00-108, Permit No. CAS004002). The Los Angeles Regional Water Quality Control Board (RWQCB) has delegated responsibility for ensuring compliance with the Ventura County NPDES permit to the Ventura County Flood Control District (VCFCD) as the principal co-permittee with jurisdiction over unincorporated portions of the County. The Ventura County NPDES permit applies to construction activities that will result in soil disturbance of 1 acre or more, and requires that a Storm Water Pollution Control Plan (SWPCP) be prepared and implemented with the pertinent BMPs for construction activities. In addition to covering construction activities, the permit also regulates certain other categories of new development activity, including those projects with parking lots having 5,000 square feet or more of impervious

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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surfaces or 25 or more parking spaces exposed to storm water runoff. These types of regulated developments must comply with requirements outlined in the permit's Storm Water Quality Urban Impact Mitigation Plan (SQUIMP).

**Ventura County:** The CCC recognizes the importance of the Ventura County planning and development process and will consult with County officials to exchange information about the project. However, State sovereignty precludes the CCC from seeking most local approvals and permits. Section 4.11.4.1 of the *Ventura County General Plan, Public Facilities and Services Appendix* (1997 as amended) acknowledges the limited jurisdiction of the County with respect to State and federal facilities. The CCC will work with the County to make the project as consistent as possible with County standards.

**Ventura County Fire Department:** The CCC will work with officials of the Ventura County Fire Department regarding applicable life safety and hazardous materials requirements.

### **7 Related Projects**

Related projects are those other past, present, and reasonably foreseeable development projects that are either: (1) located in close geographic proximity to the proposed project, (2) expected in the same period of time as the proposed project, or (3) programmatically related to the proposed project. For the proposed new CCC Camarillo Satellite facility, related projects would include:

**Future CYA access road:** The CYA has preliminarily identified an area between the proposed project site and the adjacent Ventura Youth Correctional Facility as a potential location for a new security entrance.

**Santa Clara Avenue and Central Avenue Widening Project:** The Ventura County Public Works Agency, the California Department of Transportation (Caltrans), and the Federal Highway Administration (FHWA) have proposed improvements to portions of Santa Clara Avenue and Central Avenue located south and west of the proposed new CCC facility. The roadway improvements would initially involve interim rehabilitation of the roadways, intersection improvements, and localized reconstruction. Full widening of the roadways would be necessary by 2010. The project is currently in the environmental review process.

**Other local development activity:** A review of local development reports from Ventura County and the cities of Camarillo and Oxnard indicates that there is robust development activity in the area surrounding the proposed project. Most of the activity in the immediate vicinity of the proposed project site is new residential development in the Bella Vista, Spanish Hills, and Sterling Hills areas of Camarillo. Residential construction completed since January 1, 2000 includes: 2 dwelling units (d.u.) in Bella Vista, 5 d.u. in Spanish Hills, and 135 d.u. in Sterling Hills. This represents 43 percent of all residential construction in the city. As of December 2000, residential developments in these areas that are under construction consist of: 14 d.u. in Bella Vista, 10 d.u. in Spanish Hills, and 43 d.u. in Sterling Hills.

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### **8 Initial Study Checklist**

This section documents the anticipated environmental effects of the proposed project by using an Initial Study checklist with a brief explanation supporting the findings of each checklist item.

The environmental factors checked below (☒) would be potentially affected by this project, involving at least one impact that is a potentially significant impact prior to mitigation, as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input checked="" type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Agricultural Resources	<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Air Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Mandatory Findings of Significance
<input checked="" type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Population/Housing		

**CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

Environmental Issues and Supporting Information	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>1. AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project site is located in an area with scenic vistas of the hillsides and mountains to the north. The immediate project site offers limited views of these resources due to the flat topography and surrounding vegetation; however, many of the residences on the hillsides located to the southwest (i.e., Spanish Hills) have notable views that include both the mountains and the Santa Clara Valley and Oxnard Plain areas. The project site is also within the viewshed for some of these residences.

As is depicted in the photographs in Figure 4, views of the proposed project site from residences in even the highest portions of Spanish Hills would be almost entirely obstructed by a line of eucalyptus trees along the west side of Beardsley Road. The project would include no buildings or other structures that would exceed the height of the tree line and have an adverse effect on views of the mountains or valley areas. Views would basically remain unchanged compared to existing conditions.

The project would utilize architectural style and landscaping that ensure an aesthetically-appealing site. Buildings would be constructed of materials that are consistent with their surroundings. The preliminary landscaping plan for the site is described in section 5-1.10, above, and is illustrated in Figure 5.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project site is not located in close proximity to any of the scenic resources inventoried in the *Ventura County General Plan, Resources Appendix* (2000 as amended). Los Angeles Avenue (State Route 118) and Las Posas Road are noted in Figure 1.7.2a of the *Resources Appendix* as Eligible County Scenic Highways. Both are located more than 1 mile from the project site. At this distance, the project would have no effect on these scenic resources.

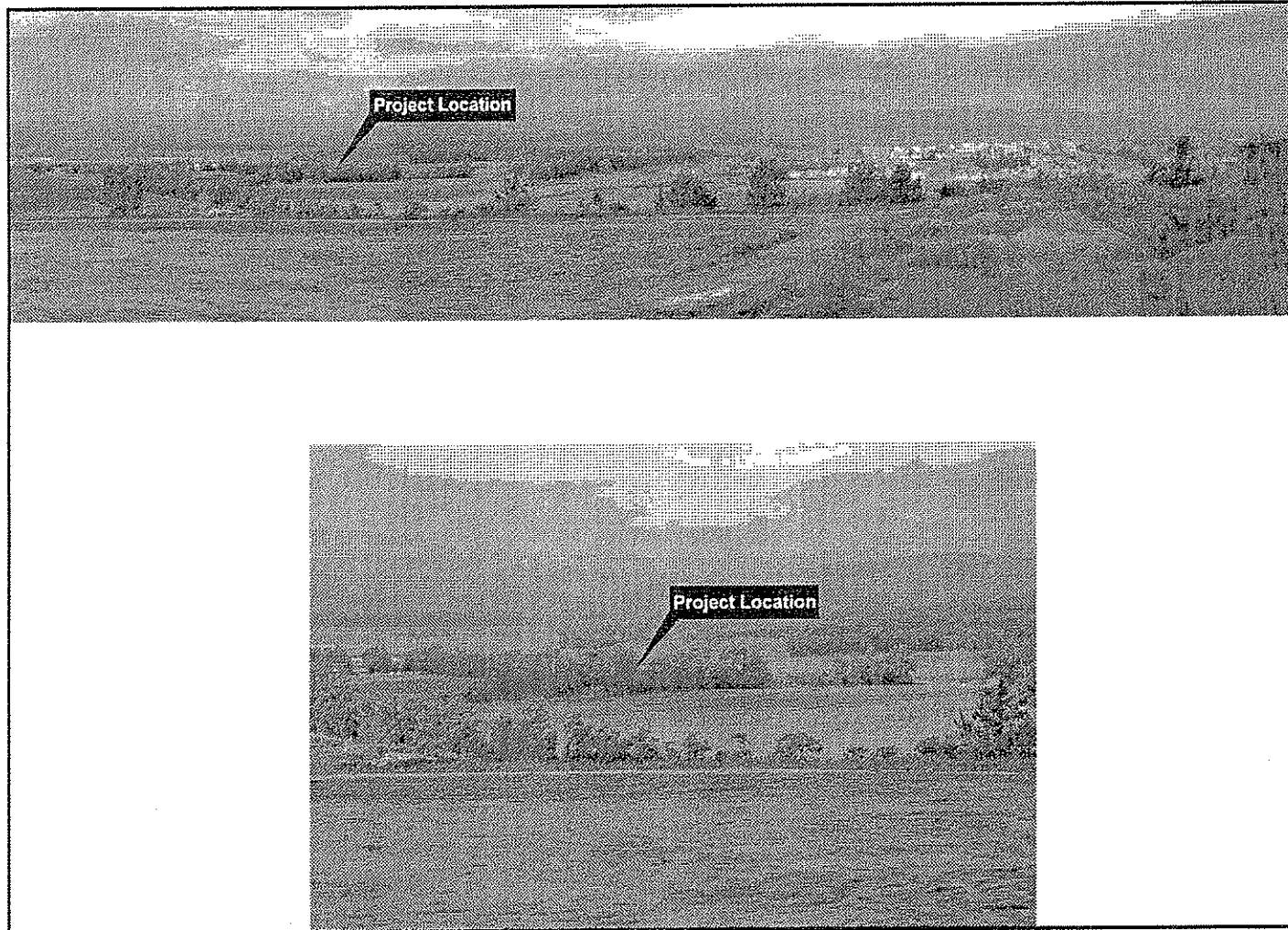
Please see also the response to checklist item 1.a), above.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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As noted in the response to checklist item 1.a), above, the changes in visual character and quality associated with the proposed project would be largely imperceptible to persons in the surrounding area. Consequently, no substantial degradation of the existing visual character or quality of the site and its surroundings is expected.

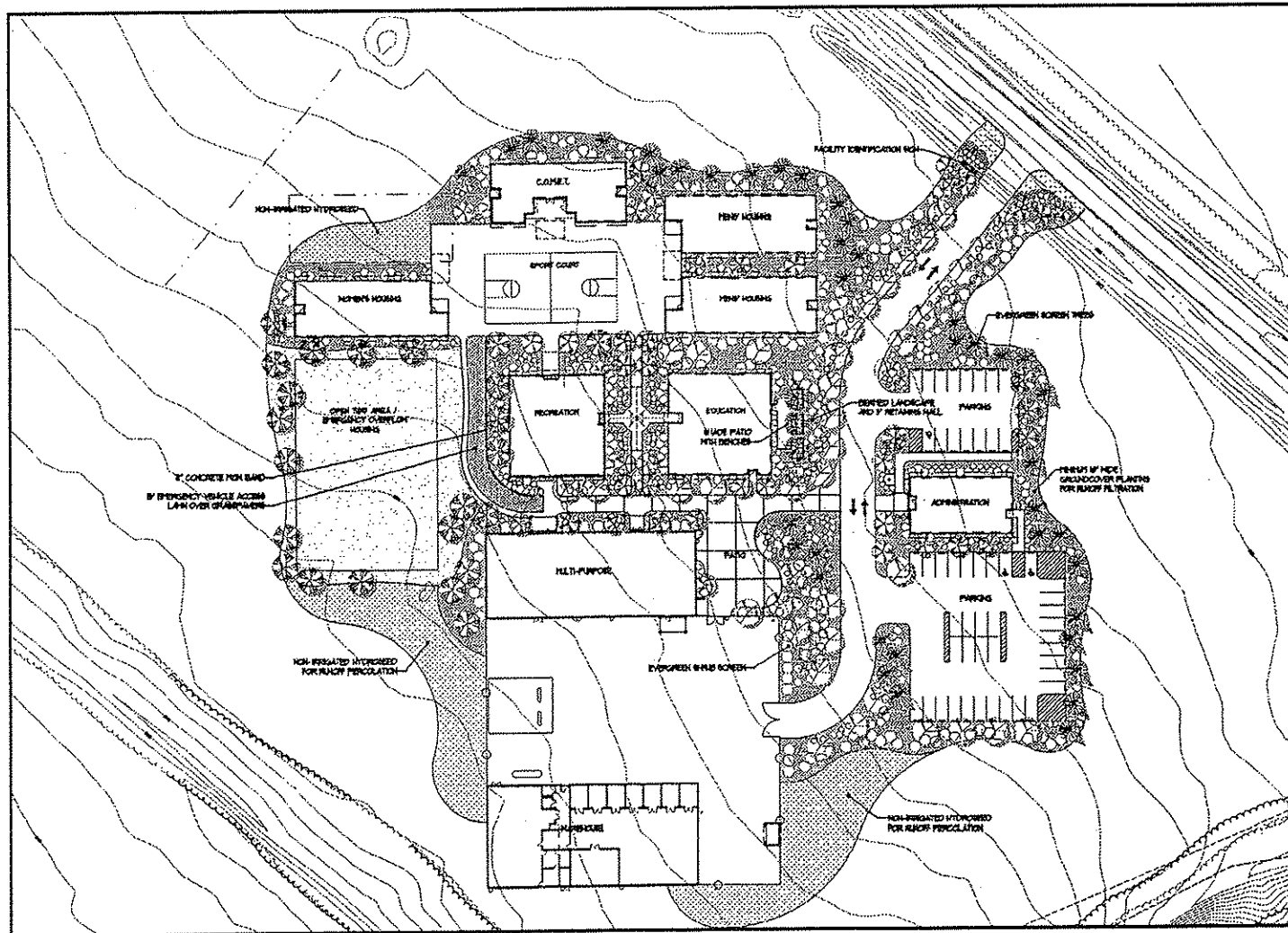
CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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***Figure 4: Views of Project Site from Spanish Hills  
(1100 Block of Corte Tularosa)***

### CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT



**Figure 5: Preliminary Landscape Plan**



**CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

Environmental Issues and Supporting Information	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Exterior lighting would be installed as part of the proposed project. This lighting would include: 10 3-foot light bollards distributed around the site, 5 wall pack light fixtures on the warehouse and multi-purpose buildings to illuminate the corporation yard, and 4 15-foot shielded light standards for the basketball court.

No substantial light or glare is expected because of the lighting design that has been selected and because of existing lighting conditions in the area. Most of the lighting for the project site would be from bollards located close to the ground rather than on elevated standards. The freestanding light standards for the basketball court would only be used periodically and would incorporate shielding to eliminate spillover glare. The building wall fixtures would be directed to a limited area (i.e., the corporation yard) in order to minimize spillover glare. Since the existing nighttime visual environment is dominated by security lighting at the adjacent correctional facility, the incremental increase in lighting from the proposed project would essentially be unnoticeable. Furthermore, as is noted in the response to checklist item 1.a) , above, and depicted in Figure 4, views of the project site from the hillside residences to the southwest are substantially obscured by the line of eucalyptus trees along Beardsley Road.

<b>2. AGRICULTURAL RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert 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 non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation (DOC) produces maps and statistical data used for analyzing impacts on California’s agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. A total of 48 counties covering 44.1 million acres are mapped every two years. Current land use information is gathered using aerial photographs, a computer mapping system, public review, and field reconnaissance.

The 1998 FMMP Important Farmland Map for the Ventura County area designates the proposed project site as Prime Farmland. This type of farmland is defined as that which has “the best combination of physical and chemical features able to sustain long term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date” (DOC 2001).

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

Environmental Issues and Supporting Information	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would construct a new satellite facility for the CCC on a State-owned parcel. This property is vacant, but has been periodically leased for short-term agricultural use. The project would involve no agricultural land use and would eliminate the site for agricultural use for the life of the project structures. For the reasons outlined below, however, the CCC and the DGS do not believe that the project can be considered to convert farmland to non-agricultural use.

