5

ENVIRONMENTAL RESOURCES

This chapter summarizes existing conditions and issues relevant to the environment in the Planning Area. It also describes agricultural resources; air quality; biological resources; cultural resources; geology and seismicity; hazards and hazardous materials; hydrology; noise; and wildfire. A summary of findings and implications is provided at the end of the chapter.

Agriculture Resources

EXISTING CONDITIONS

Agriculture serves as a vital part of the City's historic and present heritage and provides a continued understanding and concern for the land that underlies all development. Farmland possesses aesthetic value and provides visual relief from urban development. The City of Camarillo (City) has ample, surrounding rural and scenic land, with over 3,000 acres of mountains. Located within the County's highly productive Oxnard Plain, the City consists of a Mediterranean climate, which supports intensive and high-value crop production. The City contains productive agricultural land that is disappearing or becoming subject to urbanization. Open space used for agriculture within the City contains row crops within the City's Camarillo Urban Restriction Boundary (CURB) area and is designated under the General Plan as Urban Reserve. This land provides scenic natural open space and contains valuable watershed area. There is currently a substantial greenbelt of contracted agricultural preserves and open space in the Las Posas and Santa Rosa Valleys along the City's northern and eastern boundaries. There is a compatible-adopted Open Space Plan (Thousand Oaks) protecting the Conejo Valley/Hidden Valley/ Lake Sherwood expanse to the east along with the Point Mugu State Recreational Area, the Santa Monica Mountains, and the Pacific Ocean protecting the south.

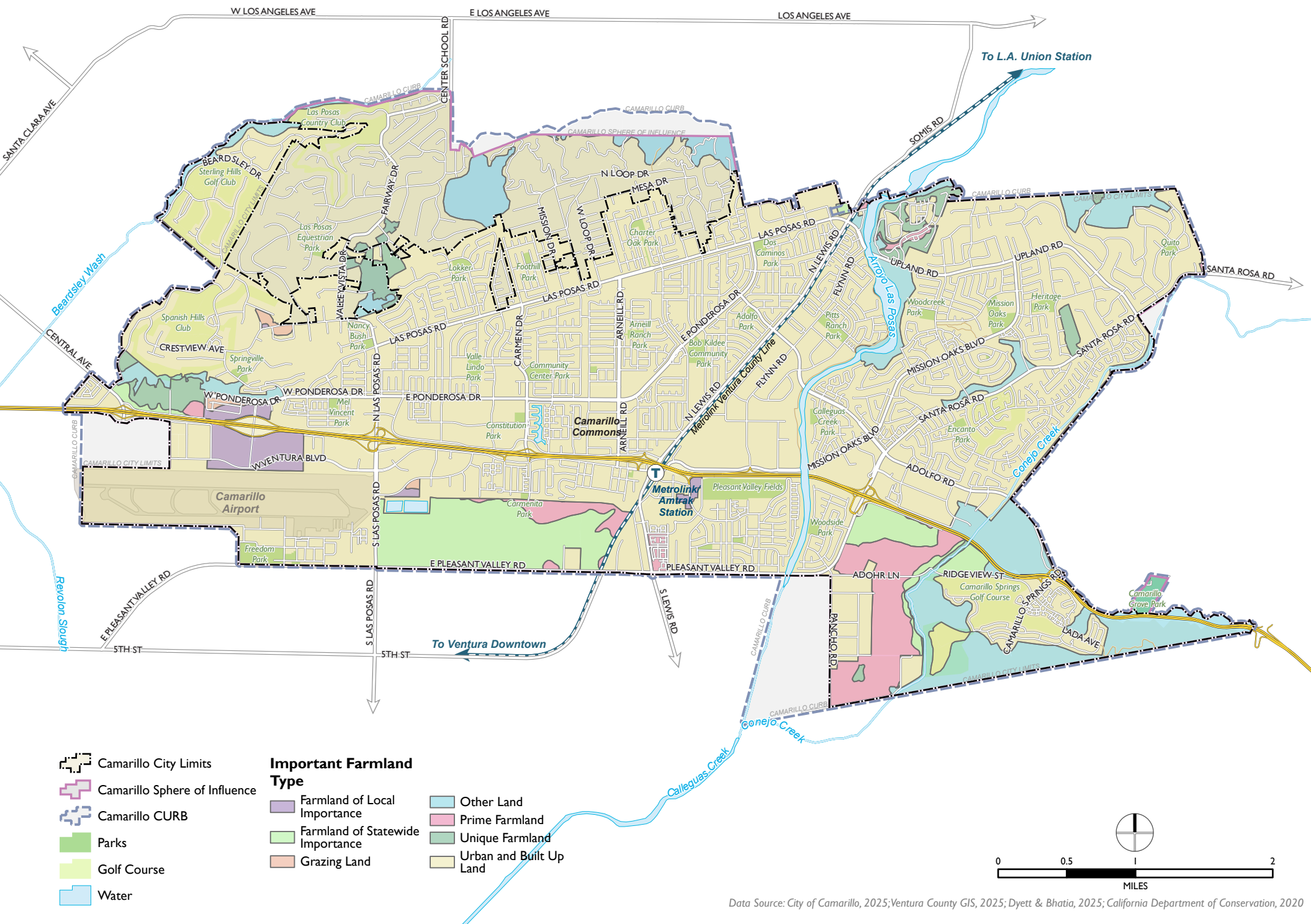
Important Farmland

The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) provides statewide data on farmland resources. The FMMP classifies land throughout the State based on its suitability for agricultural production, using a methodology that considers soils, irrigation status and current land use. Lands are categorized into five (5) agricultural types and three (3) non-agricultural types, as follows: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance and Grazing Land. Non-agricultural categories include Urban and Built-up Land, Other Land, and Water. A detailed discussion of FMMP classification is provided below under **Regulatory Framework**.

The FMMP inventoried over 555,000 acres of land within the County, classifying over 118,000 acres of land as Important Farmland. Over 430,000 of the acres inventoried are within the unincorporated County, and the remaining 126,000 acres are part of incorporated cities.[1] The FMMP classifies 118,508 acres of land within the County as Prime, Farmland of Statewide Importance, Unique, or Farmland of Local Importance. Of the total, 35 percent or 40,976 acres is designated as Prime Farmland. FMMP identifies large portions of land surrounding the City as Prime Farmland or Farmland of Statewide Importance, particularly within the Oxnard Plain and in the Conejo Creek drainage area. These designations highlight the agricultural productivity of local soils and emphasize the importance of farmland conservation policies. Unique Farmland was also identified within the City. Other Land and Grazing Land are limited within the Planning Area. **Map 5-1** identifies Important Farmland classifications within the City. In addition, **Table 5-1**, provides a breakdown of acreages by farmland category within the County. As shown in **Table 5-1**, Urban and Built-Up Land comprise of approximately 81.6% of total land within the City, while Agricultural Land makes up approximately 10.5% of the total. The City is primarily urbanized, with limited agricultural uses and little remaining grazing or undeveloped land.

1 Ventura County. Chapter 9 Agriculture. "Ventura County 2040 General Plan." Accessed September 2025. https://rmadocs.venturacounty.gov/planning/programs/general-plan/publications/ventura-county-general-plan-background-report-agriculture.pdf.

Map 5-1: Important Farmland Classifications



Data Source: City of Camarillo, 2025; Ventura County GIS, 2025; Dyett & Bhatia, 2025; California Department of Conservation, 2020

Table 5-1: Acres by Farmland Category within the Planning Area

LAND USE CATEGORY	ACRES	PERCENTAGE OF TOTAL LAND	PERCENTAGE OF AGRICULTURAL LAND	PERCENTAGE OF IMPORTANT FARMLAND
Prime Farmland	436	3%	28.3%	29%
Farmland of Statewide Importance	643	4.4%	41.8%	42.8%
Unique Farmland	253	1.7%	16.4%	16.8%
Farmland of Local Importance	172	1.2%	11.2%	11.4%
Important Farmland Total*	1,504	10.3%	97.7%	100%
Grazing Land		0.2%	2.3%	--
Agricultural Land Subtotal	1,539	10.5%	--	--
Urban and Built-Up Land	11,927	81.3%	--	--
Other Land	1,214	8.3%	--	--
Water	3.6	0.02	--	--
TOTAL	14,683.6	100%	--	--

Note : *Important Farmland recognized by the Farmland Mapping and Monitoring Program includes Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance.

Source: California Department of Conservation Farmland Mapping and Monitoring Program, 2022.

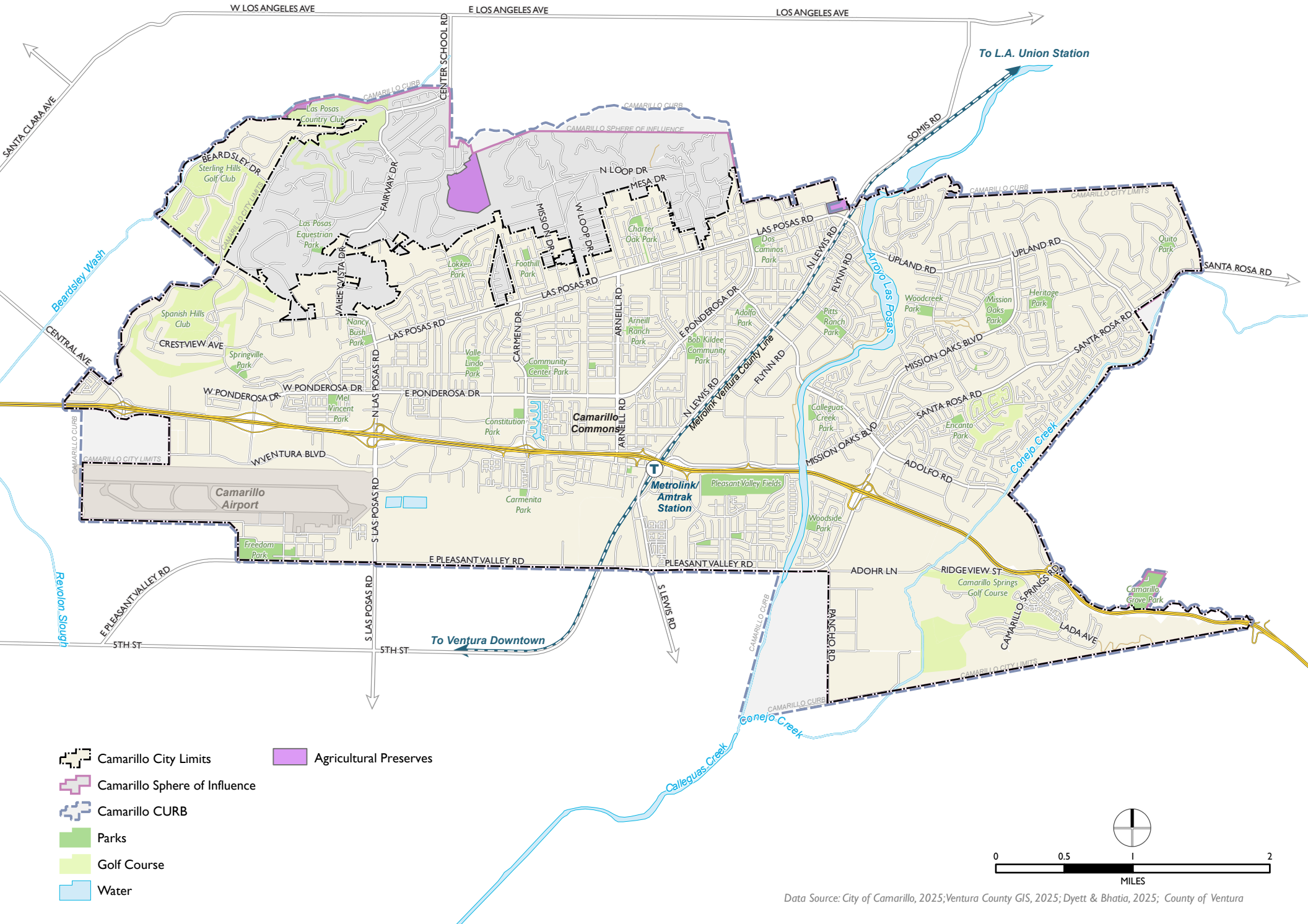
Agricultural Land Preservation

TThe Land Conservation Act (LCA), known as the Williamson Act, was established in 1965 to provide assessment of prime agricultural land that would encourage private owners of open space land to maintain it for open space uses. By the year 2000, nearly 16 million of California's 30 million acres of farm and ranch land were under the protection of the Williamson Act. New farmland security provisions offer 20-year contracts to shield the land from urban pressure by providing additional property tax incentive. The County administers the Williamson Act program locally. Historically, contracted acreage within the City's incorporated limits has been limited compared to the surrounding unincorporated County lands. As of 1998, only 76 acres of LCA land fell within the City boundaries. However, there were 123,781 acres of contracted preserves, which includes acreage within Camarillo's area of interest. The protected LCA land within City limits is primarily prime agriculture land, but 36 percent of the County's preserves fall within this category. The remaining acreage is non-prime agricultural land. **Map 5-2**, defines areas within the County that are eligible and may enter into LCA/Williamson Act Contracts with landowners, with approximately 68 acres of agricultural preserve lands located within City limits and the SOI. **Map 5-3** shows existing farmland within the City subject to the Williamson Act.

In an effort to help control development within its Sphere of Influence, the City amended the City's General Plan in 1998, by adding the Save Open Space and Agricultural Resources (SOAR) Ordinance. The SOAR Ordinance created the CURB line to encourage efficient growth patterns and protect agriculture, natural resources, and other open space uses by confining development with urban limits. Projects outside urban limits would require a public vote. The SOAR Ordinance has been adopted by the County and other neighboring cities to help prevent the loss of watershed, subdivision of prime agricultural land, and exploitation of resources of land within the County.

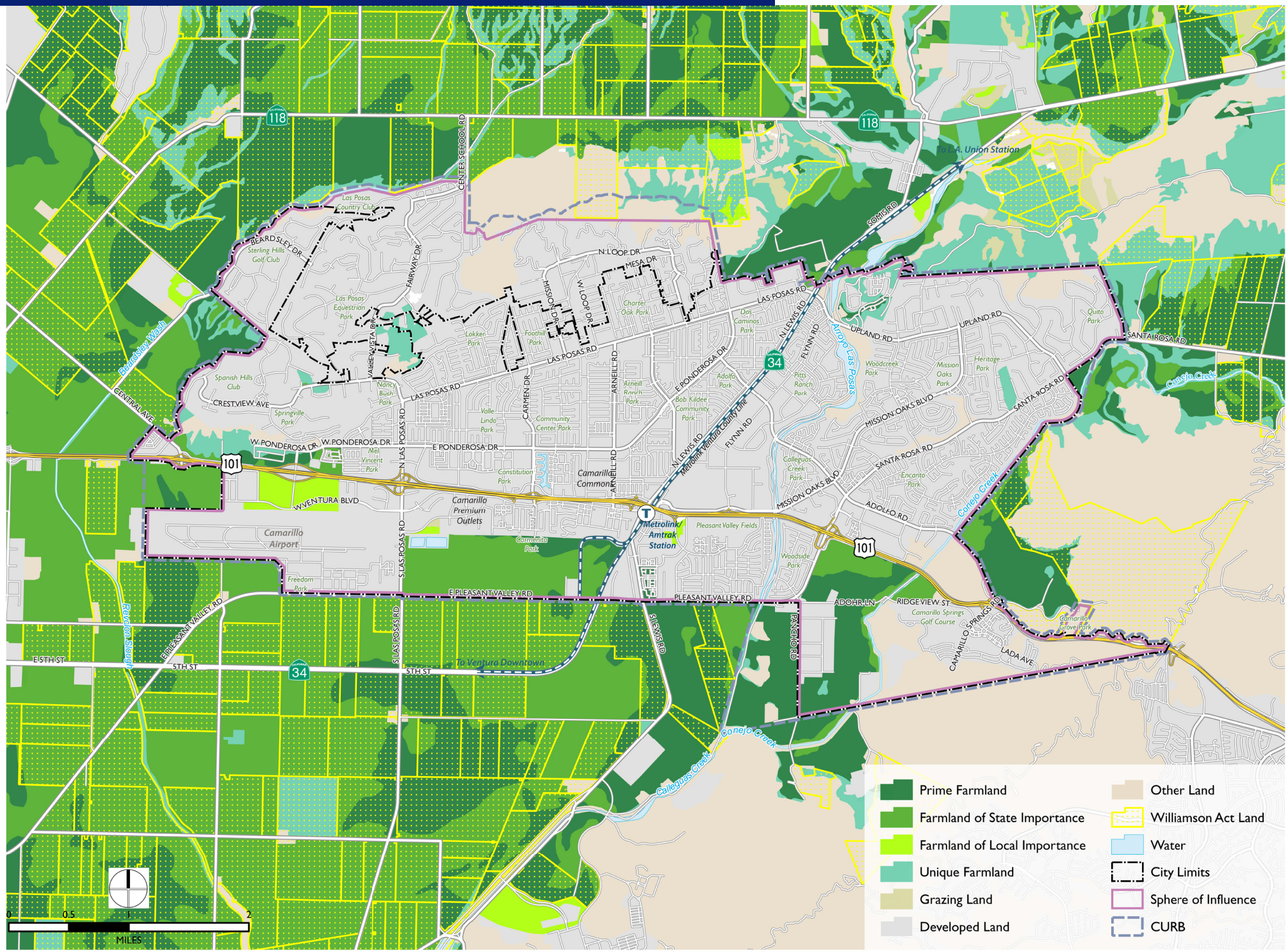
The region contains a substantial greenbelt of contracted agricultural preserves and open space. The Ventura County Open Space Plan and the increased number of agricultural preserves have lessened the threat of

Map 5-2: Agricultural Preserves



Data Source: City of Camarillo, 2025;Ventura County GIS, 2025; Dyett & Bhatia, 2025; County of Ventura

Map 5-3: Prime Agricultural Lands and Williamson Act Farmland



Data Source: City of Camarillo, 2025; Ventura County GIS, 2025; Dyett & Bhatia, 2025

development encroaching on open space and agricultural land. The County administers a series of Greenbelt Agreements to preserve agricultural lands and open space between cities. There are seven (7) Greenbelt Agreements, collectively spanning 164,000 acres of agricultural and open space land. The Camarillo-Oxnard Greenbelt was established through an agreement between the City of Camarillo, Oxnard, and the County. The Camarillo-Oxnard Greenbelt includes lands between the two cities and restricts urban development and annexation in order to maintain farmland productivity. Alongside the City's CURB and SOAR Ordinance, the Camarillo-Oxnard Greenbelt aims to protect farmland and open space resources.

REGULATORY FRAMEWORK

Federal

Farmland Protection Policy Act

The Farmland Protection and Policy Act (FPPA) was designed to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. The FPPA assures that to the extent possible, federal programs are administered to be compatible with state, local, and private programs and policies to protect farmland. Federal agencies are required to develop and review their policies and procedures to implement the FPPA every two years. This act does not authorize the federal government to regulate the use of private or non-federal land or, in any way, affect the property rights of owners. For the purposes of the act, "farmland" includes prime farmland, unique farmland, and farmland of statewide or local importance. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land, but not water or urban/built-up land.[2] Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency.

2 Natural Resources Conservation Service. "Farmland Protection Policy Act." Accessed September 2025. https://www.nrcs.usda.gov/conservation-basics/natural-resource-concerns/land/cropland/farmland-protection-policy-act.

State

California Government Code Section 65570(b) FMMP

The DOC Division of Land Resource Protection administers the FMMP and 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. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance.

A classification system that combines soil survey information developed by the US Department of Agriculture (USDA) and current land use is the basis for the Important Farmland Maps. Most public land areas, such as National Forests and Bureau of Land Management holdings, are not mapped. The minimum land use mapping unit is 10 acres unless otherwise specified. Smaller units of land are incorporated into the surrounding map classifications. In order to most accurately represent the Natural Resources Conservation Service (NRCS) digital soil survey, soil units of one acre or larger are depicted in Important Farmland Maps.

The following categories are identified in the FMMP:[3]

- **Prime Farmland (P):** Irrigated land with 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.
- **Farmland of Statewide Importance (S):** Irrigated land similar to Prime Farmland that has a good combination of physical and chemical characteristics for the production of agricultural crops. This land has minor shortcomings, such as greater slopes or less ability to store soil moisture than Prime Farmland. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date.