Although the project site meets the technical criteria for Prime Farmland with respect to soil suitability, the appropriate designation for the site is not Prime Farmland. Rather, the project would more accurately be designated with the "Urban and Built-Up Land" or "Other Land" categories that have been assigned to the adjacent State-owned parcels used for the Ventura Youth Correctional Facility (VYCF). The 15.5-acre project site is in fact a part of a larger 111-acre property that was purchased by the State over 40 years ago for development of State facilities. In a March 14, 2001 letter describing the land use history for the project site, CYA staff indicated the following:

"Based on our review of deed documents the state appears to have started acquisition in 1956. Because of the larger number of property owners involved in the acquisition, final interests were not transferred to the state until sometime in 1960. The property consists of approximately 111 acres. At the time of acquisition the land was planted in agricultural crops, and had one small residential improvement. The state acquired this property for the sole purpose of developing a new facility to house the Ventura School For Girls.

The main facility was developed between 1961 and 1963 on the northwestern portion of the land. The CYA planned to reserve the balance of the property (approximately 40 acres) for future expansion and as a buffer from future incompatible development along the southeastern flank. In 1976 the California Department of Forestry expressed an interest in acquiring a portion of the undeveloped land for construction of a new facility. CYA considered the proposed development by CDF to be a compatible usage for the property, and obtained legislative approval to declare the property as surplus. Pending development of the proposed CDF facility, CYA leased a portion of the land to a local farmer for growing agricultural crops. The CDF project failed to materialize, and subsequent CYA proposals for development have also been denied funding approval.

In the intervening years, CYA has continued to enter into short-term agricultural leases. These leases were for the principal purpose of maintaining the land in a relatively clean and productive condition, pending ultimate development of a compatible public use.

Following a fairly exhaustive search of CYA records and institutional memory, [there is] no evidence to suggest that the State acquired the 111 acre site for any purpose other than for development of a youth correctional facility. At no time did the State contemplate utilization of any portion of this property for long-term agricultural purposes. The CYA

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Environmental Issues and Supporting Information	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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considers development of the CCC youth camp on the proposed site to be a compatible and appropriate use for this surplus state property and supports its development.”

Additional evidence of the intended use for the project is site is found in legislation enacted in 1976. In Senate Bill 1719 the Legislature authorized the Department of General Services “to sell or lease for current market value . . . all or any part of . . . [a]pproximately 50 acres of land, being a portion of the Youth Authority Ventura School, located in the City of Oxnard, in Ventura County.” Arguably, this legislation supports the notion that the leasing of the project site for short-term agricultural use was simply an effort to obtain a financial return on the State investment in this property until subsequent development occurred.

The proposed project also would not involve the type of development activity (e.g., residential subdivisions) that would tend to directly or indirectly induce changes in the use of surrounding agricultural land. The project facilities would be confined to the project site and no substantial new infrastructure (e.g., new roadways) would be required offsite. In addition, unlike the “leap-frog” or “sprawl” development that agricultural preservation programs such as the FMMP are intended to discourage, the project would instead develop a public institutional use similar to the existing VYCF and California Department of Forestry and Fire Protection (CDF) facilities already located on adjacent State-owned property. The project would not introduce an entirely new type of land use into an area that is otherwise devoted solely to agricultural use.

As explained in the information above, the Important Farmland Map designation for the project site reflects neither the intended long-term institutional use for this State-owned property, nor the actual nature of the periodic, short-term agricultural use for which the site has been leased. Furthermore, the project would not affect surrounding land dedicated to agricultural purposes. The CCC and the DGS have, therefore, determined that the proposed project would have a less than significant impact with regard to conversion of farmland to non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The existing Ventura County zoning designation for the proposed project site is A-E Agricultural Exclusive.

State sovereignty precludes most local land use and zoning jurisdiction over the proposed project, which would be a facility for a State agency. Section 4.11.4.1 of the *Ventura County General Plan, Public Facilities and Services Appendix* (1997 as amended) acknowledges the limited jurisdiction of the County with respect to State and federal facilities. Given this limitation, the proposed project would not be required to conform to the local zoning designation or other local agricultural preservation measures such as the Ventura County “Save Open Space and Agricultural Resources” (SOAR) ordinance.

Because the project site is on State-owned property, there is no Land Conservation Act (i.e., Williamson Act) contract for the site. Two nearby private parcels opposite the project site, on the north side of Wright

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<b>Environmental Issues and Supporting Information</b>	<b>Potentially Significant</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Road, are subject to Williamson Act contracts. Since the proposed new CCC facility is considered to be consistent with surrounding agricultural uses and would not involve any facilities or activities that would interfere with the continued use of those properties for agricultural purposes, the project would not directly or indirectly conflict with the Williamson Act contracts on surrounding farmlands.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project involves no other changes in the existing environment which could result in conversion of farmland to non-agricultural use. The project would result in no new population or employment growth, either directly or indirectly, that could create a need for new housing development on agricultural land. The project also would not require any offsite road improvements or other infrastructure that could result in conversion of farmland to non-agricultural use.

<b>3. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A technical report describing the potential impacts of the proposed project on air quality was prepared by JHA Environmental Consultants in March 2001. The report is incorporated herein by reference and is Appendix A to this Initial Study. The results of the technical report are summarized in this section.

**Regulatory Setting**

The California Air Resources Board (CARB) and regional air pollution control or air quality management districts are responsible for attaining and maintaining ambient air quality standards in California. The CARB has divided the state into several air basins and regional air districts based largely on topography. The proposed project site is located in Ventura County which is in the South Central Coast Air Basin under the jurisdiction of the Ventura County Air Pollution Control District (VCAPCD).

California is subject to both national and state ambient air quality standards. The CARB has established separate ambient air quality standards for the same pollutants that are regulated nationally, but the state standards are generally stricter than the national standards established by the U.S. Environmental Protection Agency (USEPA). The CARB has also established standards for several additional pollutants that are not included in the national standards.

The USEPA and the CARB have designated attainment classifications for air basins and portions thereof for the respective national and state ambient air quality standards. Ventura County is classified as a severe ozone non-attainment area under both the national and state standards. The deadline for severe ozone

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non-attainment areas to attain the national 1-hour ozone standard is 2005. The South Central Coast Air Basin is classified as non-attainment for the state fine particulate matter (PM<sub>10</sub>) standard and attainment/unclassified for the national PM<sub>10</sub> standard. The basin is attainment for the state carbon monoxide (CO) standard and attainment/unclassified for the national CO standard.

### Air Quality Management Plan

Regionally, the VCAPCD prepares the Air Quality Management Plan (AQMP) for Ventura County, which contains measures to meet state and federal requirements. Once approved by CARB and the USEPA, the AQMP becomes part of the State Implementation Plan (SIP). The VCAPCD prepared an AQMP in 1994 to meet state requirements and outline a strategy for meeting the federal ozone attainment deadline. The plan, which was approved by the USEPA, has been periodically revised since 1994. The most recent revision to the Ventura County AQMP was prepared by the VCAPCD in 1997 and approved by the USEPA on April 21, 1998. The AQMP contains population forecasts for the County adopted by the Ventura Council of Governments.

A project is considered to have a significant environmental impact if it is not consistent with the AQMP. To be consistent, the project must be within the growth projections for that year for the County and subarea in which it is located. Because the proposed project would not add new population, but instead provides an existing service in a new location, it is consistent with the AQMP.

In addition, as explained more fully in checklist items 3.b) and 3.c), below, the air emissions related to the proposed project would have less than significant effects on local and regional air quality after mitigation. Accordingly, the project would not conflict with or obstruct implementation of any applicable air quality plan.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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### Environmental Setting

As noted in the response to checklist item 3.a), above, Ventura County is classified as a severe ozone non-attainment area under both the national and state standards. The South Central Coast Air Basin is classified as non-attainment for the state fine particulate matter (PM<sub>10</sub>) standard and attainment/unclassified for the national PM<sub>10</sub> standard. The basin is attainment for the state carbon monoxide (CO) standard and attainment/unclassified for the national CO standard.

### Significance Criteria

A project's air quality impacts can be separated into short-term impacts due to construction and long-term permanent impacts from project operations. Determination of significant impact is the responsibility of the lead agency, which is the State of California. Appendix G to the Environmental Checklist Form from the

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October 1998 *State CEQA Guidelines* states that, where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to determine air quality impacts.

For projects in the South Central Coast Air Basin, the state utilizes significance thresholds recommended by the VCAPCD in its *Ventura County Air Quality Assessment Guidelines* (2000). The VCAPCD has no thresholds for construction emissions in its Guidelines. The only operational significance thresholds are for reactive organic compounds (ROC) and nitrogen oxides (NO<sub>x</sub>). Operational emissions are considered significant if they exceed the thresholds shown in Table 3 of Appendix A. These thresholds are primarily directed at new housing and mixed use developments that accommodate additional residents.

### Construction Impacts

Construction impacts include airborne dust from grading, demolition, and dirt hauling, as well as gaseous emissions from heavy equipment, delivery and dirt hauling trucks, employee vehicles, and paints and coatings. These impacts may affect regional pollutants such as ozone, or localized pollutants such as carbon monoxide.

#### *ROC and NO<sub>x</sub> Emissions*

As explained in Section 5.2 of the VCAPCD Guidelines, construction emissions of ozone precursors (i.e., ROC and NO<sub>x</sub>) are not counted toward the significance thresholds because they are only temporary. However, the Guidelines contain mitigation measures for both gaseous and particulate emissions from construction if the emissions of ROC and NO<sub>x</sub> are expected to exceed the 25 pounds per day limit. Because daily emissions of NO<sub>x</sub> associated with construction of the proposed project could exceed the VCAPCD threshold, the mitigation measures below would be incorporated.

#### *Fugitive Dust (PM<sub>10</sub>) Emissions*

The VCAPCD recommends minimizing fugitive dust, especially during grading and excavation operations, rather than quantifying fugitive dust emissions. The project site is vacant and does not require demolition or substantial grading and excavation. The project area totals 15.5 acres, but only 2.5 acres will be graded and excavated. Therefore, the potential for the project to cause substantial increases in PM<sub>10</sub> emissions that could interfere with attainment of the particulate standards is minimal. However, the project does have the potential to affect nearby receptors, so incorporation of the fugitive dust mitigation measures below is recommended.

#### *San Joaquin Valley Fever Spores*

Since the project area has been previously disturbed, the potential for exposing Valley Fever spores is limited. The VCAPCD has compiled a list of factors which would indicate the potential for a project to

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create significant Valley Fever impacts. These factors are: (1) disturbance of the topsoil of undeveloped land to a depth of about 12 inches; (2) dry, alkaline, sandy soils; (3) virgin, undisturbed, non-urban areas; and (4) windy areas. Because these factors do not characterize the project site, the project is not considered to have the potential to release significant numbers of Valley Fever spores.

### Operational Impacts

#### *Regional*

The project would not have any significant adverse regional air quality impacts after operation because there would be no increase in regional traffic and the project would only constitute a redistribution of existing traffic from an existing facility.

#### *Local*

Carbon monoxide (CO) emissions are almost entirely from automobiles. CO is a localized pollutant, with concentrations decreasing rapidly with distance from the emitting source. High concentrations occur in winter when there is high vehicle density, temperature inversions which hold emissions near the ground where they cannot disperse, and where vehicles are slow and idling for long periods of time. CO concentrations have been dropping throughout the state since 1993 when stricter CO emissions controls were introduced with that model year's vehicles. This reduction is projected to continue into the foreseeable future. Background concentrations in Ventura County are currently very low, and the local increase in traffic resulting from the proposed project is too small to cause an exceedance of CO standards.

### Regulatory Compliance

In order to reduce potential impacts to air quality from construction emissions to the maximum extent feasible, the CCC and its contractors will comply with all applicable rules, regulations, and standards, including the appropriate VCAPCD regulations.

### Mitigation

In addition to the regulatory compliance above, the CCC and its contractors shall also ensure that the following mitigation measures are employed:

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### *NOx Emissions*

**AQ-1:** The CCC and its contractors will incorporate the following actions recommended by the VCAPCD for controlling NO<sub>x</sub> emissions from construction equipment and vehicles:

- Minimize equipment idling time.
- Maintain equipment engines in good condition.
- Phase construction activities to the extent feasible to minimize the amount of equipment operating at any one time, particularly during the smog season (i.e., May through October).
- If feasible, use construction equipment powered with alternative fuels, such as compressed natural gas, liquefied natural gas, or electricity.

### *Fugitive Dust Emissions (PM<sub>10</sub>)*

**AQ-2:** The CCC and its contractors will incorporate the following actions recommended by the VCAPCD for controlling fugitive dust emissions from grading and excavation:

- Water the area to be graded or excavated before beginning grading or excavating. Use reclaimed water if available. To the extent practicable, water should penetrate sufficiently to reduce fugitive dust during grading.
- Cover truck loads of dirt leaving the site, as required by California Vehicle Code section 23114.
- Treat all graded and excavated material, and active portions of the construction site, including unpaved on-site roadways, to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering and application of environmentally-safe soil stabilization materials, as appropriate.
- Apply soil stabilization methods, such as watering and use of environmentally safe dust control materials, to portions of the site that are inactive for over four days.
- Sweep Wright Road at least once per day, preferably at the end of the day, if visible soil material is carried over to Wright Road.
- Cease grading during high winds, such as "Santa Ana" wind conditions.



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**Significance After Mitigation**

All potential air quality impacts would be reduced to a less than significant level after mitigation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Construction emissions from the proposed project, when considered with every other development project in the surrounding air basin, could pose temporary cumulative impacts to air quality in the basin; however, the incremental contribution of the proposed project to cumulative air quality impacts is not considered cumulatively considerable because the proposed project is required to comply with the appropriate VCAPCD rules. In addition, the overall basin-wide cumulative impact to air quality from all projects in the basin would likely occur whether or not the proposed project is constructed. For these reasons, the incremental project impacts to air quality are considered to be *de minimus* under CEQA and would therefore not be a significant impact.

Please see also the response to checklist item 3.b), above.

d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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As noted in checklist item 3.b), above, fine particulate emissions associated with construction of the proposed project have the potential to affect nearby receptors, so fugitive dust mitigation measures identified above will be incorporated.

e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Diesel-powered construction equipment and vehicles would result in exhaust emissions and odors that some people may find objectionable. In addition, the proposed project would require the use of paints which could generate odors that some people may find objectionable. Painting is, however, a commonplace practice in the region and is generally considered acceptable. Since the construction activities would be short-term and limited to a very small area, the project is not expected to result in significant objectionable odors that would affect a substantial number of people.

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4. <b>BIOLOGICAL RESOURCES.</b> Would the project:				
a) 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 U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A technical report describing the potential impacts of the proposed project on biological resources was prepared by Keane Biological Consulting in March 2001. The report is incorporated herein by reference and is Appendix B to this Initial Study.

Because CEQA does not define the term "substantial," the following definition has been used to determine whether the "substantial" criterion used in the questions in this section is met for this project: An impact would be considered "substantial" only if it would adversely affect a biological resource that is considered rare or of limited distribution in Ventura County.

The proposed project would have no substantial adverse effect on protected species, because, as described in the biological resources report (see Appendix B), the project area supports no habitat for 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 U.S. Fish and Wildlife Service.

Although the proposed project is expected to have no impact on protected species, the observation of birds on the project site suggests a low to moderate potential that bird nests protected by the Migratory Bird Treaty Act (MBTA) could also be present or may be present in the future. Any construction activities for the proposed project that resulted in the destruction of one or more active bird nests may violate the MBTA and could be considered a significant impact.

A significant impact related to the MBTA is not expected since current plans for construction of the proposed project do not include any facilities or activities (e.g., tree removal or trimming) that are likely to affect birds, eggs, or active bird nests. Construction would commence in the autumn, prior to the nesting season for most bird species. In addition, the site is anticipated to be maintained in a disked and mowed condition.

In the very unlikely event that any active bird nests are encountered during construction activities, the following contingency mitigation measure is proposed to comply with the MBTA and avoid potential significant impacts:

- BIO-1:** If construction does not commence until the period between February 1 through July 31, which includes the nesting season for most bird species, or if any active bird nests are otherwise encountered in the construction zone, and if the site is not maintained in a disked condition, then, prior to construction, the CCC shall retain the services of a qualified

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ornithologist to conduct a survey of the project construction zone. The ornithological survey shall occur not more than two days prior to the initiation of construction to minimize the potential for unobserved nesting activity initiated after the survey and prior to construction. If the ornithologist detects any occupied nests of native birds within the construction zone, the bird nest(s) will be conspicuously flagged, providing a minimum buffer of 100 feet between the nest and limits of construction. The construction crew will be instructed to avoid any activities in this zone until the bird nest(s) is/are no longer occupied, per a subsequent survey by the qualified ornithologist.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project would have no substantial adverse effect, because, as described in the biological resources report (see Appendix B), the project area supports no sensitive natural community identified in any local or regional plan, policy, regulation or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project would have no substantial adverse effect, because, as described in the biological resources report (see Appendix B), the project area supports no marshes, vernal pools or coastal wetlands.

Because the project site is adjacent to Beardsley Channel, it will be required to comply with Sections 301 and 402 of the U.S. Clean Water Act (33 USC sec 1251 *et seq.*). These sections of the Clean Water Act address problems of water pollution through the National Pollution Discharge Elimination System (NPDES). Section 301 prohibits the discharge of any pollutant without a permit, and Section 402 establishes the permit program administered by the U.S. Environmental Protection Agency (USEPA), the State Water Resources Control Board (SWRCB), and the Regional Water Quality Control Boards (RWQCBs). See checklist section 8, below, related to hydrology and water quality for additional information on the NPDES permitting process for the proposed project.

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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project would have no impact, because, as described in the biological resources report (see Appendix B), the condition of the site and its surroundings limits the potential movement of native resident or migratory wildlife species. No established native resident or migratory wildlife corridors or native wildlife nurseries are present in the project area or in its vicinity.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The County of Ventura has adopted, as part of the Ventura County Zoning Ordinance, a Tree Protection Ordinance (Sec. 8107-25 – Tree Protection Regulations). The proposed project would not conflict with this ordinance because none of the activities associated with the project would require removal or trimming of any trees.

The proposed project would not conflict with any other applicable local policies or ordinances protecting biological resources.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project would have no impact, because, as described in the biological resources report (see Appendix B), the project area is not part of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other approved or proposed conservation plan. None of the facilities or activities associated with the proposed project would preclude future implementation of such plans.

<b>5. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of an historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project site is vacant and has no structural improvements. The Ventura Youth Correctional Facility (VYCF) is located immediately adjacent to the project site and includes several buildings and structural improvements. All VYCF structures have been built since the facility opened as the Ventura School for Girls in 1962.

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Both the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) exclude properties that have achieved significance within the past 50 years unless the property is of exceptional importance. Fifty years is considered sufficient time to develop historical perspective and to evaluate significance, including that associated with architectural significance. The VYCF has played no known significant role in the history of the California Youth Authority; has no known association with persons of local, state, or national importance; and the architectural quality of the buildings typical of the style widely used for institutional buildings. Given these conditions, the buildings in the proposed project area are not historical resources as defined in section 15064.5 of the *State CEQA Guidelines*.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A Phase I Cultural Resources Assessment describing the potential impacts of the proposed project on archaeological and paleontological resources was prepared by Applied EarthWorks, Inc. in March 2001. The Phase I Assessment is incorporated herein by reference and is Appendix C to this Initial Study.

### Environmental Setting

The archaeology Area of Potential Effects (APE) for the proposed project is situated on a broad, gently south-southeast sloping alluvial fan, known as the Oxnard Plain. Sediments in the project area are sandy silt. Elevation within this parcel ranges from about 150 to 115 feet; slope is to the southwest. The project area is located about 4.0 miles east of the Santa Clara River. Vegetation in the area was formerly Coastal Sage Scrub, although this has been obliterated by historic-era agricultural activities.

### Archaeological Records Search

A literature and records search was also performed by the South Central Coastal Archaeological Information Center in Los Angeles (see Appendix C). Results of the records search indicated that no prehistoric sites have been recorded within the Camarillo Satellite Relocation/Construction Project area. No prehistoric or historic archaeological sites or isolates have been recorded within a half-mile radius of the project area. Three previous archaeological surveys have been conducted in the project area; as noted, these surveys located no prehistoric resources.

### Phase I Survey

Applied EarthWorks (Æ) conducted a cultural resources survey of the project area on March 1-2, 2001. Three parcels, including the project site, were surveyed with transects walked at 15 meter intervals parallel to Wright Road. The proposed project site is located on the south side of Wright Road, west of Beardsley Channel, east of the Ventura Youth Correctional Facility (VYCF) and north of the State-owned property known as Parcel B. A windbreak of eucalyptus trees runs between the project site and Parcel B. A series

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of transects were walked across the open, recently ploughed clayey topsoil. Occasional fragments of red brick and clear glass were observed but no significant cultural materials were encountered.

**Impacts**

Since no cultural resources were identified in the Phase I survey and records search, the project would not be likely to cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. No mitigation is necessary.

There appears to be a moderate potential for previously-unidentified, buried cultural deposits in the project area due to the proximity to a potential water source. Based on these findings, the following contingency mitigation measures are proposed for any previously-unidentified archaeological resources that may be encountered during construction of the proposed project:

**CR-1:** Prior to the start of construction, construction site staff will be provided training to identify cultural resource indicators. A cultural resources monitor will be available to the construction team during the initial phase of construction.

**CR-2:** If cultural materials are exposed during construction of the proposed project, construction will be diverted in that area until a qualified archaeologist can evaluate the nature and significance of the find. If the find is determined by archaeologists to require further treatment, the area of the discovery will be protected from disturbance while qualified archaeologists and appropriate officials, in consultation with the State Historic Preservation Office (SHPO), determine an appropriate treatment plan.

c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Paleontological Records Search**

The Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County completed a records search for paleontological resources in the proposed project area. The February 28, 2001 letter report detailing the results of the records search is incorporated herein by reference and is part of Appendix C to this Initial Study.

The records search identified no localities either directly within the boundaries of the proposed project site or within the same type and age sediments in the general vicinity. The surficial deposits in the proposed project area consist entirely of Quaternary alluvial sediments of clays, sands, and gravels in the Beardsley Wash and general Santa Clara Valley area. The top several feet of these deposits, typically disturbed anyway, are unlikely to contain any significant vertebrate fossils. There are no fossil vertebrate localities from these deposits anywhere in the general area.

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Excavations beyond the uppermost few feet of the project site would potentially expose significant fossil vertebrate remains in the older Quaternary deposits. No such substantial excavation is anticipated for the proposed project.

#### Impacts

Since no paleontological resources were identified in the records search and no substantial excavation is expected, the project would not be likely to directly or indirectly destroy a unique paleontological resource or site, or a unique geologic feature. No mitigation is necessary.

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No human remains are known to exist on the proposed project site. In the very unlikely event that human remains or bones are discovered on the project site, the following contingency mitigation measure is proposed:

**CR-3:** If human remains are exposed during construction, California Health and Safety Code section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code section 5097.98. Construction will be halted in the area of the discovery of human remains, the area will be protected, and consultation and treatment will occur as prescribed by law.

<b>6. GEOLOGY AND SOILS.</b> Would the project				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A Geotechnical Investigation describing the potential impacts of the proposed project related to geology and soils was prepared by Geocon Incorporated in March 2001. The Geotechnical Investigation is incorporated herein by reference and is Appendix D to this Initial Study.

The Alquist-Priolo Special Studies Zones Act of 1972 (renamed Alquist-Priolo Earthquake Fault Zoning Act on January 1, 1994) (hereinafter A-P Act) stipulates that the State of California, Division of Mines and Geology (CDMG) must delineate earthquake fault zones to encompass all faults that "the State Geologist determines to be sufficiently active and well-defined as to constitute a potential hazard to structures from surface faulting or creep." Further, the A-P Act requires that the CDMG compile maps of these zones and

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submit them to certain public agencies for review and approval. Once the maps are approved, the State Geologist must provide the official versions to the affected cities, counties and state agencies. The State Geologist also must "continually review new geologic and seismic data to revise the Earthquake Fault Zones or delineate additional zones."

In addition to requiring mapping of earthquake fault zones, the A-P Act and implementing regulations also limit development that would be located either across or within 50 feet of an active fault trace. Section 3603 of California Code of Regulations, Title 14 ("Policies and Criteria of the State Mining and Geology Board With Reference to the Alquist-Priolo Earthquake Fault Zoning Act") clearly states that:

"No structure for human occupancy . . . shall be permitted to be placed across the trace of an active fault. Furthermore, as the area within fifty (50) feet of such active faults shall be presumed to be underlain by active branches of that fault unless proven otherwise by an appropriate geologic investigation and report . . . no such structures shall be permitted in this area."

With respect to the proposed project site, a new Alquist-Priolo Earthquake Fault Zone (A-P Zone) was established in 1997 on part of the site for newly-discovered traces of the Wright Road Fault. Preliminary research indicates that two traces of the fault may extend onto the southwest part of the project site. These traces are based on the May 1, 1998 A-P Zone Map for the Camarillo 7½-minute USGS quadrangle. Because of inaccuracies inherent in scaling the quadrangle map to the preliminary site plan for the project, the locations of the fault traces in relation to proposed project buildings must be considered approximate until further investigation is completed. However, the Department of General Services (DGS) and its geotechnical consultant believe that the fault traces as they are presently mapped are sufficiently accurate to develop preliminary building locations outside the influence area of the mapped traces (i.e., more than 50 feet from the fault traces).

The A-P Act requires that a fault investigation be performed for any site proposed to receive structures for human occupancy if it is crossed by an A-P Zone. This is done to accurately locate any fault traces so that structures can be located away from areas of potential surface rupture. The geotechnical consultant has recommended that exploratory trenching be performed in the vicinity of the mapped traces to identify the actual locations of the traces, if they exist. If necessary, revisions to the proposed project site layout could be made after the fault traces have been accurately located and surveyed. The geotechnical consultant also recommends that a setback of up to 50 feet from actual fault traces be established for structures intended for human occupancy.

### Impact

The presumed presence of active earthquake faults in close proximity to proposed project buildings is a potentially significant impact for which mitigation is necessary.

### Mitigation



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The following measures will be incorporated in order to reduce potential impacts from fault rupture:

**GEO-1:** The CCC will ensure that all project structures are located more than 50 feet away from the active fault traces identified on the May 1, 1998 Alquist-Priolo Earthquake Fault Zone Map for the Camarillo 7½-minute USGS quadrangle.

**GEO-2:** Prior to final engineering and design for the proposed project, the CCC will engage a geologist registered in the State of California to conduct a site-specific investigation of potential surface displacement through the project site. The purpose of this investigation will be to confirm the existence of and accurately identify the actual locations of active fault traces on the project site. If necessary, the CCC will revise the proposed project site layout after the fault traces have been accurately located and surveyed so that no structures are located within 50 feet of such fault traces.

**Significance After Mitigation**

It is the opinion of the CCC, the DGS, and the project geotechnical consultant that the risk of loss, injury, or death involving fault rupture would be reduced to a less than significant level after mitigation.

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project site lies between the Simi-Santa Rosa Fault Zone (1 mile southeast) and the Oakridge Fault Zone (2.7 miles northwest), both of which have the potential to cause strong seismic ground shaking approaching 0.7g during an earthquake event (CDMG 1992). In addition, an inferred fault that is part of the Wright Road Fault crosses a portion of the project site. The CDMG indicates that the Wright Road Fault can be seen as a scarp in Wright Road when reviewing pre-development aerial photographs of the area. The fault was discovered in 1997 and was documented in an unpublished Fault Evaluation Report (FER-237) by the CDMG.

According to the Geotechnical Investigation (see Appendix D), a possible hazard to the proposed project site, similar to any other site in southern California, is the potential for seismic shaking. The level of seismic shaking that a site may experience during the lifetime of the structures is assessed separately from the potential for surface fault rupture (see response to checklist item 6.a)i), above. The probability that a site will be subjected to a given seismic acceleration is calculated based on the site's proximity to seismogenic (i.e., earthquake producing) faults in the region. The seismic risk that a particular fault contributes to the overall seismic risk at a site is a function of the maximum earthquake magnitude that the fault is capable of producing, the time interval between earthquakes on the fault, and the fault's distance from the site. The contributions of risk from each of the faults in a region are then combined to create a probabilistic assessment of the overall seismic risk at the site.

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In the case of the proposed project site, it is situated in the seismically active southern California region, and it is expected that the site's seismicity is similar to that of other sites in the region. Although the Wright Road Fault may intersect the site, the CCC, the DGS, and the project geotechnical consultant believe that it is not considered to be a major contributor to the seismicity of the region, and does not create a significantly higher seismic risk to the site than that of nearby sites not crossed by the fault.

It is the opinion of the CCC, the DGS, and the project geotechnical consultant that because all project structures will be designed in accordance with the latest seismic provisions of the California State Building Standards Code (California Code of Regulations, Title 24), the risk of loss, injury, or death involving strong seismic ground shaking represents a less than significant impact and no mitigation is necessary.

iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No Seismic Hazard Zones Map is available for the Camarillo quadrangle; however, in compliance with the Seismic Hazards Mapping Act of 1990, the CDMG is currently mapping this area.