3 California Department of Conservation. California Important Farmland Finder. Accessed September 2025. https://maps.conservation.ca.gov/DLRP/CIFF/.

- **Unique Farmland (U):** Lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
- **Farmland of Local Importance (L):** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- **Grazing Land (G):** Land on which the existing vegetation is suited to the grazing of livestock. This category is used only in California and was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.
- **Urban and Built-up Land (D):** Urban and Built-Up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.
- **Other Land (X):** Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.
- **Water (W):** Water areas with an extent of at least 40 acres.
- **Area Not Mapped (Z):** Area which falls outside of the NRCS soil survey. Not mapped by the FMMP.

For environmental review purposes under CEQA, the categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land constitute 'agricultural land' (Public Resources Code Section 21060.1). The remaining categories are used for reporting changes in land use in the FMMP biennial farmland conversion report.

California Land Conservation Act (Williamson Act)

The California Land Conservation Act, better known as the Williamson Act, was enacted by the State Legislature in 1965 to encourage the preservation of agricultural lands. Under the provisions of the Act, landowners that keep their lands under agricultural production for a minimum of 10 years receive property tax adjustments. Williamson Act Contracts limit the use of the properties to agricultural, open space, and other compatible uses. Williamson Act lands are assessed based on their agricultural value, rather than their potential market value under non-agricultural uses.

Local

Open Space & Conservation Element of the currently adopted City of Camarillo General Plan

The City's General Plan is a comprehensive long-range guide for the development of the community. The City's General Plan consists of nine (9) elements, including the 2006 Open Space & Conservation Element. The purpose of the Open Space & Conservation Element is

to define policies and to designate parcels or areas of land to be conserved or preserved as open space.[4] The Conservation and Open Space Element is a primary tool for the protection of the community's natural environment, providing critical input into the preparation of the Land Use and Circulation Elements. The Open Space & Conservation Element contains information on agriculture within the State and Ventura County (County).

Save Our Open Space and Agricultural Resources (SOAR)

In an effort to help control development within its Sphere of Influence, the City amended its General Plan in 1998 to add the SOAR Ordinance. The SOAR Ordinance created the Camarillo Urban Restriction Boundary (CURB) line to encourage efficient growth patterns and protect agriculture, natural resources, and other open space uses by confining development within urban limits. Projects outside the urban limits require a public vote. A SOAR Ordinance has been adopted by the County of Ventura and other neighboring cities, to help prevent the loss of watershed, subdivision of prime agricultural land, and exploitation of resources of lands in the County.[5] In November 2016, the SOAR protections were renewed and extended until 2050.[6]

City Urban Restriction Boundary (CURB)

The CURB was first adopted as part of the original SOAR ordinances in the County. The City established its CURB in 1998 under the SOAR initiative. The SOAR Ordinance created the CURB line to encourage efficient growth patterns and protect agriculture, natural resources, and other open space uses by confining development within urban limits. The CURB delineates the city's growth boundary, requiring voter approval for any urban development or land use change outside of the boundary. In 2016 under Ordinance No. 1134, Chapter 3.0 of the City's General Plan was amended to add development restrictions within an area designated as the "Conejo Creek Voter Participation Area" that amended and extended the life of development restrictions outside of the CURB to 2050.[7] The CURB serves as a voter-mandated growth management tool to protect farmland and natural resources while directing new development within areas already planned for urban uses under the General Plan.

Camarillo Municipal Code (CMC), Title 19 Zoning

The City implements its SOAR and CURB policies through the CMC. Title 19 (Zoning Ordinance) establishes land use regulations consistent with the City's General Plan. Section 19.10.020 and Section 19.10.030 identify permitted and conditional uses under the Agricultural Land Use Designation, including for properties located inside and outside the CURB and within the Conejo Creek Voter Participation Area. These provisions ensure that agricultural lands are utilized unless modified through the voter approval process required by SOAR and CURB. Section 19.04.340 defines the General Plan and establishes its role in guiding land use decisions. Amendments to the General Plan are subject to SOAR/CURB requirements, including the need for voter approval when changes would expand urban development beyond the established boundary.

Ordinance No. 1134 - Measure J

As described above, Ordinance No. 1134 was passed by the voters of the City on November 8, 2016. This initiative ordinance amended Chapter 3.0 of the Camarillo General Plan to add development restrictions within an area designated the Conejo Creek Voter Participation Area and to amend and extend the life of development restrictions outside of the Camarillo CURB.[8]

4 City of Camarillo. 9.0 Open Space & Conservation. "City of Camarillo General Plan." July 12, 2006. Accessed September 2025. https://www.ci.camarillo.ca.us/Departments/Community%20Development/General%20Plan/OpenCons.pdf.

5 City of Camarillo. 9.0 Open Space & Conservation. "City of Camarillo General Plan." July 12, 2006. Accessed September 2025. https://www.ci.camarillo.ca.us/Departments/Community%20Development/General%20Plan/OpenCons.pdf.

6 30 SOAR. "What is SOAR?" Accessed September 2025. https://soarvc.org/about/what-is-soar/.

7 City of Camarillo. "Conejo Creek Voter Participation Registry." Accessed September 2025. https://www.cityofcamarillo.org/departments/community_development/conejo_creek_voter_participation_registry.php.

8 City of Camarillo. "Camarillo Urban Restriction Boundary." 2016. Accessed September 2025. https://www.ci.camarillo.ca.us/Departments/Community%20Development/General%20Plan/03%20CURB%202016.pdf.

Air Quality

EXISTING CONDITIONS

South Central Coast Air Basin

Ventura County is located in the South Central Coast Air Basin (SCCAB) and is under the jurisdiction of the Ventura County Air Pollution Control District (VCAPCD) where compliance with VCAPCD rules and guidelines is required. VCAPCD is responsible for regulating emissions primarily from stationary sources. VCAPCD, in coordination with the Southern California Association of Governments (SCAG), is also responsible for developing, updating, and implementing the Air Quality Management Plan (AQMP) for the Air Basin. An AQMP is a plan prepared and implemented by an air pollution district for a county or region designated as "nonattainment" of the national and/or California ambient air quality standards (AAQS). The term "nonattainment area" is used to refer to an air basin in which one or more AAQS are exceeded.

Under the Federal Clean Air Act (CAA), VCAPCD has adopted federal attainment plans for O3. The VCAPCD reviews projects to ensure that they would not (1) cause or contribute to any new violation of any air quality standard; (2) increase the frequency or severity of any existing violation of any air quality standard; or (3) delay the timely attainment of any air quality standard or any required interim emission reductions or other milestones of any federal attainment plan.

The VCAPCD maintains a network of air quality monitoring stations throughout Ventura County. The nearest air monitoring station to the City that VCAPCD operates is El RioRio Mesa School #2 located at 545 Central Avenue. This station monitors O3, NO2, PM10 and PM2.5. **Table 5-2** summarizes published monitoring data from 2020 through 2024, the most recent 5-year period available. The data shows that during the past few years, the region has exceeded the O3, PM10, and PM2.5 standards.

Regional Climate and Meteorology

The Southern California region lies in the semi-permanent high-pressure zone of the eastern Pacific.[9] As a result, the climate is mild, tempered by cool sea breezes. The usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds. The extent and severity of the air pollution problem in the Air Basin is a function of the area's natural physical characteristics (weather and topography), as well as manmade influences (development patterns and lifestyle). Factors such as wind, sunlight, temperature, humidity, rainfall, and topography affect the accumulation and dispersion of pollutants throughout the Air Basin, making it an area of high pollution potential.[10]

The climate within Ventura County is characterized by hot summers, mild winters, infrequent seasonal rainfall, and the Santa Ana winds bringing warm conditions and moderate humidity to the area. The air above Ventura County often exhibits weak vertical and horizontal dispersion characteristics, which limit the dispersion of emissions and cause increased ambient air pollutant levels. Persistent temperature inversions prevent vertical dispersion. The inversions act as a "ceiling" that prevents pollutants from rising and dispersing. Mountain ranges act as "walls" that inhibit horizontal dispersion of air pollutants. The diurnal land/sea breeze pattern common in Ventura County recirculates air contaminants. Air pollutants are pushed toward the ocean during the early morning by the land

9 Western Regional Climate Center (WRCC), "Climate of California," https://wrcc.dri.edu/Climate/narrative_ca.php#:~:text=California%20lies%20within%20the%20zone,during%20most%20of%20the%20year. Accessed September 2025.

10 WRCC, "Climate of California," https://wrcc.dri.edu/Climate/narrative_ca.php#:~:text=California%20lies%20within%20the%20zone,during%20most%20of%20the%20year. Accessed September 2025.

Table 5-2: Air Quality Monitoring Summary

AIR POLLUTANT	AVERAGE TIME (UNITS)	2020	2021	2022	2023	2024
Ozone (O_3)	State Max 1-hour (ppm)	0.104	0.073	0.077	0.071	0.073
	Days > CAAQS threshold (0.09 ppm)	2	0	0	0	0
	National Max 8-hour (ppm)	0.086	0.059	0.063	0.058	0.060
	Days > NAAQS threshold (0.075 ppm)	3	0	0	0	0
	State Max 8-hour (ppm)	0.087	0.067	0.063	0.059	0.060
	Days > CAAQS threshold (0.07 ppm)	3	0	0	0	0
Nitrogen dioxide (NO_2)	National Max 1- hour (ppm)	0.031	0.033	0.032	0.027	0.029
	Days > NAAQS threshold (0.100 ppm)	0	0	0	0	0
	State Max 1-hour (ppm)	0.031	0.033	0.032	0.027	0.029
	Days > CAAQS threshold (0.18 ppm)	0	0	0	0	0
Respirable Particulate Matter (PM10)	National Max (µg/m3)	200.7	377.8	57.9	102.8	272.9
	National Annual Average (µg/m3)	25.2	26.4	22,7	20.3	19.6
	Days > NAAQS threshold (35 µg/m3)	2	1	0	0	1
	State Max (µg/m3)	206.0	125.0	57.5	104.0	90.8
	State Annual Average (µg/m3)	25.3	24.7	23.1	20.4	19.3
Fine Particulate Matter (PM2.5)	National Max (µg/m3)	58.7	31.7	18.5	24.5	90.5
	National Annual Average (µg/m3)	7,5	6.8	6,4	6.1	5.1
	Days > NAAQS threshold (35 µg/m3)	3	0	0	0	2
	State Max (µg/m3)	58.7	31.7	18.5	24.5	47.8
	State Annual Average (µg/m3)	7.6	--	--	--	4.9

Note: (--) = Data not Available

Source: CARB. "iADAM: Air Quality Data Statistics." Accessed August 2025. https://www.arb.ca.gov/adam/.

breeze, and toward the east during the afternoon, by the sea breeze. This creates a "sloshing" effect, causing pollutants to remain in the area for several days. Residual emissions from previous days accumulate and chemically react with new emissions in the presence of sunlight, thereby increasing ambient air pollutant levels.[11] Over the past 30 years, substantial progress has been made in reducing air pollution levels in Southern California.[12] However, as discussed earlier, the Air Basin fails to meet the national standards for O3 as well as the State standards for O3 and PM2.5.[13]

11 Ventura County Air Pollution Control District, 2022 Air Quality Management Plan, http://www.vcapcd.org/pubs/Planning/AQMP/2022/Final-2022-AQMP-without-appendices.pdf. Accessed September 2025.

12 Ventura County Air Pollution Control District, 2022 Air Quality Management Plan, http://www.vcapcd.org/pubs/Planning/AQMP/2022/Final-2022-AQMP-without-appendices.pdf. Accessed September 2025.

13 CARB. Maps of State and Federal Area Designations. https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations. Accessed September 2025.

REGULATORY FRAMEWORK

Federal

The Clean Air Act (CAA) is the comprehensive federal law that regulates air emissions in order to protect public health and welfare. The USEPA is responsible for the implementation of portions of the CAA[14] of 1970, which regulates certain stationary and mobile sources of airs emissions and other requirements. Charged with handling global, international, national, and interstate air pollution issues and policies, the USEPA sets national vehicle and stationary source emission standards, oversees the approval of all State Implementation Plans,[15] provides research and guidance for air pollution programs, and sets NAAQS.[16] NAAQS for the six common air pollutants (O3, PM10 and PM2.5, NO2, CO, Pb, and SO2) are identified in the CAA.

The 1990 amendments to the CAA identify specific emission reduction goals for areas not meeting the NAAQS. These amendments require both a demonstration of reasonable further progress toward attainment and incorporation of additional sanctions for failure to attain or to meet interim milestones. The sections of the CAA that are most applicable to the Basin include Title I, Nonattainment Provisions, and Title II, Mobile Source Provisions. The NAAQS were also amended in July 1997 to include an 8-hour standard for O3 and to adopt a NAAQS for PM2.5. The NAAQS were amended in September 2006 to include an established methodology for calculating PM2.5 and to revoke the annual PM10 threshold.

State

The California CAA, signed into law in 1988, requires all areas of the State to achieve and maintain the California AAQS by the earliest practicable date. CARB, a part of the California Environmental Protection Agency (CalEPA), is responsible for the coordination and administration of both State and federal air pollution control programs within California. In this capacity, CARB conducts research, sets State AAQS, compiles emission inventories, develops suggested control measures, and provides oversight of local programs. CARB establishes emissions standards for motor vehicles sold in California, consumer products, and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions and the CAAQS currently in effect for each of the criteria pollutants, as well as other pollutants recognized by the State. The CAAQS include more stringent standards than the NAAQS in addition to including additional standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles.

As discussed above, the Project is located within the SCCAB. The SCCAB includes all of Ventura, Santa Barbara, and San Luis Obispo Counties. The South Central Coast Basin wide Air Pollution Control Council is made up of three air pollution control districts. The VCAPCD shares responsibility with CARB for ensuring that all state and federal air quality standards are achieved and maintained within Ventura County. California Health and Safety Code Section 39607(e) requires CARB to establish and periodically review area designation criteria. **Table 5-3** provides a summary of the attainment status of the Ventura County portion of the Air Basin with respect to the federal and State standards.

14 42 U.S. Code Section 7401.

15 A State Implementation Plan (SIP) is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain National Ambient Air Quality Standards (NAAQS).

16 The NAAQS were established to protect public health, including that of sensitive individuals; for this reason, the standards continue to change as more medical research becomes available regarding the health effects of the criteria pollutants. The primary NAAQS define the air quality considered necessary, with an adequate margin of safety, to protect the public health.

Table 5-3: South Central Coast Air Basin Attainment Status (Ventura County)

POLLUTANT	STATE STATUS	NATIONAL STATUS
Ozone (O3)	**Nonattainment**	**Nonattainment**
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen dioxide (NO2)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO2)	Attainment	Unclassified/Attainment
Respirable Particulate Matter (PM10)	**Nonattainment**	Unclassified
Fine Particulate Matter (PM2.5)	Attainment	Unclassified/Attainment

Source: California Air Resources Board (CARB) Area Designation Maps / State and National, https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations. Accessed August 2024..

Toxic Air Contaminants

Toxic Air Contaminants (TACs) or hazardous air pollutants (HAPs), are defined by the USEPA as those contaminants that are known or suspected to cause serious health problems, but do not have a corresponding ambient air quality standard. For consistency within this document, TACs and HAPS will be referred to as TACs. TACs are also defined as an air pollutant that may increase a person's risk of developing cancer and/or other serious health effects. TACs are emitted by a variety of industrial processes such as petroleum refining, electric utility, and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. TACs may exist as PM10 and PM2.5 or as vapors (gases). TACs include metals, other particles, gases absorbed by particles, and certain vapors from fuels and other sources. The emission of a TAC does not automatically create a health hazard. Other factors, such as the amount of the TAC, its toxicity, how it is released into the air, the weather, and the terrain, all influence whether the emission could be hazardous to human health. Emissions of TACs into the air can be damaging to human health and to the environment. Human exposure to TACs at sufficient concentrations and durations can result in cancer, poisoning, and rapid onset of sickness, such as nausea or difficulty in breathing. Other less measurable effects include immunological, neurological, reproductive, developmental, and respiratory problems. TACs deposited onto soil or into lakes and streams affect ecological systems and eventually human health through consumption of contaminated food. The carcinogenic potential of TACs is a particular public health concern because many scientists currently believe that there is no "safe" level of exposure to carcinogens. Any exposure to a carcinogen poses some risk of contracting cancer.[17]

The public's exposure to TACs is a significant public health issue in California. The Air Toxics "Hotspots" Information and Assessment Act is a State law requiring facilities to report emissions of TACs to air districts.[18] CARB provides guidance and tools, like the Hotspots Analysis and Reporting Program (HARP), to help air districts and facilities meet the act's requirements. The program is designated to quantify the amounts of potential TACs released, the location of the release, the concentrations to which the public is exposed, and the resulting health risks. The Air Toxics "Hotspots" Program (AB 2588) identified over 200 TACs, including the 188 TACs identified in the CAA.[19]

The VCPACD assigns priority areas for facilities subject to the "Hot Spots" Act based on prioritization scores for cancer and non-cancer (chronic and acute) health effects.[20] High priority from prioritization scores requires

17 USEPA, "Hazardous Air Polluants," https://www.epa.gov/haps. Accessed September 2025.

18 CARB, General Information About "Hot Spots." https://www.arb.ca.gov/ab2588/general.htm. Accessed September 2025.

19 CARB, AB 25188 Air Toxics "Hot Spots" Program. https://www.arb.ca.gov/ab2588/ab2588.htm. Accessed August 2024.

20 VCAPCD, Air toxics "Hot Spots" Information And Assessment Act, 2024 Annual Report, https://www.vcapcd.org/wp-content/uploads/2025/05/2024-AB2588-Annual-Report.pdf. Accessed September 2025.

facilities to prepare a health risk assessment according to methods developed by the Office of environmental Health Hazard and Assessment (OEHHA). Intermediate priority from prioritization scores are exempt from further program requirements until the next four-year cycle begins. Intermediate priority from prioritization scores (Appendix A) or intermediate priority from health risk assessment are exempt from further program requirements until the next four-year cycle begins. Low priority from prioritization scores or low priority from health risk assessment are exempt from any further requirements unless new information becomes available that suggests the need for re-evaluation.

There are currently three facilities located outside of the City of Camarillo that are identified as intermediate priority from prioritization scores and two within the City of Camarillo. The facilities include:

- Trustees of CSU & CSUCI Site South. Located at 1947 West Potrero Road,
- CSU – Channel Island located at one University Drive,
- Glass House Camarillo Cultivation located at 645 West Laguna Road,
- Bestforms, Inc. located at 1135 Avenida Acaso, and
- St. John's Pleasant Valley Hospital located at 2309 Antonio Avenue.

State Implementation Plan

As discussed above, the USEPA is responsible for federal oversight and enforcement of air quality management policies under the CAA. Each individual state is tasked with preparing and adhering to State Implementation Plans[21] (SIPs) for achieving the goals set forth within the CAA. The State is divided into air quality jurisdictions; each jurisdiction is governed by a regional air district that oversees policy implementation, permitting of air pollution emission sources, and enforcement of regulatory requirements. The six criteria air pollutants are monitored at the federal, State, and regional levels. These six CAPs— ozone (O3) carbon monoxide (CO), nitrogen dioxide (NO2), respirable particulate matter (PM10), fine particulate matter (PM2.5), sulfur dioxide (SO2), and lead (Pb)—were identified based on a consensus of decades of research that concluded inhalation of each of the chemicals results in adverse health effects in humans.

State and National Ambient Air Quality Standards

As discussed above, the criteria air pollutants are defined as the six principal pollutants for which NAAQS and CAAQS criteria and standards have been promulgated. In addition, volatile organic compounds (VOC) and toxic air contaminants (TACs) are a concern in the Air Basin but are not classified under AAQS. The State and federal AAQS and their attainment status in the Basin for each of the criteria pollutants are summarized below in **Table 5-4**. The Air Basin is currently designated as being in nonattainment at the federal level for O3 and at the State level for O3 and PM10.

Local

The VCAPCD adopted the Final 2022 Ventura County AQMP on December 13, 2022.[22] The 2022 AQMP includes transportation control measures developed by SCAG from the 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), as well as the integrated strategies and measures needed to meet the national ambient air quality standards (NAAQS). The 2022 AQMP includes strategies to meet the 8-hour ozone NAAQS as well as the latest 24-hour and annual PM2.5 standards.

The VCAPCD is responsible for limiting the number of emissions that can be generated throughout the Ventura County portion of the Air Basin by various stationery, area, and mobile sources. Specific rules and regulations have been adopted by the VCAPCD Governing Board. These rules and regulations limit the emissions that can be generated by various uses or activities and identify specific pollution reduction measures, which must be implemented in association with various uses and activities. These rules not only regulate the emissions of the federal and State criteria pollutants, but also toxic air contaminants and acutely hazardous materials. The rules are also subject to ongoing refinement by VCAPCD.

Among the VCAPCD rules applicable to the Project are Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), Rule 55.1 (Paved Road and Public Unpaved Roads),

21 A State Implementation Plan is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain National Ambient Air Quality Standards.

22 VCAPCD, 2022 Air Quality Management Plan, http://www.vcapcd.org/pubs/Planning/AQMP/2022/Final-2022-AQMP-without-appendices.pdf. Accessed August 2024.

Table 5-4: Ambient Air Quality Standards and Attainment Status

AIR POLLUTANT	AVERAGING PERIOD	CALIFORNIA		FEDERAL	
		STANDARDS	ATTAINMENT STATUS	STANDARDS	ATTAINMENT STATUS
Ozone (O_3)	1-hour	0.09 ppm (180 µg/m3)	Nonattainment	--	Nonattainment
	8-hour	0.070 ppm (137 µg/m3)		0.070 ppm (137 µg/m3)	
Nitrogen dioxide (NO_2)	Annual Arithmetic mean	0.03 ppm (57 µg/m3)	Attainment	0.053 ppm (100 µg/m3)	Unclassified/ Attainment
	1-hour	0.18 ppm (339 µg/m3)		0.100 ppm (188 µg/m3)	
Carbon Monoxide (CO)	8 hours	9.0 ppm (10 mg/m3)	Attainment	9 ppm (10 mg/m3)	Unclassified/ Attainment
	1 hour	20 ppm (23 mg/m3)		35 ppm (40 mg/m3)	
Sulfur Dioxide (SO2)	1 hour	0.25 ppm	Attainment	0.075 ppm	Attainment
	24 hours	0.04 ppm		--	
Lead (Pb)	30-day average	1.5 µg/m3	Attainment	--	Attainment
	Rolling 3-month average	—		0.15 µg/m3	
Respirable Particulate Matter (PM10)	24 hours	50 µg/m3	Nonattainment	150 µg/m3	Unclassified
	Annual arithmetic mean	20 µg/m3		--	
Fine Particulate Matter (PM2.5)	24 hours	—	Attainment	35 µg/m3	Unclassified/ Attainment
	Annual arithmetic mean	12 µg/m3		9 µg/m3	

Note: ppm = parts per million; µg = micrometer; m3 = cubic meter; mg = milligram

Source: California Air Resources Board (CARB), Area Designations Maps/State and National, http://www.arb.ca.gov/desig/adm/adm.htm. Accessed September 2025.

Rule 55.2 (Street Sweeping Equipment), and Rule 74.2 (Architectural Coating). Rule 50 sets opacity standards on the discharge from sources of air contaminants. Rule 51 prohibits any person from discharging air contaminants or any other material from a source that would cause injury, detriment, nuisance, or annoyance to any considerable number of persons or the public or which endangers the comfort, health, safety, or repose to any considerable number of persons or the public. Rule 55 requires fugitive dust generators, including construction and demolition projects, to implement control measures limiting the amount of dust from vehicle trackout, earth moving, bulk material handling, and truck hauling activities. Rule 55.1 requires fugitive dust generators to begin the removal of visible roadway accumulation within 72 hours of any written notification from the VCAPCD. The use of blowers is expressly prohibited under any circumstances. This rule also requires controls to limit the amount of dust from any construction activity or any earthmoving activity on a public unpaved road. Rule 55.2 requires the use of PM10-efficient street sweepers for routine street sweeping and for removing vehicle trackout pursuant to Rule 55. Rule 74.2 sets limits on the volatile organic compound (VOC) content of architectural coatings.

Biological Resources

EXISTING CONDITIONS

The City encompasses a mix of developed urban, extensive agricultural lands, and natural open space. Surrounding rural and scenic lands contain watershed areas and contracted agricultural preserves, with a prominent greenbelt of farmland and open space in the Las Posas and Santa Rosa Valleys along the City's northern and eastern boundaries. The southern portion of the City contains mountainous terrain and marshland, which support a variety of wildlife habitat. Multiple watercourses, including Calleguas Creek, Conejo Creek, and Revolon Slough/Beardsley Wash are within the planning area and provide stormwater conveyance and aquifer recharge.

The City is within the Camarillo Plain, which contains flat to gently sloping topography, with the Santa Monica Mountains to the south, and the Santa Susana Mountains to the north. The region's mediterranean climate consists of warmer and dryer summers, and mild, wet winters, which supports both agricultural production and wildlife habitats. Wildlife within the City is generally limited in disturbed and cultivated areas to common urban and agriculture adapted species. More sensitive areas within the planning area, such as natural open space areas are associated with riparian corridors, natural open space, and conserved land.

Vegetation Communities

Within the City of Camarillo, vegetation communities and land cover consist of a mix of urban and developed areas, agricultural lands, riparian corridors and sub areas of natural vegetation. Agricultural land within the City consists of orchards, row crops and pastureland. Riparian vegetation exists along the City's major watercourses. The City's undeveloped land and open space areas, such as foothills and open space preserves contain pockets of coastal sage scrub, chaparral, and non-native grasslands. The City's urban and developed areas contain ornamental vegetation and landscaped areas. Vegetation and land cover in the City is shown in **Map 5-4**. **Table 5-5** provides a breakdown of the distribution of vegetation and land cover in the City. As shown in **Table 5-5**, the total area of the City is approximately 14,670.7 acres and is primarily developed with urban land uses, comprising over 10,000 acres. There is limited remaining natural vegetation, primarily consisting of scattered upland shrub and riparian communities.

Special-Status Wildlife and Plant Species

Special-status wildlife and plant species are those legally protected under federal or State endangered species laws, designated as species of special concern, listed in the California Natural Diversity Database (CNDDB), or otherwise recognized as sensitive by conservation agencies. Special-status wildlife and plant species within the City are shown in **Map 5-4**. The City's natural open space, consisting of agricultural lands, riparian corridors and adjacent foothills provide potential habitat for wildlife. Riparian and wetland habitats, such as Callegaus and Conejo Creeks, and Revolon/Beardsley Wash may support sensitive bird species, such as the southwestern willow flycatcher (Empidonax traillii extimus) and least Bell's vireo (Vireo bellii pusillus). The City's open space areas with coastal sage scrub and chaparral provide habitat for species such as the coastal California gnatcatcher (Polioptila californica californica) and sensitive plant species. The City is not within a Critical Habitat area. The nearest critical habitat area is within the Conejo Valley, east of the City.

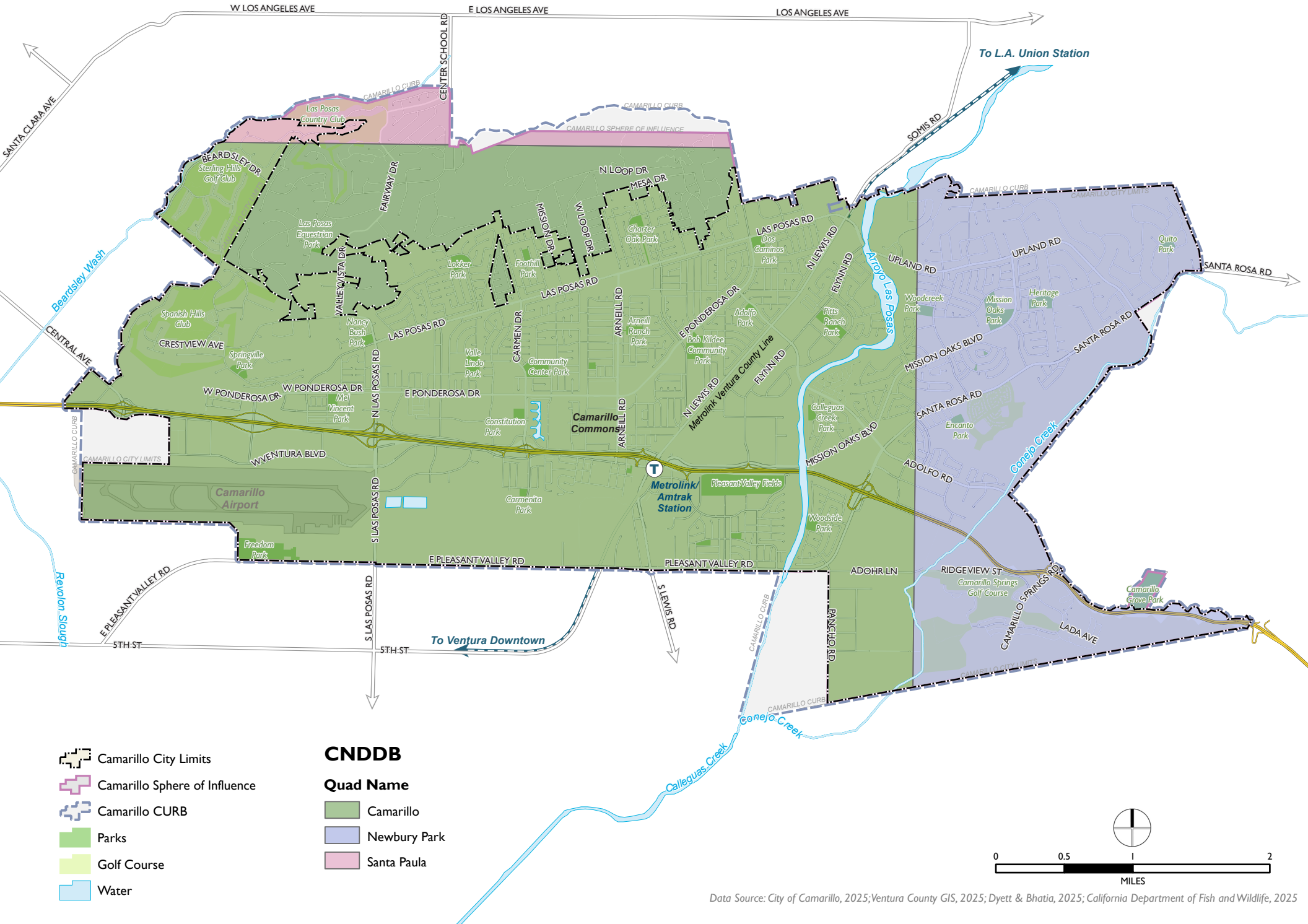
Habitat Connectivity and Wildlife Movement

Natural open space areas and riparian corridors within the City allow for migration and dispersal among wildlife populations. Habitat connectivity in the planning areas is supported primarily by creek corridors, open space areas and surrounding agricultural and rural lands that may provide movement pathways for wildlife. Calleguas Creek, Conejo Creek, and Revolon/Beardsley Wash act as riparian corridors that facilitate and connect to larger regional habitats for wildlife. The Las Posas and Santa Rosa Valleys to the north and east contain substantial agricultural preserves and open space that can facilitate wildlife movement and connectivity to adjacent foothills and natural land. South of the City, the Santa Monica Mountains also provide regional connectivity for wildlife. **Map 5-5** show Wildlife Crossing Structures, Critical Wildlife Passage Areas (CWPA) and Habitat Connectivity and Wildlife Corridors (HCWC) boundaries within the City and surrounding areas. As shown on the **Map 5-5**, there is a HCWC on the southeastern portion of the City, and a Wildlife Crossing Structure adjacent to the City. The City is not within a CWPA boundary area.

Table 5-5: Vegetation and Land Coverage Acreage

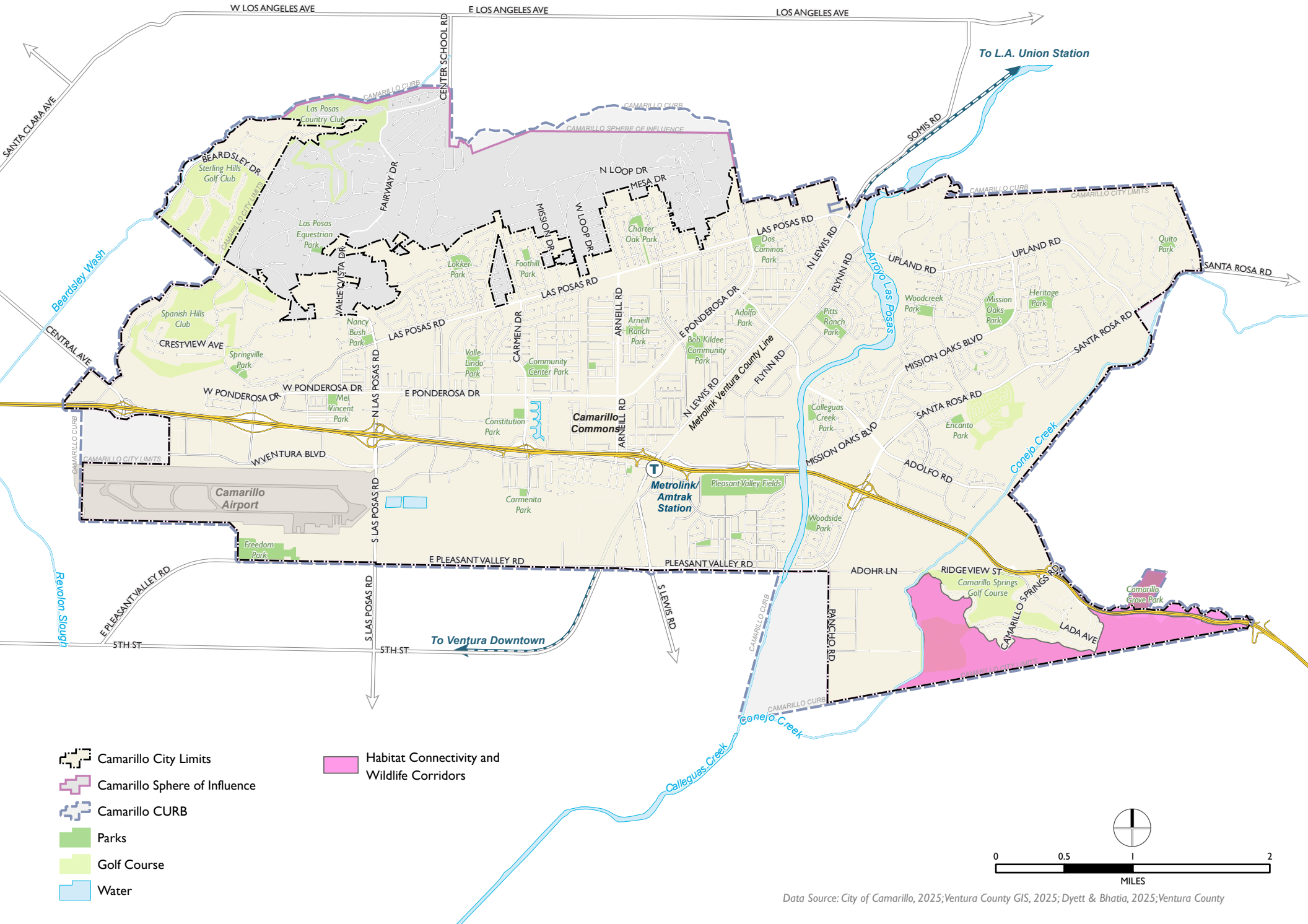
VEGETATION COMMUNITIES AND LAND COVER TYPES	SUM OF ACRES	PERCENTAGE OF VEGETATION AND LAND COVER
Agriculture	2,332.6	15.9
Ashy Buckwheat	2.5	0.02
Black Sage	12.7	0.09
Bush Mallow	35.3	0.25
Bush Monkeyflower	5.6	0.04
Bushy Spikemoss	3.9	0.03
California Buckwheat	0.1	0.0007
California Sagebrush	64	0.4
California Sagebrush – Black Sage	4.7	0.03
California Sagebrush - Buckwheat	37	0.3
California Sagebrush – Purple Sage	22.2	0.2
California Sycamore	6.8	0.05
Cleared Land	0.8	0.005
Coast Live Oak	1.7	0.01
Coast Prickly Pear	72.2	0.5
Coyotebrush	19	0.1
Developed	10,934.3	74.5
Exotic Trees Undifferentiated	10.9	0.07
Giant Reed	1.8	0.01
Laurel Sumac	20.7	0.1
Lemonadeberry	35.3	0.2
Mulefat	1.5	0.01
Narrowleaf Willow	0.7	0.005
Native and Non-Native Herbaceous	31.2	0.2
Palustrine	61.9	0.4
Poison Oak	8.3	0.06
Post Fire or Post Clearing Regeneration Unidentifiable Shrubs	0.5	0.003
Predominantly Shrubs/Herbaceous on Artificial Cuts/ Embankments	33.6	0.23
Predominantly Trees on Artificial Cuts/Embankments	5.9	0.04
Purple Sage	4.4	0.03
Red Willow and Arroyo Willow	3.2	0.02
Riverine	245.4	1.7
Rock Outcrop	3.8	0.03
Rock Outcrop/Herbaceous	7.02	0.05
Upland	298.1	2.03
Urban – Herbaceous/Cleared	10.8	0.07
Urban - Shrub	5.4	0.04
Urban/Disturbed or Built-Up	317.9	2.17
Water	3.6	0.02
Wetland Undifferentiated	3.4	0.02
Other	--	0.07
Total	**14,670.7**	**100%**

Map 5-4: Special-Status Wildlife and Plant Species



Data Source: City of Camarillo, 2025; Ventura County GIS, 2025; Dyett & Bhatia, 2025; California Department of Fish and Wildlife, 2025

Map 5-5: Habitat Connectivity & Wildlife Corridors



Data Source: City of Camarillo, 2025;Ventura County GIS, 2025; Dyett & Bhatia, 2025;Ventura County

REGULATORY FRAMEWORK

Federal

Federal Endangered Species Act

Section 3 of the federal Endangered Species Act (ESA)[23] defines an endangered species as any species or subspecies "in danger of extinction throughout all or a significant portion of its range." A threatened species is defined as any species or subspecies of fish, wildlife, or plant "likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range." Threatened or endangered species and associated critical habitat are designated through publication of a final rule in the Federal Register. Designated endangered and threatened animal species are fully protected from "take" unless an applicant has an incidental take permit issued by the United States Fish and Wildlife Service (USFWS) under Section 10 or incidental take statement issued under Section 7 of the ESA. Under the ESA, "take" is defined as the killing, capturing, or harassment of a listed species.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 USC 703 et seq.) is a federal statute that implements international treaties for the conservation and protection of migratory birds. The MBTA makes it unlawful to pursue, hunt, take, capture, kill, or attempt such actions against any migratory bird, or to take, possess, or disturb their nests or eggs, except as permitted under federal regulations (50 CFR 10.12, 21.11). The MBTA covers over 800 species of birds, including waterfowl, shorebirds, songbirds, and raptors, such as hawks, eagles, owls, vultures, and falcons. Pursuant to the U.S. Department of the Interior Memorandum M-37050 (2017), the MBTA is no longer interpreted to prohibit incidental take of migratory birds. The MBTA is enforced by the U.S. Fish and Wildlife Service (USFWS) and provides the legal framework for protecting migratory birds and their occupied nests.

23 16 U.S.C. §§ 1531, et seq.

United States Army Corps of Engineers

The United States Army Corps of Engineers (USACE) has primary federal responsibility for regulating activities in waters and wetlands. USACE authority is derived from the Rivers and Harbors Act, which governs activities within navigable waters. Section 404 of the Clean Water Act (CWA) regulates discharges of dredged or fill materials into waters of the United States. Wetlands and non-wetland waters such rivers, streams and natural ponds, are considered waters of the U.S. and are protected under Section 404. Federal regulations and agency policies generally require that impacts to wetlands be avoided or minimized to the maximum extent feasible. The USACE requires obtaining a permit if a project proposes placing structures within navigable waters and/or alteration of waters in the U.S.