The Geotechnical Investigation (see Appendix D) notes that groundwater was encountered in exploratory borings on the site at depths varying from 39½ to 44 feet below existing ground surface. The potential for liquefaction during a strong earthquake is limited to soils that are in a relatively loose, unconsolidated condition and located below the water table. Due to the dense nature of the alluvium at depths below the groundwater table, the potential for liquefaction occurring at the site is considered low.

It is the opinion of the CCC, the DGS, and the project geotechnical consultant that because all project structures will be designed in accordance with the latest seismic provisions of the California State Building Standards Code (California Code of Regulations, Title 24), the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction, represents a less than significant impact and no additional mitigation is necessary.

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The topography of the project site and the immediate vicinity is generally flat, with a slope of less than 10 percent. No unstable hillsides that could be subject to landslides are located in close proximity to the site. Given these conditions, there is minimal risk that landslides do not pose a hazard to the project site.

For these same reasons, the Geotechnical Investigation (see Appendix D) concludes that landslides are not considered to be a hazard to the project site.

Section 2.9 of the *Ventura County General Plan, Hazards Appendix* (2000 as amended) also confirms that the project site is not located in an area subject to landslides.

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b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As a result of grading and excavation activities during the construction period, soils on the project site would be exposed to wind and water erosion. Best Management Practices (BMPs) that would be implemented during construction in order to prevent wind and water erosion of topsoil from the project site include: placement of sandbags around basins, use of proper grading techniques, appropriate sloping, shoring, and bracing of the construction site, and covering or stabilizing topsoil stockpiles. Examples of construction industry standard storm water BMPs that could be employed can be found in the *California Storm Water Best Management Practices Handbooks, Construction Activity* (1993).

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Geotechnical Investigation (see Appendix D) states that topsoil was encountered in exploratory borings to depths varying from 2½ to 3½ feet below grade. The topsoil consists of soft to firm, brown to dark brown, silty clay, sandy clay, and clay. The actual relative compaction of the topsoil was not determined, and removal and recompaction of existing topsoil is recommended.

The Geotechnical Investigation also notes that alluvium was encountered in exploratory borings beneath the topsoil to the maximum depth of exploration of 51 feet. The alluvium consists of stiff, clayey silt and sandy clay to moderately dense to very dense, silty sand and poorly-graded sand. Partial removal and recompaction of existing alluvium is recommended.

The topography of the proposed project site is nearly flat. There are steep slopes in the vicinity of the site in the Beardsley Channel, but the proposed construction would not occur in this area and would not increase the instability of these slopes. The project site would be excavated to a depth of about 4 feet under proposed buildings and approximately 18 inches under the remainder of the site.

It is the opinion of the CCC, the DGS, and the project geotechnical consultant that because incorporation of the recommendations outlined in the Geotechnical Investigation would be adequate to stabilize temporary construction slopes and minimize potential impacts to a less than significant level, no mitigation is necessary.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Geotechnical Investigation (see Appendix D) has determined that the majority of the near-surface soil encountered during the investigation is considered to have a “medium to high” expansion potential (i.e., an Expansion Index between 51 and 130). Recommendations in the Geotechnical Investigation assume that

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the area to be used for structures will be graded such that soils with an EI of 50 or less will be present to a minimum depth of 4 feet below finish grade.

It is the opinion of the CCC, the DGS, and the project geotechnical consultant that because incorporation of the recommendations outlined in the Geotechnical Investigation would reduce potential impacts related to expansive soils to a less than significant level, no mitigation is necessary.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No septic tanks or alternative wastewater disposal systems are proposed as part of the project. Wastewater generated by the proposed project facilities would be collected, treated, and disposed through the sanitary sewer system operated by the City of Oxnard.

<b>7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project would contain materials that could be potentially hazardous to people and/or the environment, including: cleaning solutions, gasoline, diesel fuel, motor oil and lubricants, and paint. The project would include a hazardous materials storage building that would be used to store paint and gasoline canisters. A vehicle fueling area with two 500-gallon above-ground tanks, one for gasoline and one for diesel fuel, would be located outside the warehouse building in the corporation yard. A vehicle wash rack, steam cleaner, and power wash would also be located outside the warehouse in the corporation yard. The floor drain in the wash rack would incorporate an oil/water separator in order to prevent discharges of contaminants into the waste water system. All facilities will be regularly inspected to ensure that they do not pose a health or safety hazard.

**Regulatory Compliance**

To ensure that no health and safety hazard is created from hazardous materials on the project site, the CCC and its contractors will ensure that all applicable rules, regulations, permits, and standards for handling, storage, transport, and disposal of hazardous materials are followed.

As explained in the response to checklist item 8.a), below, the CCC will also comply with the requirements of the applicable National Pollutant Discharge Elimination System (NPDES) permit(s) to ensure that potential contamination of storm water discharges from hazardous materials on the project site is reduced to the maximum extent practicable. This would be accomplished through incorporation of the appropriate

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Best Management Practices (BMPs) cited in the permit(s). Examples of BMPs that could be implemented are listed in the response to checklist item 8.a), below.

Because it is expected that the legally-required regulatory compliance will adequately address all potential adverse effects of the proposed project related to hazardous materials, a less than significant impact would result and no mitigation is necessary.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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To assess the potential for encountering soil or groundwater contaminated by hazardous materials during construction activities for the proposed project, a site assessment was conducted by Vista Information Solutions, Inc., in February 2001. The site assessment is incorporated herein by reference and is Appendix E to this Initial Study.

The site assessment included searches of 19 regulatory agency databases of hazardous materials sites. The search identified 3 potentially contaminated sites within a one-half mile radius, including two leaking underground storage tanks and the site of a 1993 sewage spill. One of the leaking underground storage tanks is located at the Ventura Youth Correctional Facility, about one-third mile northwest of the project site. The sewage spill occurred adjacent to the project site in the Beardsley Channel. The site assessment located no other contaminated sites adjacent to or on the project site. Because of their age and/or distance from the project, all three contaminated sites identified in the site assessment are considered to have low potential to have affected soil and/or groundwater at the project site.

The search also identified a drinking water well located one-half mile west of the proposed project. The project site is located downhill from this well, so the water quality at the well is not likely to be affected by the proposed project.

**Impact**

Although there appears to be a minimal risk that the proposed project would result in a significant hazard to the public from upset and accident conditions involving the release of hazardous materials into the environment, the potential for encountering previously unknown hazardous materials in soil or groundwater during construction, particularly excavation, exists for any project. Mitigation measures to address this potentially significant impact have been proposed below.

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**Mitigation**

The CCC and its contractors shall do all of the following to prevent the exposure of construction workers to hazardous materials:

**HAZ-1:** Low Potential Sites: Low potential sites shall be reevaluated if construction parameters (i.e., excavation location and depth) vary significantly from the proposed design. In the event that project parameters are changed, the CCC shall reevaluate sites identified in the Site Assessment as having low impact potential to determine whether they should be reclassified as having moderate or high impact potential. A qualified and approved environmental consultant shall perform the review and evaluation.

**HAZ-2:** Discovery of Previously Unknown Contaminants: The CCC and its contractors will assign personnel to look for visual evidence of contamination during excavation. If visual contamination indicators are observed during construction, the contractor shall comply with all local, state, and federal requirements for sampling, testing, and subsequent removal, transport, and disposal of all hazardous materials. In the event that construction dewatering is required, the contractor shall comply with all applicable regulations and permit requirements. This may include laboratory testing, treatment of contaminated groundwater, or other disposal options.

**Significance After Mitigation**

All potential impacts related to the release of hazardous materials would be reduced to a less than significant level after mitigation.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project site is located more than one-quarter mile from any existing or proposed school. The nearest school is the Mesa Elementary School and Junior High School, located at 3901 Mesa School Road, about 1.4 miles from the project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would not be located on a site that is included on the list of hazardous materials sites compiled by the State of California pursuant to Government Code section 65962.5. The nearest listed site

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h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would not include any activities that would expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project site is located in an area of low fire hazard according to Figure 2.14.3b in the *Ventura County General Plan, Hazards Appendix* (2000 as amended). The plan states in section 2.14.5 that “[i]t is important to note that with the exception of flat farm lands in the Oxnard Plain and certain other areas, all areas of Ventura County are subject to periodic wildfire episodes.”

<b>8. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Wastewater**

As described more fully in the response to checklist items 16.a) and 16.b), below, operation of the proposed project would generate about 7,800 gallons per day (gpd) of wastewater from restrooms, kitchen facilities, and vehicle washing and maintenance. The project includes installation of sewer lines, grinders, and connections to the existing sanitary sewer system as necessary to properly handle this amount of wastewater.

Vehicle washing and maintenance activities are the only aspect of the proposed project that would potentially introduce pollutants (e.g., metals, oil and grease, solvents, phosphates, and suspended solids) into the sanitary sewer system. The project would, however, be subject to compliance with all applicable rules, regulations, permits, and standards governing water quality and waste discharge (see below). This legally-required regulatory compliance is expected to adequately address all potential adverse effects of the proposed project related to wastewater discharges into the sanitary sewer system.

**Storm Water Runoff**

*Construction Impacts*

Construction of the proposed project would require grading and excavation of soils that would disturb about 2.5 acres of the 15.5-acre project site. These types of construction activities would likely result in temporary storage piles and other disturbed soils that could be eroded by wind or rain and deposited into storm water runoff. The potential adverse effects of this soil erosion and other construction-related discharges on storm water quality are expected to be reduced to a less than significant level through regulatory compliance measures (see below).

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### Groundwater

Exploratory borings conducted as part of the geotechnical investigation for the proposed project indicate that groundwater is at depths varying from 39.5 to 44 feet below existing ground surface. At these depths, it is unlikely that groundwater quality would be affected by the proposed project. During construction, excavation would only extend to depths of about 4 feet in areas of spot footings and utility trenches, and up to 18 inches for the balance of the site. Since the infiltration/percolation system that is proposed to handle storm water runoff onsite would be designed and constructed in accordance with all applicable rules, regulations, permits, and standards governing water quality and waste discharge (see below), the project would present a minimal risk of contamination to groundwater. In addition, the historic high water table distance of separation of 10 feet in California presumptively poses negligible risk for storm water infiltration except in areas of unconfined groundwater basins and vulnerable unconfined aquifers. Although neither type of area is currently known to exist in the project vicinity, in the event that such areas were found to exist in the project area, the regulatory compliance incorporated into the project would include pre-treatment of storm water runoff to ensure that groundwater is protected from pollutants.

Please see also the response to checklist item 8.b), below, regarding groundwater supplies and groundwater recharge.

### Regulatory Compliance

In 1972, the Federal Water Pollution Control Act (also referred to as the Clean Water Act) was amended to provide that the discharge of pollutants to waters of the U.S. from any point source is unlawful unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. Subsequently, in 1990, the U.S. Environmental Protection Agency (USEPA) published regulations that required that discharges of storm water associated with construction activities that involve soil disturbances of five acres or more must be by an NPDES permit. The State Water Resources Control Board (SWRCB), under authority of the USEPA, has issued a statewide NPDES permit for discharges of storm water runoff associated with construction activities. The Construction Activities Storm Water General Permit (Order No. 99-08-DWQ, Permit No. CAS000002) is intended to further the goal of reducing or eliminating storm water pollution.

If construction of the proposed project disturbs an area greater than 5 acres, the CCC will file a Notice of Intent (NOI) with the SWRCB to obtain coverage under the statewide Construction General Permit. As part of the permit process, a Storm Water Pollution Prevention Plan (SWPPP) would be developed and would include appropriate Best Management Practices (BMPs) for construction activities. The BMPs could include a combination of structural, treatment control, and source control practices as outlined in the *California Storm Water Best Management Practices Handbooks* (1993) and the *Ventura Countywide Storm Water Quality Management Program Land Development Guidelines* (1999).



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Despite the groundwater water limitations in the area, the proposed project would have a less than significant effect on both groundwater supplies and recharge of groundwater aquifers.

*Groundwater Supplies:* The project would utilize approximately 9,360 gallons of water per day, primarily for human consumption, restrooms and shower facilities, kitchen and maintenance use, and irrigation of landscaping. The local water provider has indicated that existing supplies are adequate to meet this additional demand for water (see response to checklist item 16.b), below).

*Groundwater Recharge:* The proposed project would result in about 108,600 square feet of impervious surfaces. This represents about 16 percent of the total area of the project site. Since the majority of the site would remain free of impervious surfaces and would permit percolation, no substantial adverse change in local or regional groundwater recharge would be likely. In addition, because surface runoff from the site would be directed to a system of onsite infiltration/percolation zones rather than into the Beardsley Channel, groundwater recharge in the area could benefit to some extent.

c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Beardsley Channel is located adjacent to the project site to the southeast (see Figure 2), and the topography of the site slopes very gently to the southeast. In order to prevent offsite erosion due to an increase in drainage volumes or rates of runoff into the Beardsley Channel, the proposed project design incorporates facilities to handle storm water runoff onsite. Consequently, the proposed project would not substantially change existing drainage patterns in a manner that would result in substantial erosion or siltation.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would involve no alterations of or modifications to the adjacent Beardsley Channel. In addition, the project would employ a system of infiltration/percolation zones to handle all runoff onsite, with no new runoff from the site entering the Beardsley Channel. As a result, the project would not cause a substantial increase in the rate or amount of runoff in the channel in a manner that would result in flooding on- or offsite.

Please see also the responses to checklist items 8.a) and 8.c), above, regarding surface runoff, and the responses to checklist items 8.g), 8.h), and 8.i), below, regarding flood hazards.

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i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No levees are located near the proposed project site. No dams are located upstream or downstream of the project site.

The proposed project site is adjacent to the Beardsley Channel and has previously been subjected to flooding. Heavy rains associated with the “El Niño” storms in 1999 caused debris to obstruct the flow of storm runoff through the culvert portion of the channel at Wright Road and Beardsley Road. The obstruction resulted in an overflow of flood waters and inundation of an area along the Wright Road side of the project site. The VCFCDD has subsequently improved the culvert and the channel section immediately downstream, but substantial vegetation that has overgrown the area just upstream of the culvert may pose a continued risk of flooding to downstream areas, including the project site.

Because the proposed project has been designed to avoid the 100-year flood hazard area and the local flood hazard zone, and because appropriate building standards would be incorporated into the project, the risk of loss, injury, or death from flooding is considered to be less than significant.

j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Seiche:* Because there are no lakes or other large inland bodies of water in the vicinity of the proposed project site, no risk of inundation by seiche exists.

*Tsunami:* The project site is located approximately 9 miles inland from the Pacific Ocean at an elevation of about 140 feet above mean sea level. At this distance and elevation, the site would not be at risk of inundation by tsunami.

*Mudflow:* The topography of the project site and the immediate vicinity is generally flat, with a slope of less than 10 percent. No unstable hillsides that could be subject to substantial erosion and mudflows are located in close proximity to the site. Given these conditions, there is no risk that the project site would be inundated by mudflow.

Please see also sections 2.4, 2.5, and 2.9 of the *Ventura County General Plan, Hazards Appendix* (2000 as amended), which confirm that the project site is not subject to inundation by seiche, tsunami, or mudflow.

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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The *Ventura County General Plan, Resources Appendix* (2000 as amended) delineates no locally-important mineral resource recovery sites on or immediately around the proposed project site. None of the facilities or activities associated with the proposed project could reasonably be expected to indirectly affect mineral resource recovery sites delineated in areas elsewhere in the County.

11. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Except for the Ventura Youth Correctional Facility (VYCF) just to the north, the proposed project site is surrounded by large areas of farmland and other open space. No sensitive receptors such as residences, churches, schools, health facilities, or parks are located in close proximity to the project site. The existing ambient noise environment is generally influenced by local traffic to and from the residential areas to the northeast and by agricultural equipment in use at nearby farms and orchards.

The *Ventura County General Plan, Hazards Appendix* (2000 as amended) and *Goals, Policies, and Programs* (2000 as amended) do not include specific noise standards for short-term construction activities and no County noise ordinance currently exists. The *Hazards Appendix* notes that temporary noise is generally not considered to be a significant environmental impact if it is “for a limited period of time and reasonable care is exercised to minimize levels and annoying and harmful characteristics.” Policy 2.16.2-1(4) of the *Goals, Policies, and Programs* establishes general noise thresholds for discretionary development projects, but the CCC and its contractors would not be subject to these local noise standards for the reasons outlined in checklist item 9.a), above.

The wards and employees at the VYCF would be subject to a short-term nuisance from noise generated by construction activities and equipment. The proposed project would require minimal use of noise-generating equipment such as trucks, material handling equipment, and stationary equipment. Most trucks produce noise levels of 75 to 89 dBA (decibels) at 50 feet. Material handling equipment (e.g., concrete mixers, concrete pumps, and cranes) produces noise levels of 83 to 89 dBA at 50 feet. Stationary equipment (e.g., pumps, generators, and compressors) produces noise levels of 70 to 85 dBA at 50 feet. Noise levels decrease by approximately 6 dBA per every 50 feet. Average noise levels are generally less than the equipment levels indicated above because the equipment is operated intermittently. This would be true for the proposed project, where only small numbers of such equipment would be needed on a temporary, periodic basis. This equipment would operate sporadically, resulting in only brief changes in noise levels in the immediate vicinity.

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<b>12. POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would construct a new facility to replace the existing Camarillo Satellite facility. The replacement facility would not entail a substantial change in the number of employees from existing levels (i.e., 31 persons) to proposed project levels (i.e., 35 persons). Since the project site is in the same general area as the existing facility, it is expected that all of the employees would continue to reside in their existing housing. The new facility would accommodate 104 corpsmembers, compared to the current number of about 60 corpsmembers. All of these additional corpsmembers would be housed in the residential buildings on the project site and would not require housing elsewhere. Accordingly, the project involves no changes in the existing environment that could result in new population or employment growth, either directly or indirectly, or could create a need for new housing development. The project also would not require any offsite road improvements or other infrastructure that could indirectly induce unplanned growth in population, housing, and employment.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Because the proposed project would be located on vacant, State-owned property, it would not involve the displacement of existing housing or the construction of any replacement housing in some other area.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Please see the response to checklist item 12.b), above.

<b>13. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Fire protection service for the proposed project would be provided by the Ventura County Fire Department (VCFD). According to VCFD staff, the department has sufficient staff and facilities to serve the project. (Source: telephone contact with Ventura County Fire Department, March 12, 2001.)

**CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

<b>Environmental Issues and Supporting Information</b>	<b>Potentially Significant</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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To the extent that CCC programs would complement and provide assistance to parks and recreational areas in the Ventura County community, a beneficial effect would result from the proposed project.

e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is not expected to have a significant adverse effect on other public facilities in the area, including the Ventura Youth Correctional Facility adjoining the project site to the north. As noted in the response to checklist item 11.a), above, the wards and employees at the VYCF would be subjected to a short-term nuisance from noise generated by construction activities and equipment. Since the construction-related noise would be temporary and periodic, it is considered to be a less than significant impact.

To the extent that CCC programs would complement and provide assistance to other public facilities and services in the Ventura County community, a beneficial effect would result from the proposed project.

<b>14. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please see the response to checklist item 13.d), above

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would include a recreation building of about 4,800 square feet, a multi-use building of approximately 9,000 square feet, and open space for outdoor recreation. These facilities would not have a physical effect on the environment substantially different than would result from the entire project.

<b>15. TRANSPORTATION/TRAFFIC. Would the project:</b>				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A memorandum describing the potential traffic impacts of the proposed project was prepared by Kaku Associates in March 2001. The traffic memorandum is incorporated herein by reference and is Appendix F to this Initial Study.

**CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

Environmental Issues and Supporting Information	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Please see the response to checklist item 15.a), above.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project site is located approximately 2.1 miles north of the Camarillo Airport. None of the facilities and activities associated with the project would obstruct or otherwise interfere with air traffic in the area.

d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The facilities that would be constructed as part of the proposed project would be confined to the project site and would involve no other structures or activities in any way related to the design of the local and regional circulation system. The project also would not introduce any incompatible uses into the roadway network.

e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project would provide for emergency access to and from the site. During the construction period, trucks and equipment would periodically be entering and exiting the site via Wright Road and Beardsley Road. This traffic would require slightly more time than other vehicles to maneuver into and out of the site; however, this temporary, intermittent activity would not be likely to result in inadequate emergency access at any time.

f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project includes two parking lots with a total of about 50 parking spaces. Given the expected number of corpsmembers, employees, and visitors, this amount of parking would provide sufficient parking capacity.

g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project would include no facilities or activities having any relationship to adopted policies supporting alternative transportation.

**CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

Environmental Issues and Supporting Information	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would result in about 60,000 square feet of impervious paved surfaces and 48,600 square feet of new buildings. Given the total amount of impervious surfaces, and assuming a worst-case storm event of 1 inch of rain per hour, it is estimated that the volume of storm water that would be generated is approximately 1,128 gallons per minute.

The project would provide a system of infiltration/percolation zones to handle storm water runoff onsite. The infiltration/percolation system would be constructed in accordance with volume-based design standards to ensure that no new runoff from the site is discharged into the Beardsley Channel. Thus, the project would not require or result in a need for new or expanded offsite storm water drainage facilities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Please see the response to checklist item 16.b), above.

e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Please see the response to checklist item 16.b), above.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Based upon solid waste generation factors for this type of facility, it is estimated that the proposed project would generate approximately 928 pounds of solid waste per day prior to recycling, composting, or other waste reduction and diversion programs. Consistent with the resource conservation mission of the CCC, the project would employ aggressive waste reduction, reuse, and recycling efforts.

The Ventura County Solid Waste Management Department (SWMD) provides solid waste and recycling services in the unincorporated area where the proposed project site would be located. The SWMD administers a contract-based collection system through licenses with private haulers. Recyclable materials are transported to either the Del Norte Regional Recycling and Transfer Station or the Gold Coast Recycling and Transfer Station. Waste materials are disposed of at one of four area landfills: Calabasas Landfill, Chiquita Canyon Landfill, Simi Valley Landfill, or Toland Landfill.

**CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

Environmental Issues and Supporting Information	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As noted in checklist item 3.c), above, construction emissions from the proposed project, when considered with every other development project in the surrounding air basin, could pose temporary cumulative impacts to air quality in the basin; however, the incremental contribution of the proposed project to cumulative air quality impacts is not considered cumulatively considerable because the proposed project is required to comply with the appropriate air district rules governing construction activities. In addition, the overall basin-wide cumulative impact to air quality from all construction projects in the basin would likely occur whether or not the proposed project is constructed. For these reasons, the incremental project impacts to air quality are considered to be *de minimus* under CEQA and would therefore not be a significant impact.

The proposed project would not contribute to or otherwise induce cumulative effects on any other environmental resources.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As documented throughout the foregoing checklist, the proposed project would have no permanent unmitigable environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly. Rather, the project would provide a public facility that would be dedicated to resource conservation and environmental protection. The project would, therefore, be likely to result in an overall benefit to the community, environmentally and otherwise.



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**CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

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**CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

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**11 List of Preparers****State of California, Department of General Services, Real Estate Services Division**

- Robert Sleppy, Chief – Environmental Services Section
- Maria Sosa, Senior Environmental Planner
- Richard Myren, Project Director

**California Conservation Corps**

- Paul Magie, Conservation Administrator
- Terri VanHorn, Associate Budget Analyst

**Myra L. Frank & Associates, Inc.**

- Myra Frank, Principal
- Steve Brooks, Senior Project Manager
- Jack Ottaway, Project Manager
- Emily Stewart, Environmental Planner
- Alfred LaFave, Assistant Planner
- Gwynneth Doyle, Assistant Planner

**Applied Earthworks**

- Mark Robinson, Archaeologist

**Geocon Incorporated**

- Michael S. Chapin, CEG, GE

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**CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

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**12    *Comments and Responses***

The Draft Initial Study and Mitigated Negative Declaration for the proposed project was circulated for public review from April 2, 2001 until May 1, 2001. This section has been added to the Final Initial Study in order to document the comments received during the public review period and, where appropriate, respond to those comments.

A total of 17 comment letters were received during the public review period. The comments and responses to them are provided on the following pages.

CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

**Comment Letter 2**



City of  
**Oxnard**

**RECEIVED**  
APR 24 2001  
GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION

April 18, 2001

**RECEIVED**  
APR 22 2001  
MILLER & ASSOCIATES, INC.

Maria C. Sosa, Senior Environmental Planner  
Department of General Services  
Real Estate Services Division  
Professional Services Branch  
1102 "Q" Street, Suite 5100  
Sacramento, CA 95814

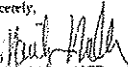
**Subject:** Comment on Draft Initial Study/Mitigated Negative Declaration for the Proposed CCC Satellite Relocation/Construction Project

Dear Ms. Sosa:

Thank you for responding so quickly to our request for the Draft Initial Study. After reviewing the information, it was found that the proposed facility will be designed to accommodate up to 104 members of the California Conservation Corps and 35 staff members. It was also learned that the proposed site consists of approximately 15.5 acres and is located adjacent to the California Youth Authority site fronting on Wright Road next to the intersection with Beardsley Road. For future reference, the proposed site lies within the planning area designated in the City of Oxnard's 2020 General Plan, but is approximately one mile beyond the City's Sphere of Influence line that is recognized by the Local Agency Formation Commission.

In the *Utilities and Service Systems* section of the Initial Study, it was indicated that the proposed facility could generate approximately 7,800 gallons of wastewater per day and that it could be discharged into an existing 15-inch sewer line that is located nearby and owned by the City of Oxnard. For reference, the City is in the process of completing a comprehensive review of the capabilities of the existing wastewater collection system and the proposal for additional service should be reviewed with the City's Public Works Director (Mr. Granville M. Bowman, P.E., P.L.S.), Senior Civil Engineer (Mr. Lou Balderama), and the Superintendent of the Wastewater Treatment Plant (Mr. Mark Norris). In addition, since the proposed sewer service would occur outside the jurisdictional boundary of the City, it might be appropriate to review the applicability of the provisions of the Local Government Reorganization Act of 2000 (Sec. 56133, et seq.) that came into effect as of this January 1. If you have any questions concerning the above suggestions, please feel welcome to call me at (805) 385-7858.

Sincerely,



Marilyn Miller, AICP  
Planning and Environmental Services Manager

cc: Edmund F. Sotelo, City Manager  
Matthew G. Winegar, Development Services Director  
Granville M. Bowman, P.E., P.L.S., Public Works Director  
Lou Balderama, Senior Civil Engineer  
Mark Norris, Wastewater Superintendent  
Robi Reshanian, Development Services Manager  
Paul Wendt, Senior Civil Engineer

111682

Planning & Environmental Services  
303 West Third Street • Oxnard, CA 93030 • (805) 385-7850 • Fax (805) 385-7417

Comment Letter 2

City of Oxnard  
Planning and Environmental Services

**Response 1:** The CCC understands that, although there is substantial evidence that adequate wastewater facilities are available in the project area, additional review of the capabilities of the existing wastewater collection system may be necessary during the project design and engineering phase. The CCC will coordinate with the appropriate local agencies, including the City of Oxnard, in order to provide for a mutually acceptable connection to the wastewater collection system in the vicinity of the project site.

The CCC would also note that, for purposes of the environmental review process, the analysis of wastewater associated with the proposed project has assumed the maximum possible capacity (i.e., 104 Corpsmembers and 35 employees). In fact, the actual capacity and resulting amount of wastewater generated will likely be lower, since Corpsmembers and staff would not always be onsite at the same time. Occupancy of project facilities would tend to vary, particularly in daytime hours when Corpsmembers are working on offsite projects in the community. Additionally, it is not anticipated that maximum capacity would often be reached because 20 of the residential units on the site would be limited to periodic use for the COMET program (i.e., Corpsmember Orientation, Motivation, Education and Training).

**Response 2:** The CCC is aware of the recently enacted legislation ("Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000" AB 2838 [Stat. 2000, ch. 761] Cal. Gov. Code §56000 *et seq.*) governing the role of the Local Agency Formation Commission (LAFCO) in local development review. The CCC and the Department of General Services (DGS) have consulted with the Ventura LAFCO

CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

Comment Letter 3



City Of Camarillo
601 Carmen Drive - P.O. Box 248 - Camarillo, CA 93021-0248

Department of Planning and
Community Development
(805) 384-3390
Fax (805) 318-5242

April 27, 2001

Maria C. Sosa
Senior Environmental Planner
DGS Real Estate Services Division
1102 "O" Street, Suite 5100
Sacramento, CA 95814

Subject: Draft Initial Study/Mitigated Negative Declaration
Conservation Corps Camarillo Satellite Relocation Project

The City of Camarillo has reviewed the Initial Study with regard to the
above-referenced project. We would offer the following comments:

- 1) Project location and Setting: The discussion identifies State-owned property
temporarily leased for agricultural purposes to the south of the subject site.
Currently an exchange for property next to the California State
University/Channel Islands campus is pending. This information should address
the current and future status of the adjoining property with indication that it is
expected that the property remain in agricultural use as a result of the exchange. 1
2) Lighting: The discussion of lighting talks about bollards and wall packs. It is
recommended that the lighting be directed downwards so that the lens is parallel
to the ground to contain the lighting, rather than allowing lighting to spill
upward. The EIR for the Knightsbridge Development to the east requires similar
mitigation measures and prohibited lighting of the driving range in order to
address the relationship of the property with the adjoining Beardsley Wash. The
Knightsbridge EIR indicated the potential for protected birds to inhabit the wash
and this was a mitigation measure to reduce the potential conflict. 2
3) Water - Utilities and Services Systems: City staff had not indicated that the
existing facilities would be capable of providing water for the proposed project 3

Comment Letter 3

City of Camarillo
Department of Planning and Community Development

Response 1: The CCC is informed of the pending legislation (SB
323) that would allow the California State University (CSU) to
exchange a portion of the property south of the proposed project site
for land adjacent to the CSU Channel Islands campus. However,
because the CCC neither owns nor has any authority over the property
affected by SB 323, it would not be appropriate to include the
additional information requested by the City regarding the status or use
of that property. Concerns about those issues should be directed to
CSU officials and the Legislature.