Rivers and Harbors Act

Federal regulations of "waters of the United States" stem from Section 10 of the Federal Rivers and Harbors Act of 1899,[24] enacted to regulate activities within navigable waters. Under Section 10 of the Act, the building of any wharfs, piers, jetties, and other structures is prohibited without Congressional approval, and excavation or fill within navigable waters requires the approval of the Chief of Engineers. Primary concerns of this Act include contamination of sediments associated with dredge or fill projects in navigable waters.

Clean Water Act

The Federal Water Pollution Control Act (Clean Water Act, CWA) (33 USC 1251 et seq.), as amended by the Water Quality Act of 1987, is the primary federal law governing water quality. It's purpose is to "restore and maintain the chemical, physical, and biological integrity of the nation's waters." The CWA regulates discharges of pollutants into "waters of the United States," including rivers, streams, lakes, wetlands, and their tributaries, under Sections 401 and 404. The USACE and the Environmental Protection Agency (EPA) implement these provisions to ensure compliance with water quality standards.

24 33 U.S.C. § 403; Chapter 425, 30 Stat. 1151, Rivers and Harbors Act of 1899.

State

California Endangered Species Act (CESA)

In addition to federal laws, the State of California implements the California Endangered Species Act (CESA) which is enforced by CDFW. The CESA program maintains a separate listing of species beyond the FESA, although the provisions of each act are similar. State-listed threatened and endangered species are protected under provisions of the CESA. Activities that may result in "take" of individuals (defined in CESA as; "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") are regulated by CDFW. Habitat degradation or modification is not included in the definition of "take" under CESA. Nonetheless, CDFW has interpreted "take" to include the destruction of nesting, denning, or foraging habitat necessary to maintain a viable breeding population of protected species. The State of California considers an endangered species as one whose prospects of survival and reproduction are in immediate jeopardy. A threatened species is considered as one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management. A rare species is one that is considered present in such small numbers throughout its range that it may become endangered if its present environment worsens. State threatened and endangered species are fully protected against take, as defined above. The CDFW has also produced a species of special concern list to serve as a species watch list. Species on this list are either of limited distribution, or their habitats have been reduced substantially, such that a threat to their populations may be imminent. Species of special concern may receive special attention during environmental review, but they do not have formal statutory protection. At the federal level, USFWS also uses the label species of concern, as an informal term that refers to species which might be in need of concentrated conservation actions. As the Species of Concern designated by USFWS do not receive formal legal protection, the use of the term does not necessarily ensure that the species will be proposed for listing as a threatened or endangered species.

California Fish and Game Code

Fish and Game Code Sections 3503, 3503.5, 3511, and 3513 are applicable to natural resource management. For example, Section 3503 of the Code makes it unlawful to destroy any birds' nest or any birds' eggs that are protected under the Migratory Bird Treaty Act (MBTA). Further, any birds in the orders Falconiformes or Strigiformes (Birds of Prey, such as hawks, eagles, and owls) are protected under Section 3503.5 of the Fish and Game Code which makes it unlawful to take, possess, or destroy their nest or eggs. A consultation with CDFW may be required prior to the removal of any bird of prey nest that may occur on a project site. Section 3511 of the Fish and Game Code lists fully protected bird species, where the CDFW is unable to authorize the issuance of permits or licenses to take these species. Pertinent species that are fully protected by the State include golden eagle (Aquila chrysaetos) and white-tailed kite (Elanus leucurus). Section 3513 of the Fish and Game Code makes it unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Regional Water Quality Control Board

The Regional Water Quality Control Board (RWQCB) is responsible for protecting surface water and groundwater quality in the region, consistent with federal and State water laws. The Clean Water Act (CWA) (33 USC 1251 et seq.), as amended by the Water Quality Act of 1987, is the primary federal law governing water quality. The purpose is to "restore and maintain the chemical, physical, and biological integrity of the nation's waters." Discharges into waters of the U.S are regulated under Section 404. Waters of the U.S. include (1) all navigable waters (including all waters subject to the ebb and flow of tides); (2) all interstate waters and wetlands; (3) all other waters, such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sand flats, wetlands, sloughs, or natural ponds; (4) all impoundments of waters mentioned above; (5) all tributaries to waters mentioned above; (6) the territorial seas; and (7) all wetlands adjacent to waters mentioned above. The RWQCB implements these provisions through issuance of permits, oversight of discharges, and enforcement of water quality standards to ensure protection of aquatic resources.

Cultural Resources

EXISTING CONDITIONS

The City and County contain a variety of cultural resources, including prehistoric archaeological sites, historic-era buildings, structures, and tribal cultural resources. The City has a history rich in agriculture, its location on Highway 101, the Southern Pacific Railroad line, and its natural environment. The City's first structures were influenced by rancheros who first settled and developed the built environment in a Spanish style, substantially made of stone, brick and smooth stucco. Mission, Mediterranean, Craftsman, Ranch and Victorian architecture all have historic roots within the City. Historic resources within the City include agricultural properties, residences, and commercial buildings.

Cultural Resources Inventory

Within the City, historic resources are recognized at the federal, State, and local levels. Properties may be listed in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or designated locally as City landmarks. The NRHP and CRHR identify properties of historical, architectural, archeological or cultural significance. More information about the NRHP and CRHR is provided below. Several landmarks have been designated, including historic ranch houses, agricultural buildings and structures associated with the early development of the City. Further discussion and mapping of historic resources in Camarillo is included in Chapter 3: Community Design of this TBR.

REGULATORY FRAMEWORK

Federal

National Historic Preservation Act of 1966

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register or NRHP) as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's historic resources and to indicate what properties should be considered for protection from destruction or impairment."[25] The National Register recognizes a broad range of cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes. The NRHP recognizes resources significant at the local, state, or national level under one or more of the following criteria set forth in Title 36 of the Code of Federal Regulations, Part 60:

- It is associated with events that have made a significant contribution to the broad patterns of our history; or
- It is associated with the lives of persons significant in our past; or
- It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- It has yielded, or may be likely to yield, information important in prehistory or history.

Generally, a property must be at least 50 years old and retain integrity of location, design, setting, materials, workmanship, feeling, and association to be considered eligible. The NRHP provides a national framework for evaluating historic resources, and resources listed in or eligible for the NRHP are considered historic resources under CEQA when federal, state, or local projects may affect them.

25 36 Code of Federal Regulations (CFR) 60.

State

California Register of Historical Resources

All resources listed in or formally determined eligible for the NRHP are eligible for the California Register of Historical Resources (CRHR). The CRHR is a listing of California resources that are significant within the context of California's history. The CRHR is a statewide program of similar scope to the NRHP. In addition, properties designated under municipal or county ordinances are eligible for listing in the CRHR. A historic resource must be significant at the local, state, or national level under one or more of the following criteria that are defined in the California Code of Regulations Title 14, Chapter 11.5, Section 4850:

- It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- It is associated with the lives of persons important to local, California, or national history; or
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The CRHR criteria are similar to NRHP criteria, and are tied to CEQA, as any resource that meets the above criteria is considered a historical resource under CEQA.

Public Resource Code Section 21074(a) (Tribal Cultural Resources)

Public Resource Code (PRC) Section 21074(a)(1) and (2) defines "tribal cultural resources" as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" that are either: (1) included in, or determined to be eligible for inclusion in, the CRHR; (2) included in a local register of historical resources; or (3) determined by the lead agency, in its discretion and supported by substantial evidence, to be a tribal cultural resource.

Mills Act

The Mills Act is a State law, enacted in 1972, that enables local governments to enter into contracts with property owners of qualified historic buildings, providing a property tax reduction in exchange for the preservation, maintenance and rehabilitation of qualified historic buildings. Each jurisdiction establishes its own eligibility criteria, program guidelines and contract terms, which must comply with the Secretary of Interior's Standards for the Treatment of Historic Properties.

Local

City of Camarillo General Plan

The City's General Plan is a comprehensive long-range guide for the development of the community. It consists of nine (9) elements, which contain specific goals, policies, and programs to be implemented. The City's Community Design Element describes the elements that define the City's history and describes the different areas of the City that contain historical elements, such as Old Town. The City's Community Design Element identifies General Plan objectives that aim to identify, preserve, protect and enhance historic buildings, landmarks sites, and landscapes within areas of historical, cultural and urban design significance. The City's 2023 General Plan Annual Progress Report identified several buildings that reflect the early character of the City, including St. Mary Magdalene Church, Evangelical Free Church, Adolfo Camarillo House, St. John's Seminary, Griffin Residence, and Charles Daily House.

City of Camarillo Municipal Code

The City addresses historic and cultural resources through its Municipal Code. Chapter 16.42 of the CMC serves as the City's historic preservation ordinance. Chapter 16.42 intends to promote identification, protection, enhancement, and perpetuation of historic buildings and structures. Chapter 16.42 also contains provisions for landmark designation. Historic restoration and preservation shall be in conformance with Chapter 16.42.

Geology And Seismicity

EXISTING CONDITIONS

The City of Camarillo is in the southwestern portion of the Transverse Ranges geomorphic province of California. The Transverse Ranges are essentially east-west trending elongated mountain ranges and valleys that are geologically complex. Structurally, the province reflects the north-south compressional forces that are the result of a bend in the San Andreas Fault. As the Pacific Plate (westerly side of the fault), and the North American Plate (easterly side) move past one another along the fault, the bend allows for large accumulations of compressional energy. Some of these forces are spent in deforming the crust into roughly east-west trending folds and secondary faults. The most significant of these faults are typically reverse or thrust faults, which help accommodate the crustal shortening taking place regionally. There are four fault zones that extend through various areas of Camarillo. These are Springville, Simi-Santa Rosa, Camarillo, and Bailey fault zones.

Surface Rupture

The seismicity of Southern California is dominated by the San Andreas Fault Zone, which separates two of the major tectonic plates of Earth's crust. The Pacific Plate is west of the San Andreas Fault Zone. This plate is moving northwest relative to the North American Plate, which is east of the San Andreas Fault Zone. This relative movement between the two plates is the major driving force of surface fault ruptures in California. The major faults in California generally trend northwest to southeast. In the vicinity of Camarillo, however, near the west end of the Transverse Ranges, the faults trend east to west, causing a compression between the two plates which produces seismic activity in Southern California. Alquist-Priolo zone maps generated by the State of California show regulatory zones for potential surface fault rupture where fault lines intersect with future development and populated areas. The State has identified three Alquist-Priolo Earthquake Fault Zones within Camarillo. These zones are located along and just north of Las Posas Road, south of U.S. 101 just to the east of the airport, and north of U.S. 101 in the vicinity of Adolfo Road, as shown in **Map 5-6**.[26]

26 City of Camarillo. "Safety Element." May 2013. Accessed September 2025. https://www.cityofcamarillo.org/departments/community_development/general_plan.php.

Ground Shaking

Ground shaking can induce secondary seismic hazards such as liquefaction, lateral spreading, subsidence, ground fissuring, and landslides. Liquefaction of saturated cohesionless soils can be caused by strong ground motion resulting from earthquakes. A large portion of the City, primarily the western half, lies within a liquefaction hazard zone per the State of California; refer to **Map 5-7**.[27] The process of liquefaction may also produce lateral spreading of soils on properties adjacent to creeks and drainages, such as Calleguas Creek and Conejo Creek.[28] The most significant known active fault zones that are capable of seismic ground shaking and can impact Camarillo are discussed below and are shown in **Map 5-6**.

Simi Santa/Rosa Fault

The Simi/Santa Rosa fault zone is a complex zone of faults that trends westward from the Santa Susana Mountains, along the northerly margin of the Simi and Tierra Rejada Valleys, along the southern slopes of the Las Posas and Camarillo Hills, to their westerly slopes of the Las Posas and Camarillo Hills, to their easterly termination at the western edge of Camarillo.

27 FEMA. "National Flood Hazard Layer (NFHL) Viewer." Accessed September 2025. https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd.

28 City of Camarillo. "Safety Element." May 2013. Accessed September 2025. https://www.cityofcamarillo.org/departments/community_development/general_plan.php.

Bailey Fault

The Bailey Fault marks the boundary between the western margin of the Santa Monica Mountains and the Oxnard Plain and is located in the City of Camarillo. It extends from the Mugu Lagoon area northerly to an apparent intersection with the Camarillo Fault north of U.S. 101. The location of this fault is inferred based primarily upon water well data.

Wright Road Fault

The Camarillo fault extends in an east-west direction from the southern side of Camarillo High School to the Camarillo Airport. The trace of the fault is highlighted by the abrupt linear ridges that have been uplifted along the northern side of the fault in the southern portion of Camarillo.

Sycamore Canyon and Boney Mountain Faults

The Sycamore Canyon and Boney Mountain faults are the most prominent of a series of north-east-trending breaks extending from the Point Mugu and south coast area to the Thousand Oaks area. The presence of the faults is evident by surface exposures showing displacement of sedimentary and volcanic rocks of pre-Pleistocene age. The faults are designated as potentially active until more information is available for evaluation.

Oak Ridge Fault System

The Oak Ridge fault is a major 35- to 56-kilometer-long, south-dipping reverse fault. The fault extends from the Santa Susana Mountains, westward to the Ventura area where it has been overridden by the Ventura-Pitas Point and Country Club faults. The fault system is considered active and a portion of the fault near the Bardsdale Cemetery in Fillmore (approximately 11 miles north of Camarillo) has been delineated as an Alquist-Priolo fault-hazard zone by the California Division of Mines & Geology.

Ventura-Pitas Point and Country Club Faults

The Ventura fault has been mapped along the base of the hills south of Sulphur Mountain extending from north Saticoy westerly to the mouth of the Ventura River then westerly an unknown distance into the Santa Barbara Channel area, located approximately 11 miles from Camarillo, in the City of Ventura. The fault is referred to as the Pitas Point fault where it extends offshore.

Red Mountain/San Cayetano/Santa Susana/San Fernando Fault System

The Red Mountain/San Cayetano/Santa Susana/San Fernando Fault System consists of a major series of north-dipping thrust faults, which extend over 150 miles from Santa Barbara County into Los Angeles County. Geologic evidence suggests that the fault system should be considered active throughout its length as shown by location of earthquake epicenters. The system is associated with an intense zone of folded and faulted bedrock.

Santa Ynez Fault

The Santa Ynez Fault extends from Point Conception in Santa Barbara County, across the central portion of Ventura County, to near the eastern County line. It is considered to be one of the major faults in the region and is about 90 miles long. Past displacement has been about 10,000 feet of the relative uplifting of the south side of the fault. The fault lies about 4 miles north of Ojai.

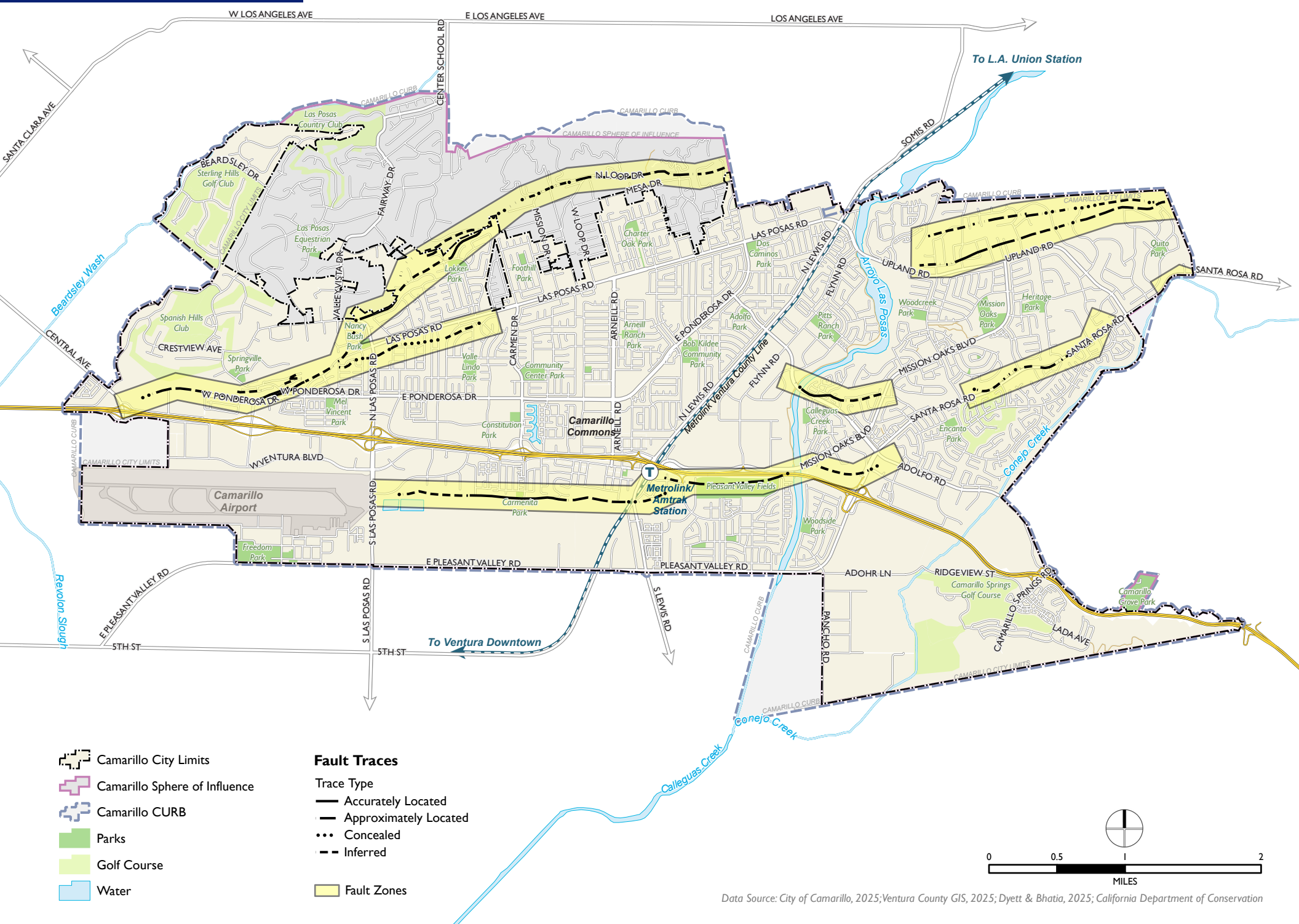
North County Line Faults

Several large faults occur in the mountainous area north of the Santa Ynez fault and within Ventura County. The most significant of these faults are the Tule Creek, Munson Creek, Aqua Blanca, Frazier Mountain, and Big Pine faults. Of those, the more important appear to be the Pine Mountain Thrust and Big Pine faults (9 and 16 miles north of Ojai, respectively). Both of those faults are considered active.

San Andreas Fault

The San Andreas is the longest and perhaps most important fault in California. That historically active fault has a length of over 960 kilometers and forms the tectonic boundary between the Pacific Plate to the west and the North American Plate to the east. Several major earthquakes have been recorded on the San Andreas fault, and it is generally considered to pose a significant earthquake risk to California. In its closest proximity to Camarillo, this fault is located 30-40 miles north of the City of Camarillo.

Map 5-6: Nearby Faults



Data Source: City of Camarillo, 2025; Ventura County GIS, 2025; Dyett & Bhatia, 2025; California Department of Conservation

Liquefaction

Soil liquefaction is a seismically induced form of ground failure that has been a major cause of earthquake damage in Southern California. Liquefaction is a process by which water-saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain, such as an earthquake. The process of liquefaction may also produce lateral spreading of soils on properties adjacent to creeks and drainages, such as Calleguas Creek and Conejo Creek. A large portion of the City, primarily the western half, lies within a liquefaction hazard, as shown in **Map 5-7**.[29]

Landslides

Earthquake-related landslide potential within the City limits can be understood based on known conditions and published geologic maps. Landslides and potentially unstable slopes are especially common in hillside areas underlain by sedimentary bedrock of the Pico, Saugus, Santa Barbara, Monterey/Modelo and Rincon Formations. Those formations are generally soft and contain abundant silt and clay strata. Portions of the southern, eastern and western margins of the Camarillo Hills and the southwestern Santa Rosa Hills are present within the City. **Map 5-8** shows that the Camarillo Hills along the northern boundary, the Las Posas Hills in the northeast, and the hills in the southeast portion of the City are susceptible to landslides. Areas south of and parallel to the U.S. 101 Freeway in the southern portion of the City are also susceptible.[30] Though, a few significant landslides are known to exist within those areas, and many slopes are only marginally stable. As in most other hilly terrain, landsliding can be caused by construction activities, unless stability considerations are incorporated in the design of development. Additionally, the potential for rock fall due to a seismic event or natural weathering and instability is also present in properties at the base of hillsides where rocks and boulders exist.[31]

29 FEMA. "National Flood Hazard Layer (NFHL) Viewer." Accessed September 2025. https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd.

30 USGS. "U.S. Landslide Inventory and Susceptibility." Accessed September 2025. https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=ae120962f459434b8c904b456c82669d.

31 City of Camarillo. "Safety Element." May 2013. Accessed September 2025. https://www.cityofcamarillo.org/departments/community_development/general_plan.php.

REGULATORY FRAMEWORK

State

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning (AP) Act,[32] passed into law on February 9, 1971, provides a mechanism for reducing losses from surface fault rupture and ensuring public safety on a statewide basis by prohibiting the siting of most structures for human occupancy across traces of active faults that constitute a potential hazard to structures from surface faulting or fault creep. The law requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps. Before a project can be permitted, cities and counties must require a geologic investigation to demonstrate that proposed buildings will not be constructed across active faults.

Seismic Hazard Mapping Act

The Seismic Hazard Mapping Act was adopted by the state for the purpose of protecting public safety from the effects of earthquake hazards from non-surface fault rupture. The California Geological Survey (CGS) prepares and provides local governments with seismic hazard zones maps that identify areas susceptible to amplified shaking, liquefaction, earthquake-induced landslides, and other ground failures. The seismic hazards zones are referred to as "zones of required investigation" because site-specific geological investigations are required for construction projects located within these areas. Before a project can be permitted, a geologic investigation, evaluation, and written report must be prepared by a licensed geologist to demonstrate that proposed buildings will not be constructed across active faults. If an active fault is found, a structure for human occupancy must be set back from the fault, generally 50 feet.

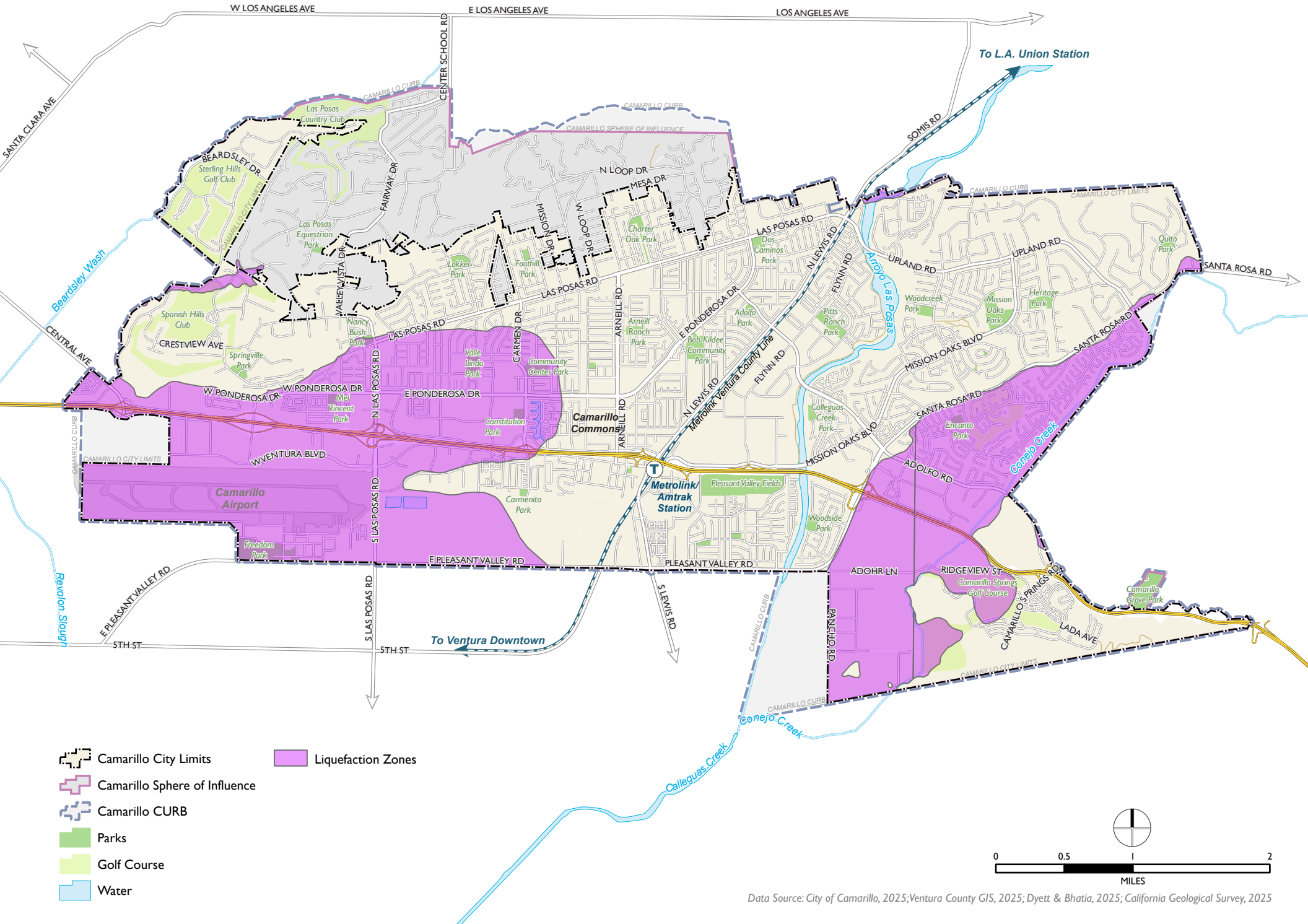
California Building Standards Code (Title 24)

California Code of Regulations (CCR) Title 24, Part 2, the California Building Code (CBC), provides minimum standards for building design in the State.[33] The procedures and limitations for the design of structures are based on-site characteristics, occupancy type, configuration, structural

32 AP, Public Resources Code, Section 2621, et seq.

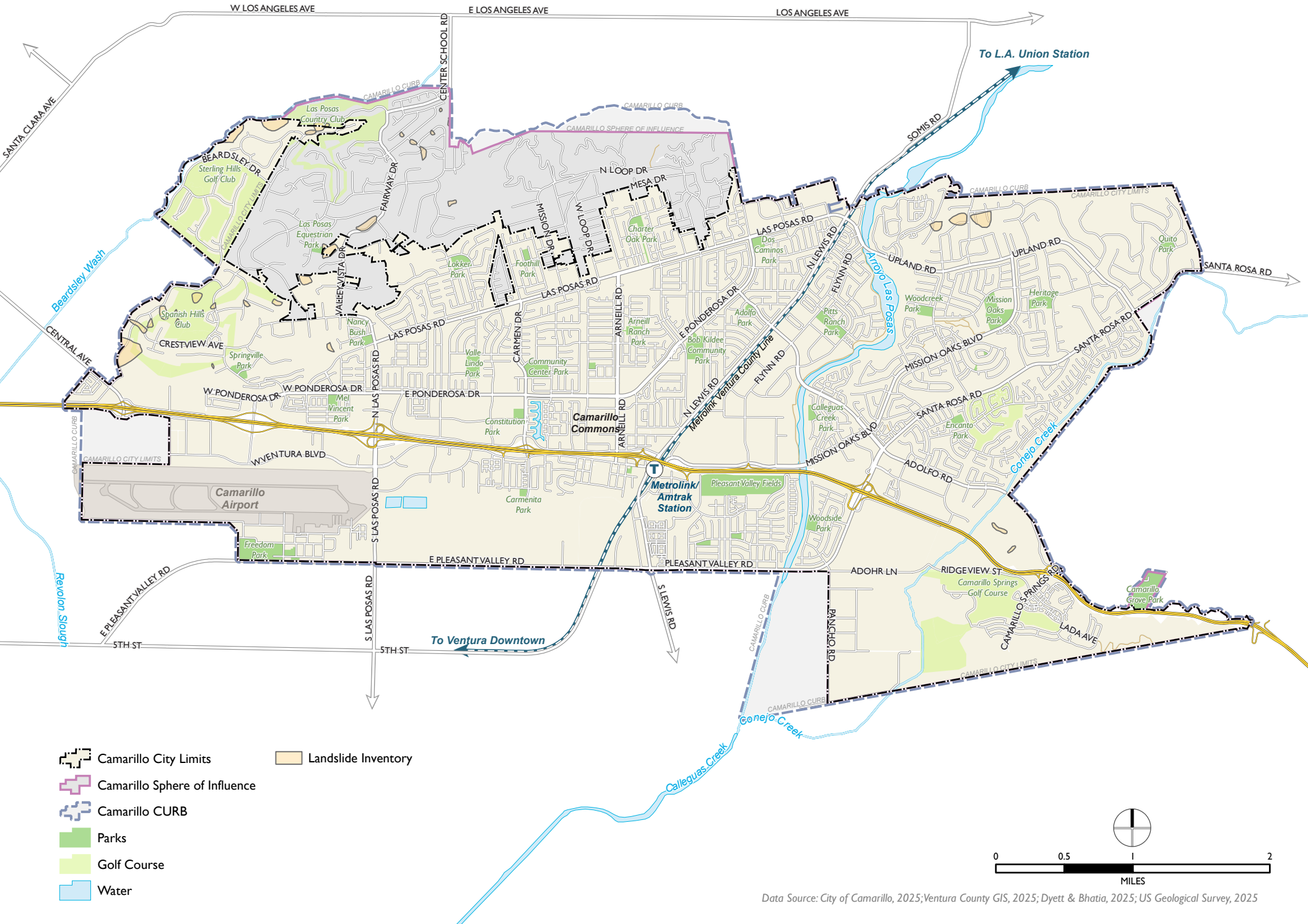
33 ICC Digital Codes. 2022 California Building Code, Title 24, Part 2. Accessed September 2025. https://codes.iccsafe.org/content/CABC2022P1.

Map 5-7: Liquefaction Inventory



Data Source: City of Camarillo, 2025;Ventura County GIS, 2025; Dyett & Bhatia, 2025; California Geological Survey, 2025

Map 5-8: Landslide Susceptibility



Data Source: City of Camarillo, 2025; Ventura County GIS, 2025; Dyett & Bhatia, 2025; US Geological Survey, 2025

system height, and seismic zoning. Seismic ratings from the CBC divide the United States into four geographical zones. Most of central and coastal California, including the Project Site, is located in Seismic Zone 4. Construction activities are subject to occupational safety standards for excavation, shoring, and trenching as specified in California Occupational Safety and Health Administration (Cal/OSHA) regulations in CCR, Title 8, Chapter 4, Subchapter 4, Article 6.[34]

Local

Ventura County Hazard Mitigation Plan

Ventura County's Hazard Mitigation Plan (HMP)[35] defines measures to reduce risks from natural disasters in the Ventura County planning area, which includes incorporated areas, incorporated cities, and special purpose districts. This HMP complies with federal and state hazard mitigation planning requirements to establish eligibility for funding under Federal Emergency Management Agency (FEMA) grant programs for all jurisdictions that participated as partners, including the City of Camarillo. This HMP identifies resources, information, and strategies for reducing risk from natural hazards with the focus on better decision-making to avoid future risk and activities that will eliminate or reduce current risks.

This HMP has been organized into Volume 1 and Volume 2, which include elements required under federal guidelines. Volume 1 includes all federally required elements that apply to the entire planning area, which includes the description of the planning process, public involvement strategy, goals and objectives, countywide hazard risk assessment, countywide mitigation actions, and a plan maintenance strategy. Volume 2 includes all federally required jurisdiction-specific elements, in annexes for each participating jurisdiction. It includes a description of the participation requirements confirmed by the core planning team and Steering Committee, as well as instructions and templates that the partners used to complete their individual annexes presented in Volume 2 of this plan.

34 State of California Department of Industrial Relations (DIR). Cal/OSHA – Title 8 regulations. Accessed September 2025. https://www.dir.ca.gov/samples/search/query.htm.

35 Ready Ventura County. Hazard Mitigation Plan. July 2022. Accessed September 2025. https://ready.venturacounty.gov/county-plans/.

City of Camarillo Municipal Code

Chapter 16.38 of the Camarillo Municipal Code[36] establishes minimum standards and procedures for geological and geotechnical studies required for development projects. The purpose of the ordinance is to ensure that new development is designed and constructed to account for site-specific geologic and seismic conditions. Geotechnical and geological studies are required for projects where site conditions indicate potential hazards such as slope instability, surface fault rupture, liquefaction, or strong seismic ground shaking. Reports must describe site geology, subsurface conditions, faults, groundwater, and soil characteristics, and analyze seismic risks including ground shaking, fault rupture, liquefaction, lateral spreading, and settlement. Studies must be based on adequate field exploration and laboratory testing, and slope stability must be evaluated under both static and seismic conditions. If hazards are identified, the report must recommend mitigation measures such as specialized foundations, slope stabilization, or site modifications. All reports are subject to review and approval by the City Engineer, who may require reimbursement for outside peer review.

36 Camarillo, California. "Chapter 16.38 – Geotechnical Studies." Municipal Code. Accessed September 2025. https://library.municode.com/ca/camarillo/codes/code_of_ordinances?nodeId=TIT16BUCO_CH16.04UNBUCOADRE_16.04.010BURECOAD.

Hazards and Hazardous Materials

EXISTING CONDITIONS

Hazardous Materials

A hazardous material is any substance that may be explosive, flammable, poisonous, corrosive, radioactive, reactive, or any combination thereof, because of its quantity, concentration, or characteristics. Hazardous materials require special care in handling due to the hazards they pose to public health, safety, and the environment. Potential hazards associated with hazardous materials include fires, explosions, and leaks. Releases of hazardous materials can be damaging when they occur in highly populated areas or along transportation routes.

Hazardous substance incidents are prone to occur within the City of Camarillo due to the presence of highways and railways. Transportation of hazardous materials/wastes is regulated by California Code of Regulations Title 26. The Federal Department of Transportation (DOT) is the primary regulatory authority for the interstate transport of hazardous materials, and establishes regulations for safe handling procedures (i.e., packaging, marking, labeling, and routing). The California Highway Patrol and the California Department of Transportation enforce Federal and State regulations and respond to hazardous materials transportation emergencies. Emergency responses are coordinated as necessary between Federal, State and local governmental authorities and private persons and are treated as Threat Assessment 2 through the Camarillo Multi-Hazard Functional Plan.

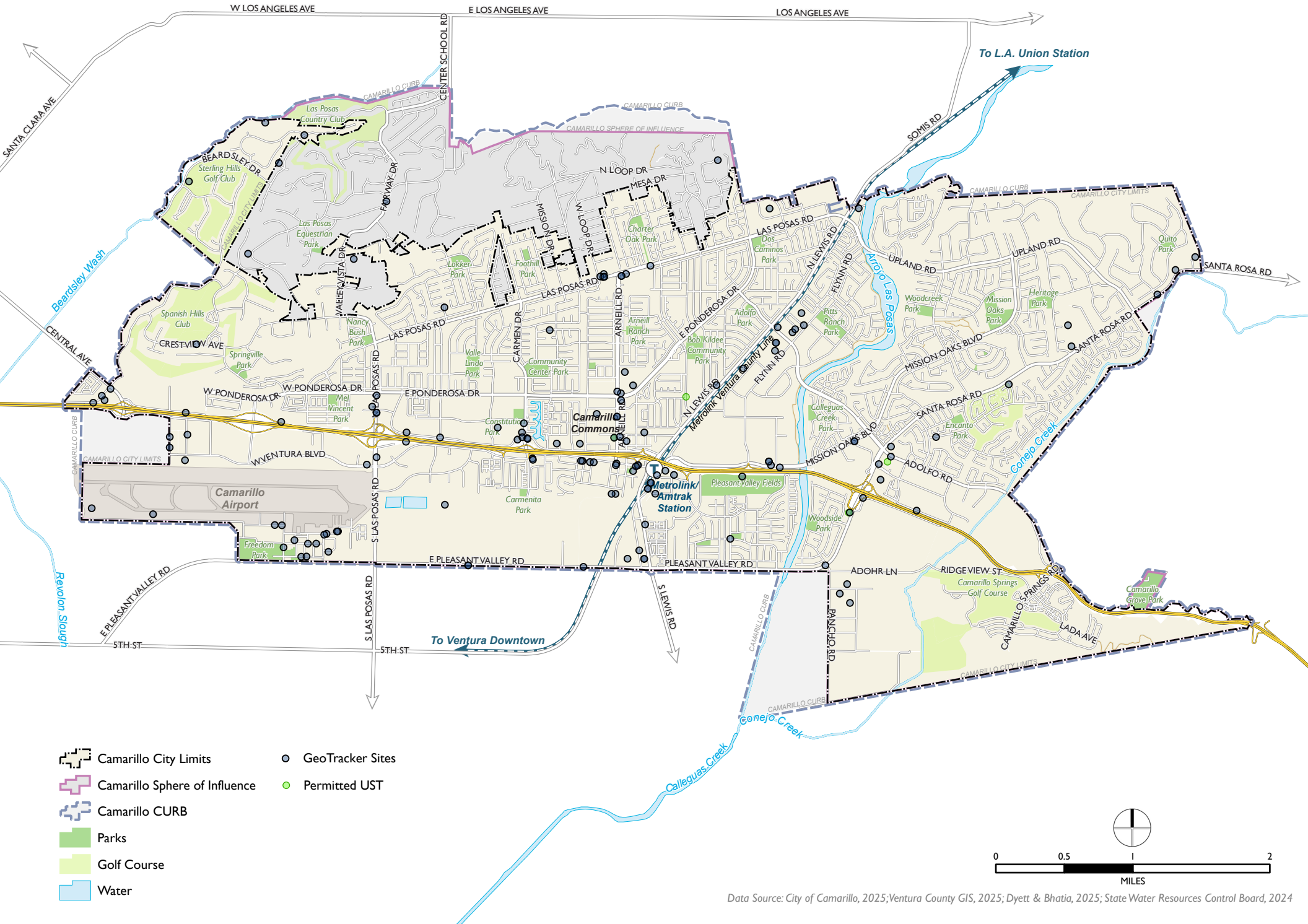
Hazardous Materials Sites

Certain businesses in the City of Camarillo incorporate hazardous materials into their production or service processes, and some generate hazardous waste. These businesses include automotive services, dry cleaners, photo processing, printing, lithography, and medical services. Additionally, the Multi-Hazard Functional Plan identifies the Equilon Pipeline Company Crude Oil Line, located in the northeast portion of the city east of Upland Road as an active and a potential threat, as well as transmission/distribution gas lines within and adjacent to the City.

Hazardous materials disclosure allows for the inspection of businesses that generate, store, and use hazardous materials. Through regular inspections, the Ventura County Certified Unified Program Agency (CUPA) can identify hazardous conditions and can obtain compliance through the fire code to provide for the safety of citizens and fire fighters in the event of a hazardous materials fire or release. Furthermore, a Hazardous Materials Business Plan (HMBP) provides the CUPA, local fire agencies, and the public with information on hazardous materials at businesses and most government facilities. The HMBP also incorporates California Health and Safety Code Chapter 6.95 and CCR Title 19. The CUPA is responsible for HMBP program compliance within Camarillo.