Response 2: The response to checklist item 1.d) in the Initial Study
states that the light bollards that would be used measure about 3 feet.
At this height, the potential for light to spill upward is considered to be
very minimal. The Initial Study also notes that wall pack lights would
be directed in such a way as to minimize spillover glare. The CCC
intends to make every effort practicable, including consideration of the
design elements requested by the City, in order to balance the need for
safe and energy-efficient lighting with the desire for aesthetic quality
in the surrounding area.

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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The CCC would also note that, for purposes of the environmental review process, the analysis of water consumption associated with the proposed project has assumed the maximum possible capacity (i.e., 104 Corpsmembers and 35 employees). In fact, the actual capacity and resulting amount of water consumed will likely be lower, since Corpsmembers and staff would not always be onsite at the same time. Occupancy of project facilities would tend to vary, particularly in daytime hours when Corpsmembers are working on offsite projects in the community. Additionally, it is not anticipated that maximum capacity would often be reached because 20 of the residential units on the site would be limited to periodic use for the COMET program (i.e., Corpsmember Orientation, Motivation, Education and Training).

**Response 4:** The Table of Contents (see page ii) and each section divider for the appendices in the Initial Study stated the following: *“Note: All appendices are available under separate cover and may be obtained by contacting Maria Sosa - Senior Environmental Planner, Department of General Services, Real Estate Services Division at 916-322-3522.”* The DGS provided a copy of Appendix F immediately upon receipt of the City’s request on May 1, 2001.

Please see the response to Comment Letter 5D, below, regarding the applicability of local traffic mitigation fees to a State project.

CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

Maria Sosa  
Draft Initial Study/MND - CA Conservation Corps Camarillo Project  
May 1, 2001  
Page 2

determine that the services they will be providing to the project meet these exemptions, then LAFCO approval of any agreements about service extensions is not required. If, however, either the City of Oxnard or the City of Camarillo find that the services they will be providing do not meet these exemptions, then LAFCO must approve any agreement for service extensions. This could be especially problematic as the proposed project is not within the spheres of influence of either the City of Oxnard or the City of Camarillo. Thus, unless other exceptions are made, LAFCO may not be able to approve such agreements.

2 Cont'd

We also discussed that it may be necessary, depending on the determinations of the cities, to have a legal review of the applicability of Section 56133 for State facilities. If either of the cities determine that Section 56133 is applicable to this project in terms of the services they will be providing, and if LAFCO is statutorily prohibited from approving agreements for service extensions for the project, the project will not be able to proceed unless some other overriding exemption is found.

3

I strongly encourage that these determinations be made at this stage of the project and definitely before final plans are commenced. I will be happy to assist as may be necessary, but, as I indicated to you, the decisions about the services need to be made first by each of the cities.

I am sending copies of this letter to each of the cities. Please provide copies to all those responsible for the project at the State.


Sincerely,

Everett Hillale  
Executive Officer

CC: City of Camarillo - City Manager, Public Works Director, Community Development Director  
City of Oxnard - City Manager, Public Works Director, Community Development Director  
Supervisor Kathy Long  
Noel Klebaum, Legal Counsel

The CCC believes that the outcome of these matters does not materially affect the conclusion in the Initial Study that adequate water and wastewater services are available to serve the proposed project without a need for new or expanded facilities that would result in significant environmental effects. As noted in the responses to Comment Letter 2 from the City of Oxnard and Comment Letter 3 from the City of Camarillo, there is substantial evidence that (1) sufficient wastewater and water service facilities are present in the area and (2) in the event that improvements to those facilities are needed, there is nothing to suggest that they would be so substantial as to cause significant environmental effects. Furthermore, the proposed project would be consistent with the aims of the new LAFCO legislation in that it would neither introduce new services into new areas of development nor would it induce such development. The immediate project area is already characterized by a public facility use (i.e., the Ventura Youth Correctional Facility) with existing services. The proposed project would simply develop another State facility on an adjacent site that has always been anticipated for such development since the State acquired the property over 40 years ago. Consequently, the CCC is of the opinion that matters related to the new legislation have only an incidental relationship to the current environmental review process and need not be resolved in the Initial Study. The CCC will coordinate with the appropriate local agencies during the project design and engineering phase in order to provide for mutually acceptable connections to the wastewater collection and water distribution systems in the vicinity of the project site.

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

<p style="text-align: center;"><b>RESOURCE MANAGEMENT AGENCY</b> <b>county of ventura</b></p>	<p><b>Comment Letter 5</b></p> <p>Planning Division <small>Keith A. Turner Director</small></p>
<p>May 1, 2001</p>	
<p>María Sosa Calif. - DGS/RES/PSB/ESS FAX #: (916) 447-3556 Subject: MND/CCC Satellite El Rio/Del Norte Area</p>	
<p>Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document.</p>	
<p>Your proposed responses to these comments should be sent directly to the commentator, with a copy to Joseph Eisenhut, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.</p>	
<p>If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Joseph Eisenhut at (805) 654-2464.</p>	
<p>Sincerely,</p>	
<p style="text-align: center;"> Keith Turner County Planning Director <small>F:\MAIL\KPC\MAIL\RD\1611-701.doc</small></p>	
<p>Attachment County RMA Reference Number 01-028</p>	
<p style="text-align: center;"><small>800 South Victoria Avenue, L #1740, Ventura, CA 93009 (805) 654-2461 FAX (805) 654-2509</small></p>	

### Comment Letter 5

#### County of Ventura Resource Management Agency

**Response:** The CCC appreciates the opportunity to consider the comments of the various Ventura County departments that participated in the intra-county review of the environmental document for the proposed project. The CCC offers its responses to the comments of each respective department on the following pages.

The CCC also wishes to address a misunderstanding that characterizes several of the comments received from County departments. That is, some of the comments seem to assume that this project is equivalent to local development projects that typically go through the local development review and permitting process. However, because the proposed project is a State facility located on State-owned property, it may only be subject to very limited local development review. As was stated in Section 6 in the Initial Study and in the response to checklist item 9.b) in the Initial Study, the principle of State sovereignty precludes the CCC from seeking most local approvals and permits. This concept has been affirmed by the California Attorney General and the California Supreme Court. Relying on the opinion of the Supreme Court in *Hall v. City of Taft*, 47 Cal.2d 177 (1956), the Attorney General advised that "it is accepted as a general matter that neither the State nor its agencies is subject to local building or zoning regulations unless the Legislature consents to such regulation." 71 Ops. Cal. Atty. Gen. 332, 335 (1988). Section 4.11.4.1 of the *Ventura County General Plan, Public Facilities and Services Appendix* (1997 as amended) also recognizes the limited jurisdiction of the County with respect to State and federal facilities.



CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

Comment Letter 5A

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
PLANNING DIVISION

MEMORANDUM

DATE: April 23, 2001
TO: Joseph Eisenhut
FROM: Bruce Smith
SUBJECT: Mitigated Negative Declaration for California Conservation Corps
Camarillo Satellite Relocation/Construction Project
(Reference No. 01-028)

The Planning Division has reviewed the above document and offers the following comments:

Land Use and Planning -- The site is designated by the County General Plan as "Agriculture" and is zoned "A-E" (Agricultural Exclusive). The El RioDel Norte Area Plan designates the site as "Agriculture, 40 acre minimum". The proposed project is inconsistent with existing General Plan and Area Plan designations. Appropriate "mitigation" would be for the County to re-designate the site as "State or Federal Facility". The Initial Study should be revised accordingly. We are advised by County Counsel that re-designation of the site to recognize an existing State facility, over which the County has no land use authority, would not require an election pursuant to the SOAR Ordinance.

The project is also located within the Oxnard-Camarillo Greenbelt. This is a four party agreement between the County of Ventura, the Local Agency Formation Commission, the City of Oxnard and the City of Camarillo. The agreement, adopted in 1984, is intended to preclude annexation and development of "urban uses" and preserve the area for agriculture and open space purposes. The Initial Study should be revised to evaluate the project's consistency with the Greenbelt Agreement.

Location # 1740
800 South Victoria Avenue, Ventura, CA 93009

Comment Letter 5A

County of Ventura
Resource Management Agency, Planning Division

Response 1: Section 2 in the Initial Study (see page 3) has identified the current County land use and zoning designations for the proposed project site.

The CCC would not object to re-designation of the project site to the appropriate "State or Federal Facility" classification proposed in the comment letter, but the CCC respectfully declines to consider the proposed land use and zoning re-designation as "mitigation." As detailed above in the response to Comment Letter 5 from the County, and as stated in the Ventura County General Plan, Public Facilities and Services Appendix (1997 as amended), State sovereignty constrains the applicability of local land use and zoning regulations to State facilities. As a result, the discrepancy between the existing land use and zoning designations and the anticipated use of the site as a State facility cannot be considered a significant effect on the environment that would warrant mitigation.

State sovereignty notwithstanding, the CCC believes that the proposed project is clearly consistent with the land use and development pattern in the area. The immediate project area is already characterized by existing public uses (i.e., the Ventura Youth Correctional Facility and the California Department of Forestry and Fire Protection facility) and State-owned property intended for future public institutional uses. The proposed project would simply develop a State facility on a site that has always been anticipated for such development since the State acquired the property over 40 years ago.

CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

Comment Letter 5B

VENTURA COUNTY  
AIR POLLUTION CONTROL DISTRICT  
Memorandum

ISSUE 13 AVN

TO: Joseph Eisenhut, Planning DATE: April 30, 2001

FROM: Alicia Swanson AS

SUBJECT: Request for Review of Mitigated Negative Declaration for California Conservation Corps Facility at El Rio/DeJ Nece, California Department of General Services, Real Estate Services Division, Professional Services Branch, Environmental Services Division (Reference No. 01-0028)

Air Pollution Control District staff has reviewed the subject project mitigated negative declaration, which is a proposal to relocate the current California Conservation Corps Camarillo Satellite facility from the California State University Channel Islands campus to a new location at the intersection of Wright Road and Bearley Road in an unincorporated site between Camarillo and Ormond. The project relocation consists of construction of a new satellite facility of approximately 44,600 sq. ft., to include an administration building, educational and recreational buildings, four residential buildings, a multi-purpose building, a hazardous materials storage building and a warehouse. Additionally, development of the site would include 60,000 sq. ft. of paved surface for service and staging areas, walkways, driveways, and 50 parking spaces. The new facility would accommodate up to 104 corps members and 35 employees, representing an increase from 60 corps members and 31 staff members.

The mitigated negative declaration is incomplete for purposes of our air quality analysis. Specifically, District staff needs the following information to adequately estimate all air emissions from the project. Please provide documentation of all vehicle trips associated with the project, listed by vehicle type and number of daily round trips, coming to and from the project. This should include facility visitors, delivery trips, buses, and operational trips transporting corps members to various service and work projects. When we receive this information, we will be able to comment on the potential air quality impacts from the project.

If you have any questions, please call me at 645-1425.

Comment Letter 5B

Ventura County Air Pollution Control District

**Response:** The DGS and the project environmental consultant provided the Ventura County Air Pollution Control District (VCAPCD) with the information it requested on April 30, 2001 and May 1, 2001. Please see also Comment Letter 5I, below, which acknowledges receipt of the requested information and concurs with the conclusions of the air quality analysis for the proposed project.

CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

Comment Letter 6D



PUBLIC WORKS AGENCY  
TRANSPORTATION DEPARTMENT  
Traffic and Planning & Administration

APR 18 2001

MEMORANDUM  
April 17, 2001

TO: Resource Management Agency, Planning Division  
Attention: Joseph Eisenbrut

FROM: Nazir Lahnai, Principal Engineer

SUBJECT: Review of Document 01-028  
Notice of Intent to adopt a Mitigated Negative Declaration  
Construct new Satellite Facility of approx. 48,600 SF.  
Location: Intersection of Wright Road and Beardsley Road in Ventura County  
Applicant: California Conservation Corps (CCC)  
Lead Agency: California Conservation Corps

The Transportation Department has reviewed the Initial Study and Notice of Intent to adopt a Mitigated Negative Declaration for the above project. The proposed project consists of construction of a new Satellite Facility of approx. 48,600 SF. The proposed new facility would consist of an administrative building, educational and recreational building, 4 residential building, a multi-purpose building, a hazardous materials storing building and a warehouse. The new facility would accommodate up to 104 corps members and 35 employees. The site is located at the intersection of Wright Road and Beardsley Road in Ventura County. We offer the following comments:

1. The Traffic studies prepared by Kalmi Associates was not included in the materials submitted to the Transportation Department. We would like to review the Traffic study. | 1
2. From the information provided by the applicant the Level of Service (LOS E) during morning peak for the portion of Central Avenue between Beardsley and US 101 is below minimum acceptable LOS for Secondary Roads in the County (LOS D). This is considered a project specific impact and the applicant must mitigate this impact or current Board Policy requires opposition to the project. | 2
3. The minimum required right-of-way width and pavement width for an urban collector road is 55 feet and 40 feet respectively as per the Current County Standards, Plate B-5. Wright Road and Beardsley Road have a 50 feet right-of-way width and 20 feet pavement width along the project frontage. Therefore the County will require the developer/permittee to dedicate to the County 1 1/2 feet (1/2 of additional minimum right-of-way required) of right-of-way and widen the pavement 10 feet (1/2 of additional minimum pavement width required) along the project frontage on both Wright Road and Beardsley Road. | 3
4. The applicant shall submit to the Public Works Agency a County right-of-way processing fee for the costs incurred in the processing of the dedication of the right-of-way. | 4
5. The cumulative impact of this project when considered with the cumulative impact of all other approved (or anticipated) development projects in the County, would be significant. To mitigate this cumulative significant impact, the project should be conditioned to pay a traffic impact | 5

Comment Letter 5D

County of Ventura  
Public Works Agency, Transportation Department

Response 1: The DGS provided the Transportation Department with the traffic analysis for the proposed project (i.e., Appendix F) immediately upon receipt of the comment letter from the Resource Management Agency on May 1, 2001.