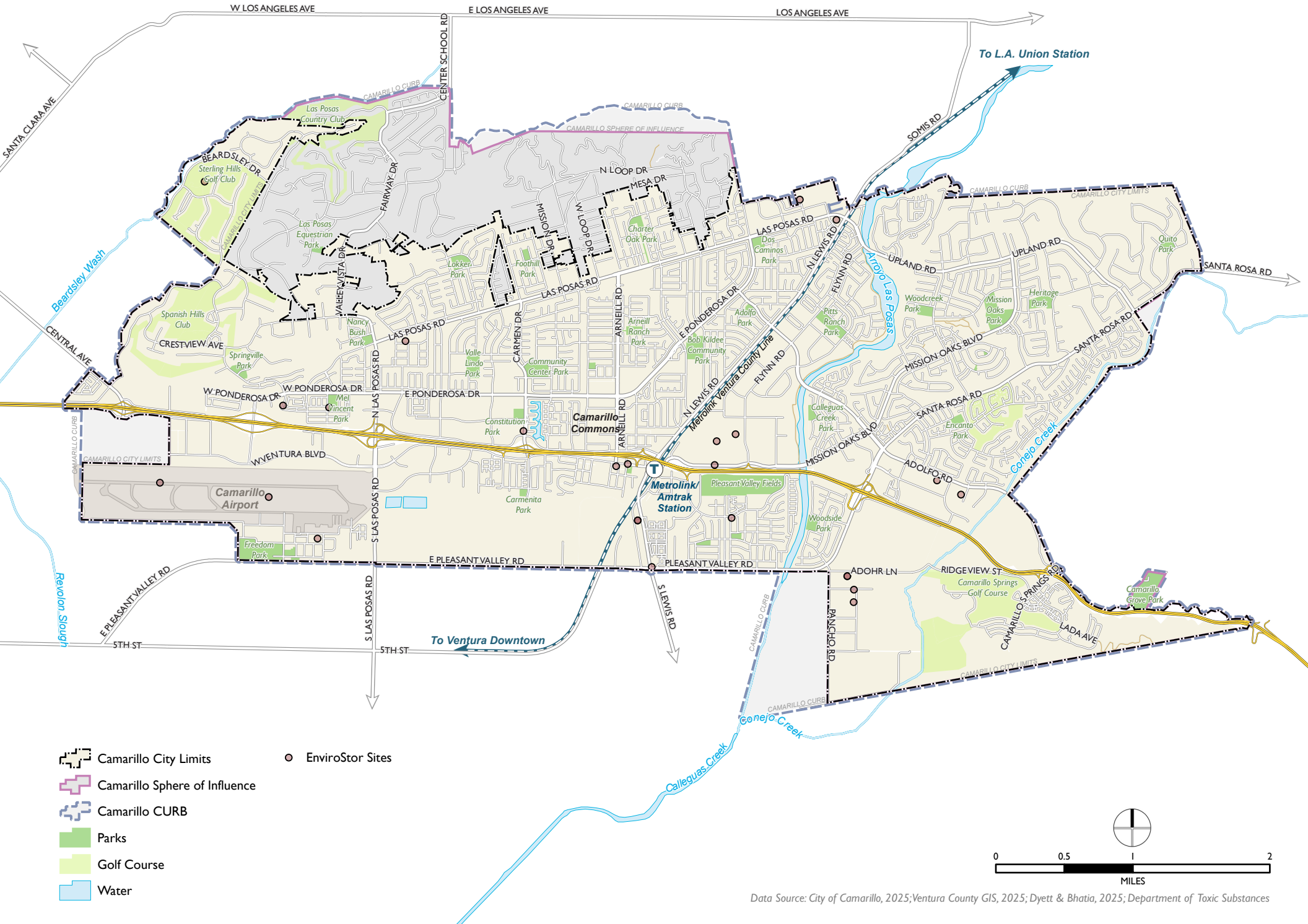
The Hazardous Waste and Substances Site (Cortese List) is a planning document that provides information about the location of hazardous materials release sites in the state. Government Code section 65962.5 requires the California Environmental Protection Agency (CalEPA) to develop at least annually an updated Cortese List. The California Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List that is contained in their EnviroStor database. The other main source of information for sites in the Cortese List is the State Water Board's Geotracker Database (Geotracker; 2019). **Map 5-9** depicts the location of GeoTracker hazardous materials sites and **Map 5-10** depicts the location of EnviroStor hazardous materials sites. An "active site" means the site currently has regulatory oversight activities in progress, such as investigations, remediation work, and regular monitoring. An "inactive site" means the site remains open, however, there is no ongoing oversight work being conducted. An open site

Map 5-9: GeoTracker Sites



Data Source: City of Camarillo, 2025; Ventura County GIS, 2025; Dyett & Bhatia, 2025; State Water Resources Control Board, 2024

Map 5-10: EnviroStor Sites



Data Source: City of Camarillo, 2025; Ventura County GIS, 2025; Dyett & Bhatia, 2025; Department of Toxic Substances

means the case is not yet closed and requires some level of regulatory oversight. An open status means the cleanup process is ongoing and the site has not yet been fully remediated to DTSC/Regional Board standards. **Table 5-6** show that there are six open-status GeoTracker sites within the City,[37] including commercial, transportation, and military-related properties; and three (3) active EnviroStor Sites.[38]

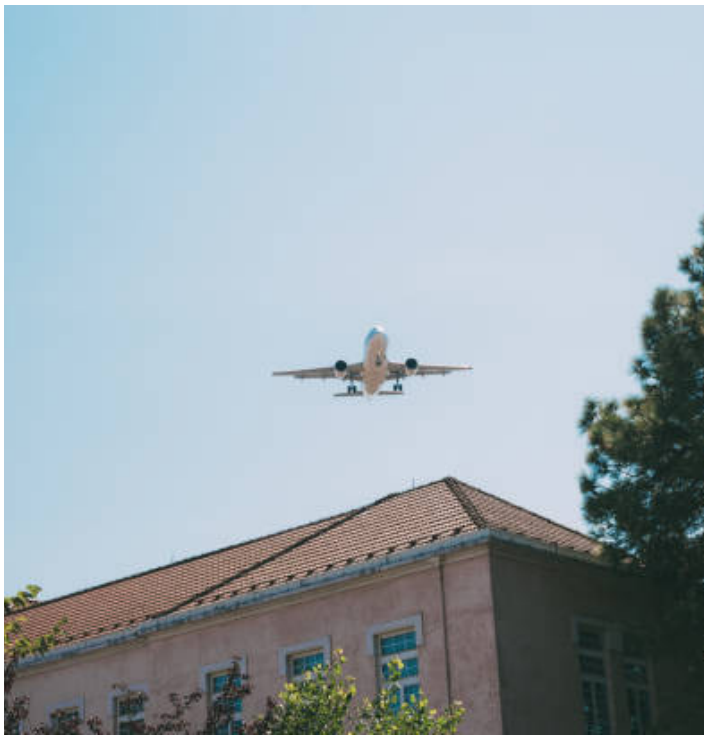
Camarillo Airport

Camarillo Airport is classified in the National Plan of Integrated Airport Systems (NPIAS) as a general aviation reliever airport for the Los Angeles metropolitan area.

Reliever airports play a key role in the nation's aviation system by providing an alternative to general aviation users in major metropolitan areas. Camarillo Airport is within the corporate limits of the City of Camarillo, three miles southwest of the City's central business district (CBD). The airport is situated less than one mile south of Ventura Freeway (U.S. 101) and seven miles east of the Pacific Ocean coastline. Access to the airport is provided by Pleasant Valley Road immediately south of the airport. The airport is bordered to the east by Las Posas Road, which links the airport to the Ventura Freeway and the City of Camarillo to the north as well as Naval Base Ventura County - Point Mugu and the Pacific Coast Highway (State Highway 1) to the south.

Noise Compatibility

Noise is a common issue for development surrounding airports. Sensitive receptors include residential or institutional uses, such as single-family houses, churches, schools, or hospitals. The Community Noise Equivalent Level (CNEL) is accepted by FAA for use in California to assess the extent of aircraft noise within a community. Cumulative noise metrics such as CNEL and the Yearly Day-Night Average Sound Level (DNL) are accepted by the Federal Aviation Administration (FAA), Environmental Protection Agency (EPA), and Department of Housing and Urban Development (HUD) as appropriate measures of



noise exposure. These three agencies have each identified the 65 CNEL or DNL noise contour as the threshold of incompatibility. Noise exposure contours are overlaid on maps of existing and planned land uses to determine areas that may be affected by aircraft noise at or above 65 CNEL. The noise exposure contours are developed using the FAA-approved Integrated Noise Model which accepts inputs for several airport characteristics including: aircraft type, operations, flight tracks, time of day, and topography. The noise contour map of the Camarillo Airport are shown in **Map 5-12**.

Safety Compatibility

The Camarillo Airport Master Plan states that Airport Land Use Commissions (ALUCs) are somewhat limited in their enforcement power. The statute specifically says that ALUCs have no authority over either existing land uses or the operation of airports. Local general plans are the primary mechanism for implementing the compatibility policies set forth in the ALUC's plan. State law allows for the county board of supervisors to designate an existing body to fulfill the role of the ALUC instead of creating an entirely new entity. The Ventura County Transportation Commission (VCTC) has been designated by the Board of Supervisors to act as the ALUC for Ventura County.

37 DTSC. "GeoTracker." Accessed September 2025. https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Sacramento#.

38 DTSC. "EnviroStor." Accessed September 2025. https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=camarillo%2C+california#.

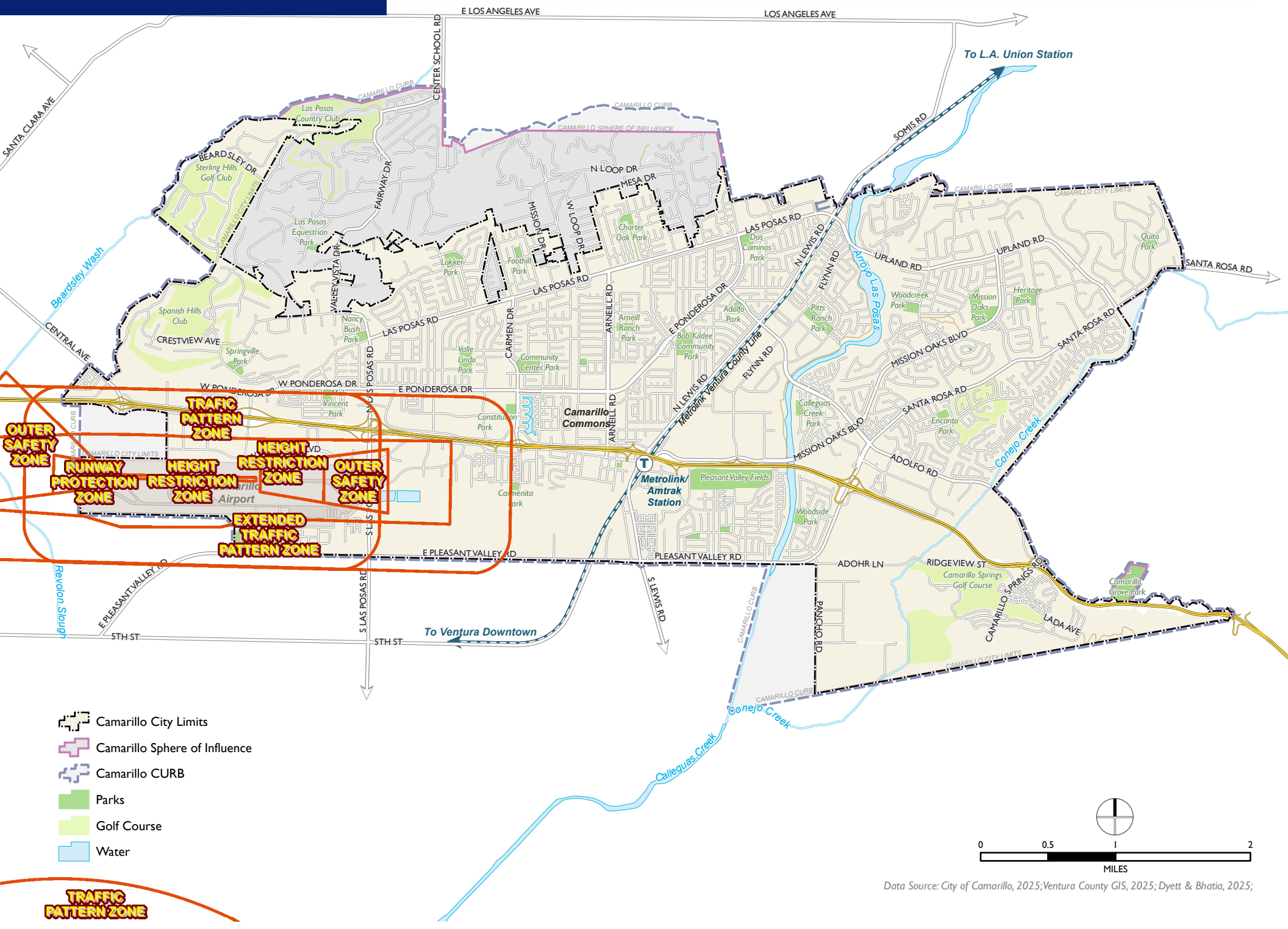
Table 5-6: Open/Active GeoTracker and EnviroStor Sites

SITES	DESCRIPTIONS	LOCATION
GeoTracker Sites		
GEO-1 Thrifty Cleaners	Cleanup Program Site Status: Open – Assessment & Interim Remedial Action[a] Los Angeles RWQCB (Region 4) – Case #: 1189	370 North Lantana Street, Camarillo, CA 93010
GEO-2 3M Camarillo Facility	Cleanup Program Site Status: Open – Inactive[b] Los Angeles RWQCB (Region 4) – Case #: C-86011	350 Lewis Road South, Camarillo, CA 93012
GEO-3 Caltrans	Cleanup Program Site Status: Open – Inactive Los Angeles RWQCB (Region 4)	Las Posas and Central Avenue, Camarillo, CA 93010
GEO 4 Oxnard Air Base, Camarillo Site – Oxnard Air Base, Camarillo Site (J09CA012600)	Military Cleanup Site Status: Open – Inactive Department of Toxic Substances Control – Case #: 56970004	Pleasant Valley Road, Camarillo, CA
GEO-5 Oxnard Air Base, Camarillo Site – Oxnard Air Base, Camarillo Site (J09CA012600)	Military Cleanup Site Status: Open – Inactive Department of Toxic Substances Control – Case #: 56970004	Pleasant Valley Road, Camarillo, CA
GEO-6 Oxnard Air Base, Camarillo Site – Oxnard Air Base, Camarillo Site (J09CA012600) – Abandoned Landfill	Military Cleanup Site Status: Open – Verification Monitoring[c] Los Angeles RWQCB (Region 4) – Case #: 0530 Department of Toxic Substances Control – Case #: 300576 --2	555 Airport Way, immediately north of Aviation Drive, west of Wood Road, near west end of taxiway
EnviroStor Sites		
EN-1 3233 Mission Oaks Blvd LLC Property	DTSC Site Type: Voluntary Cleanup DTSC Status: Active Site Code: 301811	3233 East Mission Oaks Boulevard, Camarillo, CA 93010
EN-2 Camarillo Airport	DTSC Site Type: Voluntary Cleanup DTSC Status: Certified / Operation & Maintenance Site Code: 300576	555 Airport Way, Camarillo, CA 93010
EN-3 Carmen Plaza	DTSC Site Type: Voluntary Agreement DTSC Status: Active Site Code: 301954	311-487 Carmen Drive, Camarillo, CA 93010

Notes:
(a) Open – Assessment & Interim Remedial Action. An "interim" remedial action is occurring at the site AND additional activities such as site characterization, investigation, risk evaluation, and/or site conceptual model development are occurring.
(b) Open – Inactive. No regulatory oversight activities are being conducted by the Lead Agency.
(c) Open – Verification Monitoring. Remediation phases are essentially complete and a monitoring/sampling program is occurring to confirm successful completion of cleanup at the Site. (e.g. No "active" remediation is considered necessary or no additional "active" remediation is anticipated as needed. Active remediation system(s) has/have been shut-off and the potential for a rebound in contaminant concentrations is under evaluation).

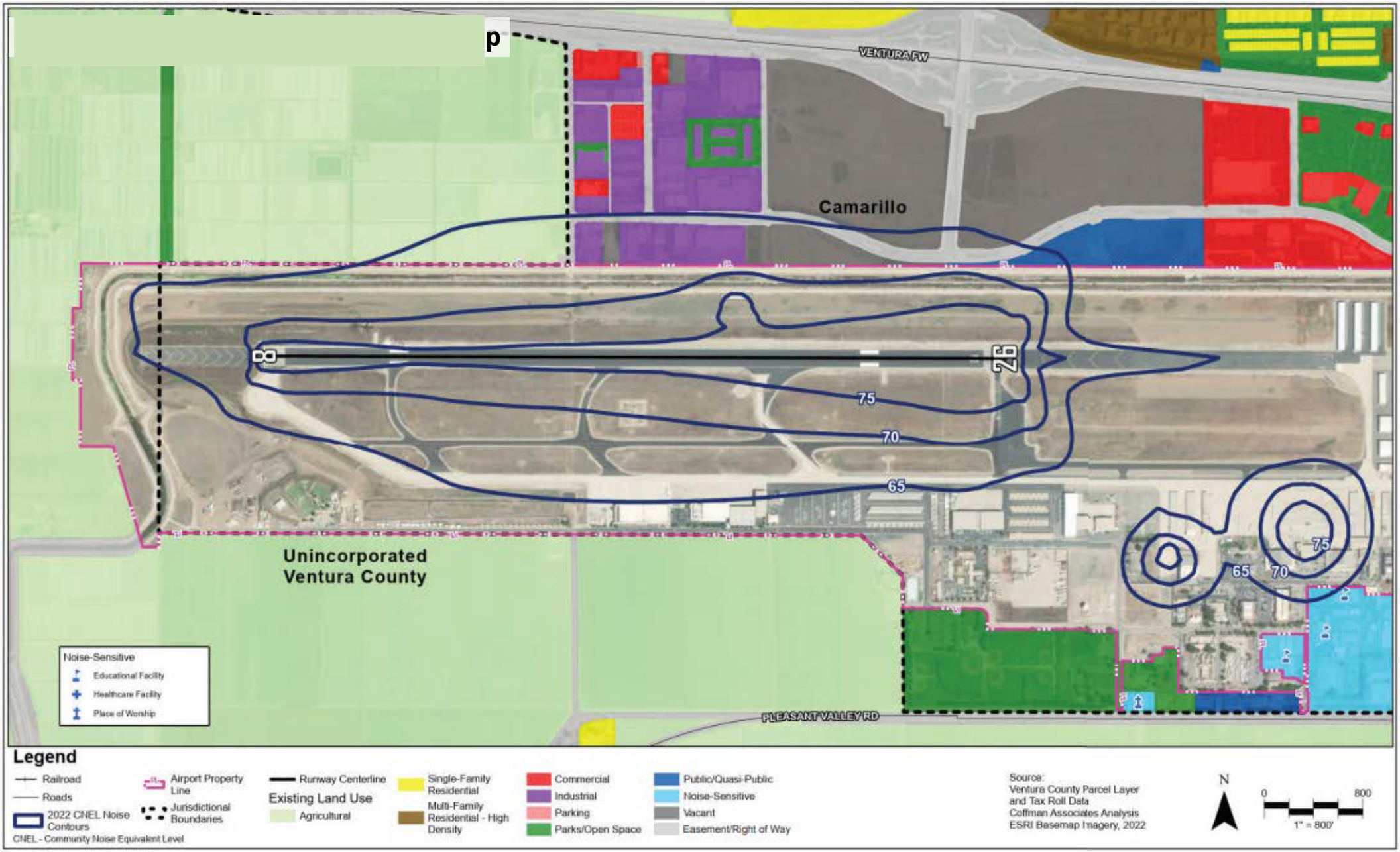
Source: DTSC. Project Status Definitions. Accessed September 2025. https://geotracker.waterboards.ca.gov/GeoTrackerStatusDefinitions.pdf.

Map 5-11: Airport Safety Zones



Data Source: City of Camarillo, 2025; Ventura County GIS, 2025; Dyett & Bhatia, 2025;

Map 5-12: Airport Noise Contour Map



On July 7, 2000, the VCTC adopted the Airport Comprehensive Land Use Plan for Ventura County (ACLUP). The ACLUP included the four airports located in the County. Exhibit 11-8, Airport Comprehensive Land Use Plan, presents the approved compatibility map associated with Camarillo Airport. This map and the recommendations for land use compatibility have subsequently been included in the City of Camarillo Zoning Code[39] as of March 2006. The compatibility map defines several zones and provides recommended land uses. A summary of the recommended land uses by zones are as follows, and shown in **Map 5-11**:

- **Runway Protection Zone (RPZ).** Should be free of any land uses that will generate congregations of people on the ground. Unacceptable uses include residential, public/institutional, commercial, industrial (except utilities and automobile parking), and recreation/open space (with the exception of golf courses).
- **Outer Safety Zone (OSZ).** Residential and public/institutional uses are unacceptable in the OSZ. Some commercial, industrial, transportation, communication, utilities, recreation/open space uses are conditionally acceptable pursuant to meeting specific guidelines. Conditionally acceptable uses should have avigation easements and fair disclosure agreements.