Response 2: The level of service referenced in the comment refers to existing traffic conditions on the segment of Central Avenue between Beardsley Road and U.S. 101. There is substantial evidence that the already degraded level of service in this area is a result of the substantial existing development in the vicinity (i.e., the Sterling Hills, Bella Vista, and Spanish Hills residential communities) and is not specific to the proposed project. The traffic analysis for the proposed project has documented that, on average, only 96 total trips would be generated by the proposed project, of which only 12 trips would occur during the morning peak hour. In accordance with the conclusions of the traffic analysis cited in the Initial Study, the CCC respectfully disagrees with the assertion that this negligible number of trips could result in a significant impact that would require mitigation. The CCC will, however, work with the County to address its fair share of responsibility for traffic in the area to the extent that the traffic analysis indicates that responsibility would exist.

Response 3: The CCC will work with the County to ensure appropriate right-of-way and pavement widths in the project vicinity. To this end, the CCC would make a portion of the project site along Wright Road available for additional right-of-way and pavement widths if and when a future effort to widen the entire length of this roadway is undertaken by the County.

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

### Comment Letter 5E



Ventura County Fire Protection District

#### MEMORANDUM

DATE: April 30, 2001  
 TO: Joseph Eisenhut / Maria Sosa  
 AGENCY: County of Ventura  
 FROM: Corina Cagley, Senior Fire Inspector  
 PROJECT NUMBER: MND 01-028  
 APPLICANT: CCC Facility @ El Rio-Del Norte  
 LOCATION: Wright Road and Beardstey Road

The following are the Fire District conditions for the project:

**Access Road Width:**

- a. An netto access road width of 25 feet shall be provided.
- b. Grass/vegetation pavers and similar turf paving systems are not acceptable when all weather access is required for fire department use.

**Construction Access:** Prior to combustible construction, an all weather access road / driveway suitable for use by a 20 ton Fire District vehicle shall be installed.

**Turning Radius:** The access road shall be of sufficient width to allow for a 40 foot outside turning radius at all turns in the road.

**Vertical Clearance:** All access roads / driveways shall have a minimum vertical clearance of 13 feet 6 inches (13' 6").

**Fire Lanes:** Prior to construction the applicant shall submit two (2) site plans to the Fire District for approval of the location of fire lanes. The fire lanes shall be posted "NO PARKING FIRE LANE" in accordance with California Vehicle Code, Section 22900.1 and

### Comment Letter 5E

#### County of Ventura Fire Control District

**Response:** The proposed project is a State facility located on State-owned property. Accordingly, Section 6 of the Initial Study (see page 12) notes that the State Fire Marshal will review and approve the project with respect to the requirements of California Code of Regulations, Title 19. This process is expected to ensure that the project meets or exceeds applicable fire and life safety requirements.

A representative of the DGS met with staff from the Ventura County Fire Control District (VCFCD) on April 17, 2001 to discuss the proposed project. In addition, the project environmental consultant contacted (VCFCD) staff as part of the environmental review process. The CCC will continue to work with VCFCD in their efforts to provide a mutually acceptable project.

Please see also the response to Comment Letter 5, above, regarding the applicability of local regulations to State projects.

CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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approved automatic fire sprinklers.

**Hazard Abatement:** All grass or brush exposing any structure(s) to fire hazards shall be cleared for a distance of 100 feet prior to construction of any structure and shall be maintained in accordance with VCFPD Ordinance.

**Fire Department Clearance:** Applicant shall obtain VCFD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.

If you have any questions please contact me at (805) 389-8732

CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

the Agricultural Policy Advisory Committee that growers should not be required to alter lawful cultural practices to accommodate new non-agricultural uses. The committee's recommendation of a 300-foot setback is based on their previous analysis of agricultural compatibility issues and the members' personal experience with ongoing conflicts created by non-agricultural uses adjoining commercial agricultural operations.

Neither the west nor the preliminary site plan on page 7 indicates the distances between the proposed structures and the agricultural properties to the north, east and south. We recommend that the Initial Study/MND be revised to address the potential land use conflicts noted above, and the provision of a 300-foot setback between the occupied areas and the agricultural properties.

If the preparer of the Initial Study/MND has any questions regarding the above comments, I can be contacted at (805) 933-2095.

2 Cont'd

3

As outlined in the Initial Study and reiterated in the response to Comment Letter 5A from the County Planning Division, above, the proposed project would not involve the type of development activity (e.g., residential subdivisions) that would tend to directly or indirectly induce changes in the use of surrounding agricultural land. The project facilities would be confined to the project site and no substantial new infrastructure (e.g., new roadways) would be required offsite. In addition, unlike the "leap-frog" or "sprawl" development that agricultural preservation programs such as SOAR and the Oxnard-Camarillo Greenbelt Agreement are intended to discourage, the project would instead develop a public institutional use consistent with the existing VYCF and CDF facilities already located on adjacent State-owned property. The project would not introduce an entirely new type of land use into an area that is otherwise devoted solely to agricultural use.

The CCC, in accordance with its resource conservation mission, is supportive of local efforts such as those in Ventura County to respect lawful and accepted agricultural practices and looks forward to cooperating with the neighboring agricultural operations in the community.

**Response 3:** Please see Response 1 and Response 2, above.

Please see also the response to Comment Letter 5, above, regarding the applicability of local regulations to State projects.

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**CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

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**Response 3:** As stated above in Response 1 and Response 2, the CCC is of the opinion that the Initial Study adequately supports the conclusion that the proposed project would not have a significant impact related to groundwater quantity. The CCC would also note that, for purposes of the environmental review process, the analysis of water consumption associated with the proposed project has assumed the maximum possible capacity (i.e., 104 Corpsmembers and 35 employees). In fact, the actual capacity and resulting amount of water consumed will likely be lower, since Corpsmembers and staff would not always be onsite at the same time. Occupancy of project facilities would tend to vary, particularly in daytime hours when Corpsmembers are working on offsite projects in the community. Additionally, it is not anticipated that maximum capacity would often be reached because 20 of the residential units on the site would be limited to periodic use for the COMET program (i.e., Corpsmember Orientation, Motivation, Education and Training).

The CCC also refers the Water Resources Division to page 45 of the Initial Study, which finds that groundwater recharge may benefit to the extent that the infiltration/percolation zones associated with the project would permit storm water to percolate into the ground and not be discharged into surface waters.

Finally, it is important to remember that the proposed project would replace an existing facility that consumes water in the same general area. There is no reason to believe that the amount of water consumed by the proposed project, when compared to existing consumption, is so substantially greater as to result in a significant impact to groundwater quantity in the region. The projected rate of consumption at the new facility must be offset by the net savings that results from cessation of operations at the existing facility.

The sources of water and wastewater services for the proposed project are identified in the responses to checklist item 16.b) in the Initial Study (see page 56).

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

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5. The permittee shall develop and implement a *Recycling Plan (Form D)*. This plan shall be approved by the Director of the Solid Waste Management Department prior to issuance of a Zoning Clearance for Use, Inspections and/or Occupancy. The plan shall include:
- a. A list of which recyclables on the Director's List of Commercial Recyclables (as per Ventura County Ordinance # 4155) will be generated on an ongoing basis by the project.
  - b. Estimates of the number, type, and size of recyclable bins that will be used by the project and the frequency of collection.
  - c. A diagram to chart the flow of recyclable materials from each portion of the development to the recycling and trash enclosures, including location of receptacles, along with a statement addressing how recyclables will be transported to the recyclable bins.
6. The permittee shall arrange for the recycling of all discarded recyclable hazardous materials, including motor oil, used oil filters, and antifreeze removed from vehicles.
7. The permittee shall develop, in consultation with the SWMD, an ongoing employee education program including the erection of signage throughout the development to help maximize waste reduction and recycling.
8. The permittee shall ensure that the project specifications clearly inform all contractors and subcontractors involved in project construction and operations about the County of Ventura's Procurement Policy for Reusable and Recycled Products. Specifically, it is the policy of the County of Ventura to purchase and use recycled-content products whenever possible to the extent that such use does not negatively impact health, safety, or operational efficiency. The permittee shall assist the Solid Waste Management Department in encouraging and tracking the use of recycled-content products on this project.
9. The permittee shall consider using recycled content building materials, such as plastic lumber, for parking stops, fencing, recycling and refuse containers, and signage.

All of the required forms and necessary materials, such as the Procurement Policy, will be mailed to the applicant. Please feel free to call me at 654-2477 if you have any questions or concerns.

Please send a copy of the final conditions for this project to the SWMD after the entitlement is granted.

CC: Rich Guske, PWA

Please see also the response to Comment Letter 5, above, regarding the applicability of local regulations to State projects.



CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

Page: 1

ORRENIS 76 For Windows 5.1.0

File Name: G:\Program Files\ORRENIS 76 For Windows\Projects\CCC Camarillo u  
 Project Name: CCC Camarillo  
 Project Location: Ventura County

SUMMARY REPORT  
 (Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES

	CO	NOx	CO	PM10	SOx
TOTALS (lbs/day, unmitigated)	0.17	8.01	5.79	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	CO	NOx	CO	PM10
TOTALS (ppm, unmitigated)	4.19	10.94	42.31	0.26

UNMITIGATED OPERATIONAL EMISSIONS

	CO	NOx	CO	PM10
Calif. Conservation Corps	4.19	10.94	42.31	0.26
TOTAL EMISSIONS (lbs/day)	4.19	10.94	42.31	0.26

Does not include construction for passby trips.  
 Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2002 Temperature (F): 75 Season: Summer

EMFAC Version: EMFAC76 (10/95)

Summary of Land Uses:

Unit Type	Trsp Rate	Size	Total Trips
Calif. Conservation Corps	96.00 trips / 1	1.00	96.00

Vehicle Assumptions:

Fleet Mix:


Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Duty Autos	18.00	1.14	98.86	0.26
Light Duty Trucks	27.00	0.13	99.87	0.33
Medium Duty Trucks	33.00	1.44	98.56	-
Light-Heavy Duty Trucks	0.00	19.58	40.00	40.44
Med.-Heavy Duty Trucks	0.00	19.58	40.00	40.44
Heavy-Heavy Trucks	0.00	-	-	100.00
Urban Buses	0.00	-	-	100.00
Motorcycles	0.00	100.00% all fuels	-	-

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-School	Home-City	Com-Work	Run-Work	Customer
Urban Trip Length (miles)	12.0	7.8	10.0	10.0	4.7	4.7
Rural Trip Length (miles)	13.0	10.0	10.0	10.0	10.0	10.0
Trip Speeds (mph)	40.0	40.0	40.0	40.0	40.0	40.0
% of Trips - Residential	0.0	0.0	0.0	-	-	-
% of Trips - Commercial (by land use)	-	-	-	25.0	12.5	42.5

CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

**Comment Letter 6**



**California Regional Water Quality Control Board**  
Los Angeles Region

120 W. 4th Street, Suite 200, Los Angeles, California 90013  
Phone (213) 576-6000 FAX (213) 576-6640  
Internet Address: <http://www.water.ca.gov/raqc34>

Gray Davis  
Governor

Wendie H. Blitch  
Secretary for  
Environmental  
Protection

RECEIVED  
MAY 04 2001  
GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION

April 30, 2001

California Conservation Corps  
Attn: Maria C. Sosa  
Department of General Services  
1102 Q Street, Suite 5100  
Sacramento, CA 95814

Dear Sir or Madam,

Re: CEQA Documentation for Project in the Calleguas Watershed  
Camarillo Satellite Relocation/Reconstruction Project, SCH No. 2001041005

We appreciate the opportunity to comment on the CEQA documentation for the above mentioned project. For your information a list of permitting requirements and Regional Board Contacts is provided in Attachment A hereto. | 1

The project site lies in the Calleguas watershed that was listed as being impaired pursuant to Section 103 (d) of the Clean Water Act. Constituents causing impairment in the Calleguas watershed include pesticides, metals, nitrogen, sedimentation, algae, salts, and coliform. The Los Angeles Regional Water Quality Control Board will be developing Total Maximum Daily Loads (TMDLs) for the watershed, but the proposed project is expected to proceed before applicable TMDLs are adopted. In the interim, the Regional Board must carefully evaluate the potential impacts of new projects that may discharge to impaired waterbodies. | 2

Our review of your documentation shows that it does not include information on how this project will change the loading of these pollutants into the watershed. Please provide the following additional information for both the construction and operational phases of the project. | 3

- For each constituent listed above, please provide an estimate of the concentration (ppb) and load (lbs/day) from non-point and point source discharges.
- Estimates of the amount of additional runoff generated by the project during wet and dry seasons.
- Estimate of the amount of increased or decreased percolation due to the project.

California Environmental Protection Agency  
Recycled paper

Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.

Comment Letter 6

California Regional Water Quality Control Board  
Los Angeles Region

**Response 1:** The CCC has reviewed the listed permitting requirements and will work with the appropriate units of the Regional Board to ensure compliance with the applicable requirements.

Section 6 of the Initial Study (see pages 11-12) and the response to checklist item 8.a) in the Initial Study (see pages 43-44) both acknowledge that the CCC will comply with the applicable requirements of the NPDES permits for this area.

**Response 2:** Although the proposed project is not expected to involve discharges of any of the constituents cited in the comment, the CCC will consult with Regional Board staff prior to final project design and engineering in order to provide the information necessary to demonstrate compliance with the proposed TMDLs for the watershed.

**Response 3:** The CCC will work with the Regional Board to provide the requested information during the permitting process, when additional project design and engineering have been completed.

## CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT

### ATTACHMENT A

- ✓ If the proposed project will result in a discharge of dredge or fill into a surface water (including a dry streambed), and is subject to a Federal license or permit, the project may require a Section 401 Water Quality Certification, or waiver of Waste Discharge Requirements. For further information, please contact:

Anthony Klecha, Nonpoint Source Unit at (213) 578-6785.

- ✓ If the project involves inland disposal of nonhazardous contaminated soils and materials, the proposed project may be subject to Waste Discharge Requirements. For further information, please contact:

Rudney Nelson, Landfills Unit, at (213) 578-6718.

- ✓ If the overall project area is larger than five acres, the proposed project may be subject to the State Board's General Construction Activity Storm Water Permit. For further information, please contact:

Tracy Woods, Statewide General Construction Activity Storm Water Permits at (213) 578-6654.

- ✓ If the project involves a facility that is proposing to discharge storm water associated with industrial activity (e.g., manufacturing, recycling and transportation facilities, etc.), the facility may be subject to the State Board's General Industrial Activity Storm Water Permit. For further information, please contact:

Kizble Chung, Statewide General Industrial Storm Water Permits at (213) 578-6607.