Height Restriction Zone

The Height Restriction Zone (HRZ) is essential to protecting airspace and structures from passing aircraft. The HRZ is established in accordance with Federal Aviation Regulation (F.A.R.) Part 77, which requires people proposing to construct certain tall structures (over 200 feet) or other structures near airports that would penetrate imaginary surfaces defined in Part 77 to notify the FAA of the proposed construction. The Federal Aviation Administration (FAA) will review the proposal and issue an acknowledgment stating that the proposal: 1) would not exceed any airspace protection surfaces defined on the airport's F.A.R. Part 77 Airspace Plan; or 2) would exceed a standard of the F.A.R. Part 77 Airspace Plan but would not be a hazard to air navigation; or 3) would exceed a standard of the F.A.R. Part 77 Airspace Plan and may be a hazard to air navigation pending a further aeronautical study. Within 30 days, the project sponsor may request the aeronautical study. Until an aeronautical study is completed, the proposed structure shall be presumed to be a hazard to air navigation. The Height Restriction Zone is shown in **Map 5-11**.

39 Article VI, Chapter 19.170, Airport Protection Overlay Zone [AP]

REGULATORY FRAMEWORK

Federal

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as a Superfund, was enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries, and provided federal authority to respond directly to releases, or threatened releases, of hazardous substances that may endanger public health or the environment. CERCLA:

- Establishes prohibitions and requirements concerning closed and abandoned hazardous waste sites;
- Provides for liability of persons responsible for releases of hazardous waste at these sites; and
- Establishes a trust fund for cleanup when no responsible party can be identified.

The law authorizes two kinds of response actions:

- Short-term removals: actions may be taken to address release or threatened release requiring prompt response; or
- Long-term remedial response actions: permanently and significantly reduce the dangers associated with release or threat of release of hazardous substances that are serious, but not immediately life threatening. These actions can be conducted only at sites listed on EPA's National Priorities List.

CERCLA also enabled the revision of the National Contingency Plan. The National Contingency Plan provided the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, or contaminants. The National Contingency Plan also established the National Priorities List.

Superfund Amendments and Reauthorization Act

The Superfund Amendments and Reauthorization Act amended the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) on October 17, 1986. The Superfund Amendments and Reauthorization Act of 1986 (SARA) reflected EPA's experience in administering the complex Superfund program during its first six years and made several important changes and additions to the program. The law emphasized permanent remedies and innovative technologies for hazardous waste cleanup, required Superfund actions to comply with other environmental standards, expanded enforcement and settlement tools, increased state involvement and attention to human health risks, encouraged greater public participation in clean-up decisions, and raised the Superfund trust fund to $8.5 billion.[40]

SARA also required EPA to revise the Hazard Ranking System to ensure that it accurately assessed the relative degree of risk to human health and the environment posed by uncontrolled hazardous waste sites that may be placed on the National Priorities List (NPL).

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act of 1976 (42 USC 6901-6987) (RCRA) gives the EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also sets forth a framework for the management of non-hazardous solid waste. The 1986 amendments to RCRA enabled the EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

40 United States EPA. The Superfund Amendments and Reauthorization Act (SARA). Accessed September 2025. https://www.epa.gov/superfund/superfund-amendments-and-reauthorization-act-sara.

Hazardous Materials Transportation Act

The Department of Transportation (DOT), the Federal Highway Administration (FHWA), and the Federal Railroad Administration (FRA) regulate the transport of hazardous materials at the federal level (49 CFR 100-185). The Hazardous Materials Transportation Act requires carriers to report accidental releases of hazardous materials to DOT at the earliest practical moment. Other incidents that must be reported include deaths, injuries requiring hospitalization, and property damage exceeding $50,000. Enforcement of DOT regulations are shared by each of the following administrations under delegations from the Secretary of the DOT:

- Research and Special Programs Administrations – Responsible for container manufacturers, reconditioners, and retesters, and shares authority over shippers of hazardous materials.
- FHWA – Enforces all regulations pertaining to motor carriers.
- FRA – Enforces all regulations pertaining to rail carriers.

State

California Code of Regulations

California regulates hazardous materials through multiple codes in the California Code of Regulations (CCR), covering workplace safety, hazardous waste management, and spill reporting. Title 8 (Industrial Relations), enforced by Cal/OSHA, governs workplace handling, storage, and safety procedures for hazardous substances. Title 22 (Social Security), administered by the Department of Toxic Substances Control, establishes requirements for hazardous waste generators, transporters, and treatment, storage, and disposal facilities. Title 27 (Environmental Protection) implements the Hazardous Materials Business Plan (HMBP) program, requiring businesses to document inventories, storage, and emergency procedures for hazardous materials. Title 19 (Public Safety), managed by the California Office of Emergency Services, sets spill and release reporting requirements to local and state agencies. Collectively, these regulations ensure proper management, emergency preparedness, and protection of public health and the environment from hazardous materials risks.

Government Code Section 65962.5 (Cortese List)

Government Code Section 65962.5 requires the CalEPA to develop at least annually an updated Hazardous Waste and Substances Sites list (Cortese List). The Cortese List is a planning document used by the state, local agencies, and developers to comply with California Environmental Quality Act (CEQA) requirements in providing information about the location of hazardous materials release sites. Release sites include or hazardous materials release sites may include the following:[41]

- All hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.
- All land designated as hazardous waste property or border zone property pursuant to Article 11 (commencing with Section 25220) of Chapter 6.5 of Division 20 of the Health and Safety Code.
- All information received by the Department of Toxic Substances Control pursuant to Section 25242 of the Health and Safety Code on hazardous waste disposals on public land.
- All sites listed pursuant to Section 25356 of the Health and Safety Code.
- All sites included in the Abandoned Site Assessment Program.

The California DTSC is responsible for a portion of the information contained in the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information for the Cortese List.

41 DTSC. DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List). Accessed September 2025. https://dtsc.ca.gov/dtscs-cortese-list/.

Hazardous Materials Management Act

The Hazardous Materials Management Act (HMMA) requires that businesses handling or storing certain amounts of hazardous materials prepare a Hazardous Materials Business Emergency Plan (HMBEP), which includes an inventory of hazardous materials stored on-site (above specified quantities), an emergency response plan, and an employee training program. An HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the HMBEP is to satisfy federal and state community right-to-know laws and to provide detailed information for use by emergency responders. Per the California Health and Safety Code (HSC), Chapter 6.95, Section 25500–25532, an HMBEP must be submitted by any business that handles a hazardous material or a mixture containing a hazardous material in quantities equal to, or greater than:

A total weight of 500 pounds or a total volume of 55 gallons;

- 200 cubic feet of a compressed gas at standard temperature and pressure; and/or
- A radioactive material handled in quantities for which an emergency plan is required pursuant to Parts 30, 40, or 70 of Chapter 10, Title 10, CFR, or equal to or greater than the amounts specified above, whichever amount is less.

An HMBEP must be prepared prior to facility operation. Any business subject to HMBEP requirements shall submit an amendment of its HMBEP to the local implementing agency when there is:

- A 100 percent or more increase in the quantity of a previously disclosed hazardous material;
- Any handling of a previously undisclosed hazardous material subject to the inventory requirements;
- Change of business address;
- Change of ownership;
- Change of business name; and/or
- Change of contact information.

In addition, any business subject to HMBEP requirements is also required to certify the inventory of hazardous materials handled at the business every year. Businesses are also required to review their HMBEP at least once every three

years to determine if a revision is necessary. Once the review has been conducted, the business must certify in writing to the local implementing agency that a review has been completed and necessary changes were made.

Hazardous Waste Control Law

The Hazardous Waste Control Law (HWCL) is the primary hazardous waste statute in the state of California. The HWCL requires a hazardous waste generator, which stores or accumulates hazardous waste for periods greater than 90 days at an on-site facility or for periods greater than 144 hours at an off-site or transfer facility, which treats, or transports hazardous waste, to obtain a permit to conduct such activities. The HWCL implements RCRA as a "cradle-to-grave" waste management system in the state of California. HWCL specifies that generators have the primary duty to determine whether their wastes are hazardous and to ensure their proper management. The HWCL also establishes criteria for the reuse and recycling of hazardous wastes used or reused as raw materials. The HWCL exceeds federal requirements by mandating source reduction planning and a much broader requirement for permitting facilities that treat hazardous waste. It also regulates the number of types of wastes and waste management activities that are not covered by federal law with RCRA.

State Aeronautics Act

The Public Utilities Code (PUC) establishes the requirement for the creation of airport land use commissions for every county in which there is located an airport that is served by a scheduled airline. Additionally, these sections of the Code mandate the preparation of Comprehensive Land Use Plans (CLUP) to provide for the orderly growth of each public airport and the area surrounding the airport. The purpose of CLUPs includes the protection of the general welfare of inhabitants within the vicinity of the airport and the general public.

California Emergency Services Act

Government Code 8550–8692 provides for the assignment of functions to be performed by various agencies during an emergency so that the most effective use may be made of all manpower, resources, and facilities for dealing with any emergency that may occur. The coordination of all emergency services is recognized by the state to mitigate the effects of natural, manmade, or war-caused emergencies which result in conditions of disaster or

extreme peril to life, property, and the resources of the state, and generally, to protect the health and safety and preserve the lives and property of the people of the state.

California FAIR Plan (State Fire Plan)

The state Board of Forestry and the California Department of Forestry and Fire Protection have drafted a comprehensive update of the State Fire Plan for wildland fire protection in California. The planning process defines a level of service measurement, considers assets at risk, incorporates the cooperative interdependent relationships of wildland fire protection providers, provides for public stakeholder involvement, and creates a fiscal framework for policy analysis.[42]

Local

Ventura County Multi-jurisdictional Hazard Mitigation Plan

The County's Multi-jurisdictional Hazard Mitigation Plan (MJHMP) inventories the natural hazards Ventura County is most vulnerable to and prioritizes for risk reduction based on a comprehensive area-wide mitigation strategy. The current MJHMP was adopted by the Board of Supervisors on July 12, 2022, and approved by FEMA on August 16, 2022. Goals of the MJHMP focus on protecting life, property, and the environment from natural hazards by effectively communicating risks, implementing feasible and environmentally sound mitigation measures, prioritizing actions for vulnerable communities, coordinating with other plans, enhancing the County's preparedness and adaptive capacity, and increasing the resilience of critical infrastructure and community lifelines.

42 California FAIR Plan Property Insurance. About Us. Accessed September 2025. https://www.cfpnet.com/.

Ventura County Airport Comprehensive Land Use Plan

The Airport Comprehensive Land Use Plan for Ventura County is intended to protect and promote the safety and welfare of residents near the military and public use airports in the County, as well as airport users, while promoting the continued operation of those airports. Specifically, the Plan seeks to protect the public from adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. The Plan applies to four airports in the County: Camarillo and Oxnard Airports, operated by the Ventura County Department of Airports, Santa Paula Airport, a privately owned airport open for public use; and NAWS Point Mugu.

Ventura County Hazardous Materials Program (CUPA)

The Ventura County CUPA implements State and Federal laws and regulations, County ordinance code, and local policies for the above programs. Compliance is achieved through routine and follow-up inspections, educational guidance, and enforcement actions. The CUPA is also involved with hazardous materials emergency response, investigation of illegal hazardous waste disposal, and public complaints. The Ventura County CUPA, or Hazardous Materials Program, provides regulatory oversight for six environmental programs, including: Hazardous Materials Business Plan; Hazardous Waste/Tiered Permit; Underground Storage Tanks; California Environmental Reporting System; California Accidental Release Program; and Aboveground Storage Tanks.

Ventura County Hazardous Materials Business Plan (HMBP)

Hazardous materials are defined as items which, because of their quantity, concentration, or physical and/or chemical characteristics, pose a hazard to human health and safety or to the environment if released or any material specified in a local ordinance code. A Hazardous Materials Business Plan (HMBP) provides the Ventura County Certified Unified Program Agency (CUPA), local fire agencies, and the public with information on hazardous materials at businesses and most government facilities.

The law requires businesses that store, use, or handle hazardous materials at or above specified threshold amounts to provide the CUPA with a HMBP. The CUPA provides HMBP data to emergency response agencies, including local fire departments. These agencies use the information during hazardous materials emergency responses.

A hazardous material includes any substance which:

- requires a Material Safety Data Sheet (MSDS) (California Labor Code, Section 6360); or,
- is a substance listed pursuant to Title 49 of the Code of Federal Regulations; or,
- is a substance listed in Section 339 of Title 8 of the California Code of Regulations; or,
- are listed as a radioactive material (Code of Federal Regulations, Title 10, Appendix B); or,
- are a hazardous waste (California Health and Safety Code, Chapter 6.5).

City of Camarillo Emergency Operations Plan

This Emergency Operations Plan (EOP) addresses the City of Camarillo's planned response to extraordinary situations and natural, human caused or technological disasters. Each element of the emergency management organization is responsible for assuring the preparation and maintenance of appropriate and current Standard Operating Procedures (SOPs) resource lists and checklists that detail how assigned responsibilities are performed to support implementation of the EOP and to ensure an effective response during a major disaster. The EOP is organized into two parts: Part One provides the Basic Plan, outlining organizational and operational concepts for response and recovery, along with an overview of potential hazards; and Part Two, which details Emergency Response Organization functions, including roles, checklists, and reference materials.

Hydrology

EXISTING CONDITIONS

The City of Camarillo is located within the Calleguas Creek Watershed. The Calleguas and Conejo Creeks are within the eastern portion of the City, and the Beardsley Wash/ Revolon Slough is west of the City. The Calleguas Creek Watershed drains southeastern Ventura County to the Pacific Ocean at Mugu Lagoon. The Calleguas Creek Watershed is characterized by a network of creeks and tributaries. This includes Calleguas Creek, Conejo Creek and Beardsley Wash/Revolon Slough, which conveys stormwater through urbanized and agricultural areas.

The region is generally flat to gently sloping, resulting in areas of shallow groundwater and potential for ponding or sheet flow during high-intensity storm events. Surface water flows are influenced by a combination of natural drainage courses, engineered flood control channels, and local storm drain systems. Flooding hazards are predominately within the Calleguas Creek and its tributaries, where Federal Emergency Management Agency (FEMA) identifies within designated 100-year and 500-year flood plains. The City participates in flood control project partnerships with the County Watershed Protection District. The Ventura County Watershed Protection District has designated Calleguas and Conejo Creeks and Beardsley Wash/Revolon Slough as District jurisdictional red line channels. Accordingly, the District holds the right-of-way over the reaches of Calleguas and Conejo Creeks and Beardsley Wash/Revolon Slough and all other District jurisdictional red line channels within the City.

Flooding

The City is subject to a range of hydrologic conditions associated with regional drainage features, floodplains and dam facilities. Flooding within the planning area may occur as a result of water-course overflow, localized ponding, or sheet flow across both developed and undeveloped areas. The City faces limited direct flooding hazards due to local drainage improvements and flood control facilities. However, there are continuing efforts to reduce flood risk east of Somis Road and along Conejo Creek south of Highway 101. Areas adjacent to Calleguas Creek and other drainage courses are vulnerable to inundation. The District's Flood Mitigation Plan for the County identifies flood risk areas and flood hazard areas. Flooding in hazard areas can occur rapidly or slowly, depending on the heaviness and severity of rainfall. Localized flooding conditions may occur as ponding in low-lying areas or as sheet flow across relatively flat terrain during heavy rainfall events. **Table 5-7** shows flooding events within the City and County, based on data from the MJHMP.

Table 5-7: History of Flooding in the City of Camarillo and Surrounding Areas

LOCATION	YEAR	EVENT TYPE	FLOOD DESCRIPTION
Ventura & Santa Barbara County	2018	Wildfires, Flooding, Mudflows, and Debris Flows (Thomas Fire)	Although this fire burned 281,893 acres in both Ventura County and Santa Barbara County, the City was only indirectly impacted by smoke.
City of Camarillo	2014	Camarillo Springs Mudflow	Nov. 1 -Twenty homes were evacuated, including two homes that were severely damaged. Dec. 12. Sixteen homes were damaged, including 10 homes that were red-tagged
Ventura County	2008	Wildfires, Flooding, Mudflows, and Debris Flows	Although Ventura County was impacted by the Ranch Fire, the City of Camarillo was not directly impacted except for heavy smoke.
City of Camarillo	2005	Severe Storms, Flooding, Landslides, and Mud and Debris Flows	City experienced localized flooding. No significant losses were documented.

Table 5-7: History of Flooding in the City of Camarillo and Surrounding Areas

LOCATION	YEAR	EVENT TYPE	FLOOD DESCRIPTION
City of Camarillo	2005	Severe Storms, Flooding, Debris Flows, and Mudslides	Water and mudslides damaged at least (2) homes after debris jammed a City storm drain.
City of Camarillo & Ventura County	2004	Wildfires, Flooding, Mudflow, and Debris Flow	City of Camarillo was not directly impacted from the fires in Piru and Fillmore except for heavy smoke. Flooding caused downed trees and blocked roads.
City of Camarillo & Ventura County	1998	Severe Winter Storms and Flooding	Channel at Las Posas Rd. and Ventura Blvd. damaged ($500,000), clogged storm drains. Camarillo Springs Golf course was damaged. It took 31 men about 10 full days of work to bring the course back to playability. Backed up storm drains impacted several homes. City Hall flooded.
City of Camarillo & Ventura County	1995	Severe Winter Storms, Flooding, Landslides, Mudflows	Large agricultural losses. Localized flooding and clogged storm drains. No major impact to the City.
City of Camarillo & Ventura County	1995	Severe Winter Storms, Flooding, Landslides, Mudflows	Localized flooding and clogged storm drains. No major impact to the City.
City of Camarillo	1993	Severe Storm, Winter Storm, Mud & Landslides, Flooding	Camarillo trailer park flooded (Casa del Norte). Localized street flooding.
City of Camarillo & Ventura County	1992	Snow Storm, Heavy Rain, High Winds, Flooding, Mudslide	Countywide agricultural damages. City experienced localized street flooding.
City of Camarillo & Ventura County	1980	Severe Storms, Mudslides, Flooding	Flooding countywide. No significant damage in the City.
City of Camarillo & Ventura County	1978	Coastal Storms, Mudslides, Flooding	Evacuation of Leisure Village (150 homes) due to weakened earthen catch basin. Fallen trees (65-75) throughout the City totaling $500,000 loss
City of Camarillo & Ventura County	1973	Severe Storms, High Tides, Flooding	Countywide rain and flooding. Minor damages within the City.
City of Camarillo & Ventura County	1969	Severe Storms, Flooding	Downed trees. Flooded streets, bridge damage (Calleguas Road Bridge) curb and gutter damage. Flood Control damages estimated at $2,150, roads, streets and bridges damage is estimated at $110,979.
City of Camarillo & Ventura County		Heavy Rains, Flooding	Countywide flooding, minimal damage within the City.

Sources:
City of Camarillo. Safety Element Update. "General Plan." September 2025. Accessed September 2025.
Ventura County. "Ventura County Multi-Jurisdictional Hazard Mitigation Plan." 2022. Accessed September 2025. https://vcportal.ventura.org/OES/2022-03-01_VenturaHMP_Vol2_PublicReviewDraft-compressed.pdf.

Portions of the City are located within the 100-year and 500-year floodplains. Designated floodways exist along major drainage courses, including Calleguas and Conejo Creek. **Map 5-13** shows the 100- and 500-year floodplains within the City. A summary of FEMA-mapped floodplain acreage within the planning area is provided in **Table 5-8**, which identifies the extent of land located within FEMA floodplain designations. Stormwater systems may be overwhelmed more frequently due to future extreme rain events, which causes localized flooding. Numerous facilities and infrastructure, such as parks, a hospital, fire stations, schools and a wastewater facility are within or adjacent to floodplains.

There are multiple dams within the County, and dam inundation hazards are also identified within portions of the City. The City is within the vicinity of the Bard Reservoir, which holds approximately 11,000 acre-feet of water. Portions of the City are also within a hazard zone for potential dam inundation from failure of the Pyramid Dam. **Table 5-9** highlights dam inundation areas within the Planning Area. **Map 5-14** shows potential dam inundation areas within the Planning Area.