- ✓ If the proposed project involves requirements for new development and construction pertaining to municipal storm water programs, please contact:

Dan Redusseau, Municipal Storm Water Permits, Los Angeles County at (213) 578-6668,  
Man Yeager, Municipal Storm Water Permits, Ventura County at (213) 578-6749.

- ✓ The proposed project also shall comply with the local regulations associated with the applicable Regional Board stormwater permit:

Los Angeles County and Communities:  
NPDES No. CA5874001  
Waste Discharge Requirements Order No. 98-054.

Lane Basin County and Communities:  
NPDES CAS504601  
Waste Discharge Requirements Order No. 89-000.

Ventura County and Communities:  
NPDES No. CAS004002  
Waste Discharge Requirements Order No. 00-108.

- ✓ If the proposed project involves any construction and/or groundwater dewatering to be discharged to surface waters, the project may be subject to NPDES/Waste Discharge Requirements. For further information, please contact:


Augustine Anjeles, General Permitting and Special Projects Unit at (213) 578-6657 (All Region 4 Watersheds).

- ✓ If the proposed project involves any construction and/or groundwater dewatering to be discharged to land or groundwater, the project may be subject to Waste Discharge Requirements. For further information, please contact:

Kwang-I Lee, Non-Chapter 15 Unit, at (213) 578-6658 (All Region 4 Watersheds).

Revised: March 19, 2005

CCC CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT




Gray Davis  
GOVERNOR

STATE OF CALIFORNIA

**Governor's Office of Planning and Research**

State Clearinghouse



Steve Nissen  
GOVERNOR

**Comment Letter 8**

**RECEIVED**

MAY 14 2001

GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION

May 7, 2001

Maria C. Sosa  
California Conservation Corps  
NCS, 1102 Q Street, Suite 1100  
Sacramento, CA 95814

Subject: Camarillo Satellite Relocation/Reconstruction Project  
SCH# 2001041006

Dear Maria C. Sosa:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on May 1, 2001, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-9613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

*Terry Roberts*

Terry Roberts  
Senior Planner, State Clearinghouse

1400 TWENTH STREET P.O. BOX 2044 SACRAMENTO, CALIFORNIA 95811-2044  
916-445-9613 FAX 916-323-3013 WWW.OPLR.CA.GOV/CLEARINGHOUSE.HTML

Comment Letter 8

Governor's Office of Planning and Research  
State Clearinghouse

Response: None required.

INITIAL STUDY – COMMENTS AND RESPONSES

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**APPENDIX A: AIR QUALITY REPORT**

*Note: All appendices are available under separate cover and may be obtained by contacting María Sosa - Senior Environmental Planner, Department of General Services, Real Estate Services Division at 916-322-3522.*

### APPENDIX C: CULTURAL RESOURCES REPORT

*Note: All appendices are available under separate cover and may be obtained by contacting María Sosa - Senior Environmental Planner, Department of General Services, Real Estate Services Division at 916-322-3522.*

**APPENDIX E: HAZARDOUS MATERIALS SITE ASSESSMENT**

*Note: All appendices are available under separate cover and may be obtained by contacting María Sosa - Senior Environmental Planner, Department of General Services, Real Estate Services Division at 916-322-3522.*

**MITIGATION MONITORING PROGRAM**

**FOR THE PROPOSED CALIFORNIA CONSERVATION CORPS  
CAMARILLO SATELLITE RELOCATION/CONSTRUCTION PROJECT**

**SCH #2001041006**

*Prepared for*

**State of California  
California Conservation Corps**

*Prepared at the Direction of*

**State of California  
Department of General Services  
Real Estate Services Division  
Professional Services Branch**

**APRIL 2001**

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**CCC Camarillo Satellite Relocation/Construction Project – Mitigation Monitoring Program**

Resource	Adverse Impact	Mitigation Proposed			Monitoring Program				
		Mitigation	Responsible Party(ies)	Implementation Phase	Monitoring Activity	Monitoring Period	Frequency	Responsible Party(ies)	Outside Agency(ies)
Air Quality	Emissions of NOx associated with construction of the proposed project could exceed the VCAPCD threshold.	<p>AQ-1: The CCC and its contractor will incorporate the following actions recommended by the VCAPCD for controlling NOx emissions from construction equipment and vehicles:</p> <ul style="list-style-type: none"> <li>Minimize equipment idling time.</li> <li>Maintain equipment engines in good condition.</li> <li>Phase construction activities to the extent feasible to minimize the amount of equipment operating at any one time, particularly during the smog season (i.e., May through October).</li> <li>If feasible, use construction equipment powered with alternative fuels, such as compressed natural gas, liquefied natural gas, or electricity.</li> </ul>	CCC and Construction contractor	Bidding/ Contracting and Construction	<p>Review bid documents</p> <p>Verify that mitigation measures are implemented as specified</p>	Prior to release of bid documents and during construction	Once prior to release of bid documents, once prior to the issuance of the construction contract, and periodically during the construction period	CCC	VCAPCD

**CCC Camarillo Satellite Relocation/Construction Project – Mitigation Monitoring Program**

Resource	Adverse Impact	Mitigation Proposed			Monitoring Program				
		Mitigation	Responsible Party(ies)	Implementation Phase	Monitoring Activity	Monitoring Period	Frequency	Responsible Party(ies)	Outside Agency(ies)
Geology and Soils	Preliminary research indicates that two traces of the Wright Road Fault may extend onto the southwest part of the project site.	GEO-1: The CCC will ensure that all project structures are located more than 50 feet away from the active fault traces identified on the May 1, 1998 Alquist-Priolo Earthquake Fault Zone Map for the Camarillo 7½-minute USGS quadrangle.	CCC	Design	Review final site plan	Design	Once prior to final engineering and design	CCC	Division of the State Architect (DSA)
		GEO-2: Prior to final engineering and design for the proposed project, the CCC will engage a geologist registered in the State of California to conduct a site-specific investigation of potential surface displacement through the project site. The purpose of this investigation will be to confirm the existence of and accurately identify the actual locations of active fault traces on the project site. If necessary, the CCC will revise the proposed project site layout after the fault traces have been accurately located and surveyed so that no structures are located within 50 feet of such fault traces.	CCC	Design	Review findings of site-specific investigation	Design	Once prior to final engineering and design	CCC	DSA

## APPROVAL OF THE CALIFORNIA CONSERVATION CORPS CAMARILLO RELOCATION/CONSTRUCTION PROJECT

As Chief of the Financial Management Division of the California Conservation Corps, I have been delegated the authority to approve the California Conservation Corps Camarillo Satellite Relocation/Construction Project. The California Conservation Corps, as Lead Agency for the Camarillo Relocation/Construction Project (State Clearinghouse Number 2001041006), hereby approves the project based on the following findings:

### PROJECT

The California Conservation Corps hereby approves the Camarillo Satellite Relocation/Construction Project. The project will relocate the California Conservation Corps Camarillo Satellite facility in Ventura County. The proposed facility would replace the existing facility, which is currently housed in a portion of the California State University Channel Islands campus. The site is leased from the California State University, and the lease will expire on June 30, 2003. The California State University had informed the California Conservation Corps that the Camarillo Satellite facility will be required to vacate their current premises and relocate off campus.

The proposed project would construct a new, approximately 48,600 square foot facility consisting of the following one-story buildings: an administration building, educational and recreational buildings, four residential buildings, a multi-purpose building, a hazardous materials storage building, and a warehouse. Additionally, development of the site would include about 60,000 square feet of paved surface for service and staging areas, walkways, driveways, and 50 parking spaces. The new facility would accommodate up to 104 corpsmembers and 35 employees.

### PROJECT LOCATION

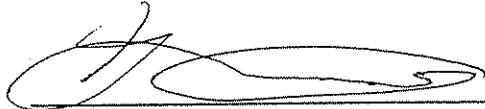
The project is located at the intersection of Wright Road and Beardsley Road in the County of Ventura, California. The site is within an unincorporated portion of the county between the cities of Camarillo and Oxnard.

### ENVIRONMENTAL REVIEW

The California Conservation Corps has independently reviewed and considered the information contained in the whole record before it, including the Initial Study for the project prior to approving the project. The Initial Study, prepared in compliance with the California Environmental Quality Act (CEQA), assessed the project's potential effects on the environment and the significance of those effects. Based on the whole record before it, the California Conservation Corps has determined that after mitigation, there is no substantial evidence that the project would result in significant effects on the environment. This conclusion is supported by the findings that the project would not have significant effect on aesthetics, agricultural resources, biological resources, cultural resources, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, utilities and service systems, and that there are no mandatory findings of significance. With mitigation measures incorporated, the project would not have significant effect on air quality, geology and soils, hazards and hazardous materials. The Draft Initial Study/Mitigated Negative Declaration was circulated to the public and to responsible public agencies for a period of 30 days. Seventeen comment letters were received, and together with the responses, are included in the Final Initial Study/Mitigated Negative Declaration. The comments did not require a change in the project or mitigation measures. In accordance with the Section 21082.1 of CEQA and Section 15074 of the CEQA Guidelines, the California

Conservation Corps has adopted the Mitigated Negative Declaration for the Camarillo Satellite Relocation/Construction Project. The California Conservation Corps hereby directs the filing of the Notice of Determination, which has been prepared in accordance with Section 21108 of CEQA and Section 15075 of the CEQA Guidelines, with the Governor's Office of Planning and Research. In addition, the California Conservation Corps has certified the De Minimis Impact Finding that the implementation of this project will not individually nor cumulatively have an adverse effect on wildlife resources as defined in Section 711.2 of the Fish and Game Code.

Upon consideration of the Mitigated Negative Declaration, Initial Study, and the Notice of Determination, I hereby approve the Camarillo Satellite Relocation/Construction Project.



Greg Edwards, Chief  
Financial Management Division  
California Conservation Corps

5/9/01  
Date

ADDENDUM TO FINAL INITIAL STUDY - MITIGATED NEGATIVE DECLARATION  
FOR THE PROPOSED CALIFORNIA CONSERVATION CORPS CAMARILLO  
SATELLITE RELOCATION/CONSTRUCTION PROJECT (SCH #2001041006)  
(UNINCORPORATED AREA OF VENTURA COUNTY)

Calleguas Municipal Annexation No. 94 – California Conservation Corps

Prepared by Calleguas Municipal Water District  
2100 Olsen Road  
Thousand Oaks, CA 91360-6800

Introduction:

An initial study was prepared by the California Conservation Corps acting as lead agency in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970 as amended, and the CEQA Guidelines as revised through October 26, 1998. The study was dated May 2001 and addressed the proposed California Conservation Corps Camarillo Satellite Relocation/Construction Project. On May 9, 2001, the California Conservation Corps approved the Final Initial Study - Mitigated Negative Declaration for the Proposed California Conservation Corps Camarillo Satellite Relocation/Construction Project (SCH #2001041006). A Notice of Determination and Fish and Game de Minimus Impact Finding was filed with the State Clearinghouse on the following day.

Project Description:

The project entails the construction of a facility of approximately 48,600 square feet that would replace an existing satellite facility on the California State University Channel Islands campus. The new facility will consist of an administration building, educational and recreational buildings, four residential buildings, a multi-purpose building, a hazardous materials storage building and a warehouse. In addition, the developed site will include about 60,000 square feet of paved surface for service and staging areas, walkways, driveways and 50 parking spaces. The new facility will accommodate up to 104 corpsmembers and 35 employees.

Minor Technical Additions:

As development of the project prompts annexation of the project site to both Calleguas Municipal Water District and Metropolitan Water District of Southern California, it is necessary to clarify the text with the minor technical additions in the MND to specifically address annexation requirements. Moreover, text which outlines the imposition of Water Standby Charges by the above referenced water agencies, on the annexed property will be added as part of this Addendum. This Addendum will serve to clarify the overview and assessment of Section 16, Utilities and Service Systems as provided on Page 56 of the May 2001 Initial Study.

In light of the foregoing, the discussion of Water in Section 16. Utilities and Service Systems, on Page 56 of the Initial Study is hereby modified as follows (new text is underlined):

The City of Camarillo (City) will serve the project described above with water supplied in part by Calleguas Municipal Water District (Calleguas) and Metropolitan Water District of Southern California (Metropolitan). Calleguas provides the City with imported supplemental potable water supplied by Metropolitan. Metropolitan supplies surplus water from the Colorado River and the State Water Project for municipal, industrial, and agricultural uses within its service area.

The project site is located in unincorporated area west of the City of Camarillo and is not annexed to Calleguas and Metropolitan. Annexation is necessary to allow water service by the City. Annexation procedures for Metropolitan are defined in Section 3500 of the Metropolitan Water District Act and in Part 4 of the Calleguas Administrative Code. In addition, annexations to Calleguas are subject to Calleguas' General Terms and Conditions. Annexation is also subject to approval by the Ventura Local Agency Formation Commission and any terms and conditions the Commission may apply. Pursuant to Section 56017 of Part 1, Chapter 2, of the Cortese/Knox/Hertzbert Local Government Reorganization Act of 2000, annexation means the annexation, inclusion, attachment, or addition of territory to a city or district. This action is consistent with Metropolitan's and Calleguas' Spheres of Influence.

Maintenance and development of water facilities under the jurisdiction of Calleguas are provided through a Capital Construction Charge.

The proposed project is expected to consume approximately 16,313 gallons of water per day (i.e., 120 percent of the anticipated wastewater generation).

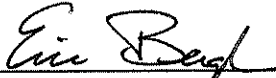
Water service for the proposed project would be provided by the City of Camarillo. The proposed project would connect to an existing 8-inch water main in Wright Road. City staff have indicated that existing facilities would be capable of providing water for the proposed project and that no new or expanded facilities would be required as a result of the proposed project. (source: telephone contact with Lito Torres, City of Camarillo, Public Works Department, March 12, 2001.)

**Therefore, impacts to utilities and public services are expected to be less than significant.**

Basis for Preparation of Addendum:

Section 15164(b) of the State CEQA Guidelines states "An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."

The proposed annexation is an administrative and fiscal action. Such administrative and fiscal action is deemed to be a reorganization and does not result in tangible change in the physical environment. As a Responsible Agency for the proposed project, Calleguas is issuing this Addendum in accordance with the State CEQA Guidelines (Section 15164). The minor textual additions provided herein are not considered to 1) constitute a substantial change in the project as originally proposed by the City, 2) lead to substantial changes in the circumstances under which the project is undertaken, or 3) constitute new information of substantial importance. As such an Addendum was prepared as opposed to a subsequent negative declaration or environmental impact report.



Eric Bergh, Manager of Resources

11/20/08  
Date