Drainage

The Ventura County Watershed Protection District (VCWPD) serves as the primary flood control agency for the region, providing planning, construction and maintenance of facilities to reduce flooding hazards. Within the City, stormwater is conveyed through natural channels and engineered flood controls that form part of the larger Calleguas Creek Watershed drainage system. The City's drainage system directs flows from Conejo Creek, Revolon Slough, and other tributaries towards Calleguas Creek and to Mugu Lagoon. According to the County's MJHMP, the City is subject to localized flooding hazards such as ponding, sheet flow and capacity constraints.

Watersheds

Watersheds are defined by the natural boundaries of a surface runoff area. A watershed encompasses all lands that drain by sheet flow or stream flow to a common waterbody.[43] Ventura County is within five (5) primary watersheds, including: Calleguas Creek Watershed, Santa Clara River Watershed, Ventura River Watershed, Santa Monica Bay/Malibu Creek Watershed, and Coastal Streams Watersheds. The City is within the Calleguas Creek Watershed, which is approximately 30 miles long and 14 miles wide. The Calleguas Creek Watershed drains an approximate 343 square mile area. The Calleguas Creek Watershed provides surface and groundwater supplies to four (4) cities, including the City of Camarillo and unincorporated areas of Ventura County. The City is primarily within the Calleguas Creek Watershed. Within the City's Planning Area, the Calleguas Creek Watershed includes several key subwatersheds/tributaries, including: Conejo Creek, Revolon Slough/Beardsley Wash, and Calleguas Creek mainstem. The principal subdrainages impacting the City are Conejo Creek and Revolon Slough/

43 Ventura County Public Works. "Ventura County Watersheds." Accessed September 2025. https://publicworks.venturacounty.gov/wp/watersheds/.

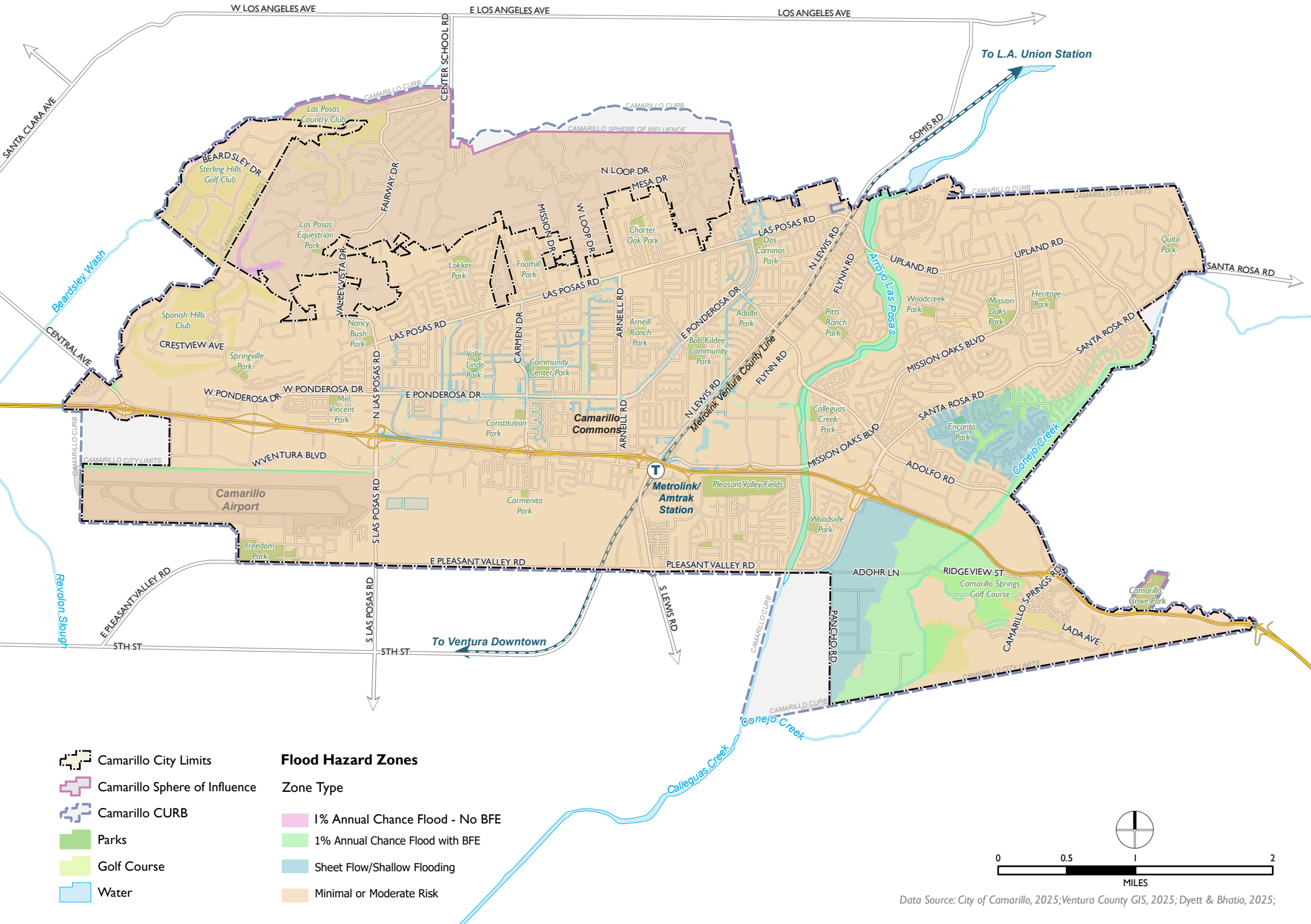
Table 5-8: FEMA Floodplains within the Planning Area

FLOOD ZONE	TOTAL ACRES	PERCENTAGE
A[1]	32.14	0.22
AE[2]	848.65	5.78
AO[3]	707.83	4.82
X[4]	13,089.74	89.18
Total	**14678.36**	**100**

Notes:
1. Zone A: Areas subject to inundation by the one (1) percent annual chance (100-year) flood; base flood elevations (BFEs) are not determined.
2. Zone AE: Areas subject to inundation by the one (1) percent annual chance (100-year) flood; BFEs have been determined through detailed study.
3. Zone AO: Areas subject to shallow sheet flow flooding (usually 1-3 feet deep) resulting from the one (1) percent annual chance flood.
4. Zone X: Areas of minimal or moderate flood hazard).

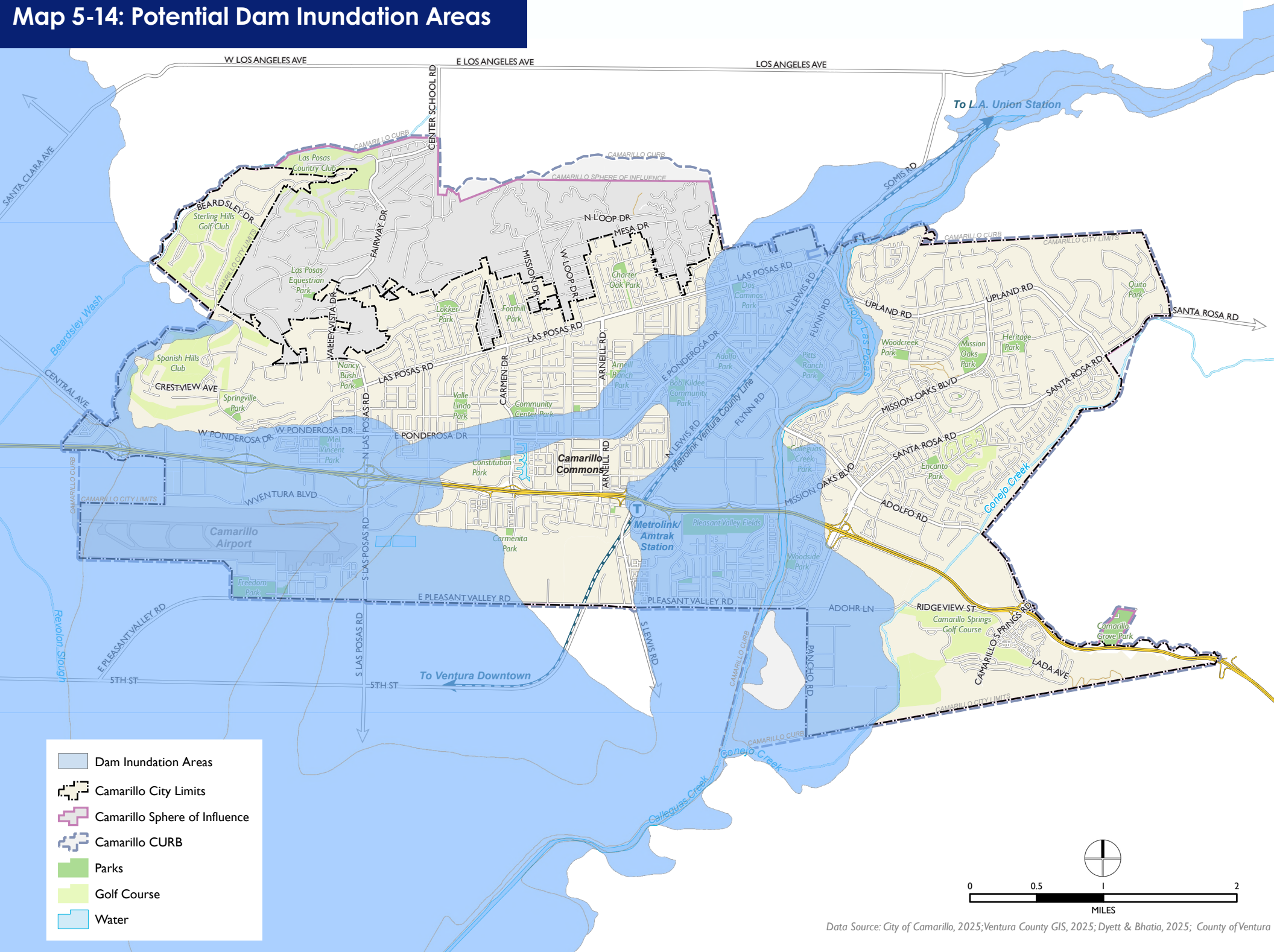
Source: FEMA. "FEMA Flood Map Service Center.".

Map 5-13: FEMA Floodplains and Floodways



Data Source: City of Camarillo, 2025;Ventura County GIS, 2025; Dyett & Bhatia, 2025;

Map 5-14: Potential Dam Inundation Areas



Data Source: City of Camarillo, 2025; Ventura County GIS, 2025; Dyett & Bhatia, 2025; County of Ventura

Table 5-9: Dams with Inundation Potential within the City of Camarillo

DAM/RESERVOIR	OWNER	CAPACITY ACRE-FEET	TYPE	FLOOD ROUTE	IMPACTED AREAS IN VENTURA COUNTY	SPECIAL FEATURES
Bard Reservoir (Wood Ranch)	Calleguas Municipal Water District	11,000	Earth	Arroyo Simi	City of Camarillo, Simi Valley, Moorpark	--
Pyramid Dam	CDWR	179,000	Earth Fill	Piru Creek, Santa Clara River	City of Camarillo, Piru, Bardsdale, Fillmore, Santa Paula, Oxnard Plan	Flows into Lake Piru (Santa Felicia Dam)
Castaic Dam	California Department of Water Resources (CDWR)	325,000	Earth	Santa Clara river	Piru, Fillmore, Bardsdale, Santa Paula, Oxnard Plain	High Potential for Debris
Sinaloa Lake	Sinaloa Lake Home Owners Association	200	Earth	Oak Cayon Arroyo Simi	Simi Valley	Inundated by Bard (Wood Ranch)
Las Llajas Reservoir	V.C. Watershed Protection District	1,250	Earth	Las Llajas Canyon	Simi Valley (midsection)	--
Sycamore Canyon	V.C. Watershed Protection District	890	Earth	Arroyo Simi	Simi Valley	Inundated by Bard (Wood Ranch)

Note: Castaic Dam, Sinaloa Lake, Las Llajas Reservoir and Sycamore Canyon are mapped adjacent to the City and some small portions overlap within the City's boundaries, as shown in Map 5-14: Potential Dam Inundation Areas.

Sources:
City of Camarillo. Safety Element Update. "General Plan." September 2025. Accessed September 2025.
Ventura County. "Ventura County Multi-Jurisdictional Hazard Mitigation Plan." 2022. Accessed September 2025. https://vcportal.ventura.org/OES/2022-03-01_VenturaHMP_Vol2_PublicReviewDraft-compressed.pdf.

Beardsley Wash. Conejo Creek is the largest tributary to Calleguas Creek, located southeast of the City, flowing northwest from the City of Thousand Oaks. Revolon Slough is a major drainage feature and runs west through the City towards Oxnard and Mugu Lagoon. Calleguas Creek Mainstem receives flows from Conejo Creek and Revolon Slough, conveying flows south to Mugu Lagoon.[44]

44 California State Water Resources Control Board. "Calleguas Creek Watershed." Accessed September 2025. https://www.waterboards.ca.gov/rwqcb4/water_issues/programs/regional_program/Water_Quality_and_Watersheds/calleguas_creek_watershed/calleguas_creek.pdf.

Water Quality

The City's surface water quality is regulated under the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). The LARWQCB oversees discharge and surface water quality standards within the Calleguas Creek Watershed. The LARWQCB's Los Angeles Region Basin Plan establishes beneficial uses, surface water quality objectives, and implementation programs to protect surface waters and groundwater resources.[45]

45 California Water Boards. "LARWQCB Basin Plan." Accessed September 2025. https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/.

Within the region, urban runoff, agricultural activities, and stormwater discharges are the primary sources of surface water quality issues. The Clean Water Act Section 303(d) lists surface waters in the area as impaired waterbodies for pollutants. These surface waters include Calleguas Creek, Conejo Creek, and Revolon Slough.

Groundwater

The City and surrounding areas are underlain by alluvial and marine sedimentary deposits approximately 800 to 1,500 feet thick, which includes several aquifers interbedded with gravel, sand, and clay lenses. Groundwater in the region generally flows southwest. The Calleguas Creek Watershed provides groundwater supplies to the City, along with supplemental groundwater sources accumulated over time and continues to flow into northeast Pleasant Valley Groundwater basin from neighboring cities upstream of the City. The City pumps groundwater from the Pleasant Valley Basin. **Map 5-15** shows the groundwater basins within the region, including Pleasant Valley Basin within the City. From 2016 to 2020 period, an average of 3,097 acre feet per year (AFY) of groundwater came from the Pleasant Valley Basin, which is 41 percent of the City's total water supply.[46] The City invested approximately $70M to build the Northeast Pleasant Valley Groundwater Desalter water treatment facility to address groundwater water quality issues in the north-east portion of the Pleasant Valley Basin for the benefit of those regionally including farmers, but also to treat groundwater that would otherwise be unusable into high quality drinking water. Since the Desalter became operational in 2023, two thirds of the drinking water supplied to customers in the City's water service area comes from groundwater, while the remaining one third comes from imported drinking water purchased from Calleguas Municipal Water District. The City aims to decrease its reliance on costly imported water by constructing projects that further develop the City's existing groundwater rights. FCGMA oversees groundwater resources for a majority of Ventura County, and serves as the groundwater sustainability agency for the Pleasant Valley Basin. Further discussion of the FCGMA is provided below.

46 City of Camarillo. "2020 Urban Water Management Plan." Accessed September 2025. https://cms7files.revize.com/camarilloca/Departments/Public%20Works/water/Camarillo%202020%20UWMP.pdf.

REGULATORY FRAMEWORK

Federal

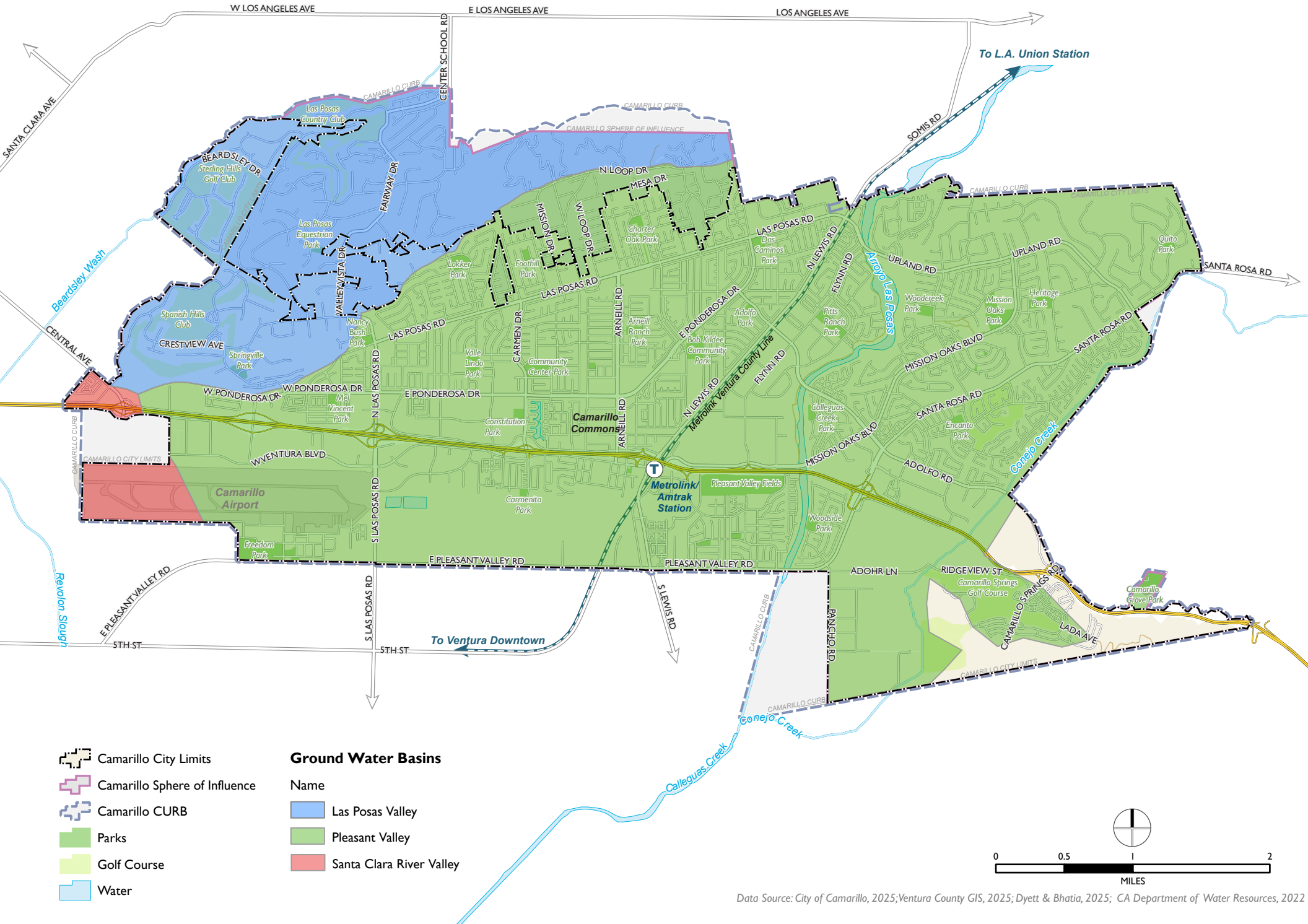
Clean Water Act

The Clean Water Act (CWA), formerly known as the Federal Water Pollution Control Act, was first introduced in 1948, with major amendments in the 1960s, 1970s and 1980s.[47] The CWA authorizes federal, state, and local entities to cooperatively create comprehensive programs for eliminating or reducing the pollution of state waters and tributaries. Amendments to the CWA in 1972 established the National Pollutant Discharge Elimination System (NPDES) permit program, which prohibits discharge of pollutants into the nation's waters without procurement of a NPDES permit from the United States Environmental Protection Agency (USEPA). The purpose of the permit is to translate general requirements of the Clean Water Act into specific provisions tailored to the operations of each organization that is discharging pollutants. Although federally mandated, the NPDES permit program is generally administered at the State and regional levels.

The USEPA NPDES Program requires NPDES permits for (1) Municipal Separate Storm Sewer Systems (MS4) generally serving, or located in, incorporated cities with 100,000 or more people (referred to as municipal permits); (2) 11 specific categories of industrial activity[EM17.1] (including landfills); and (3) construction activity that disturbs five acres or more of land. As of March 2003, Phase II of the NPDES Program extended the requirements for NPDES permits to numerous small MS4s, construction sites of one to five acres, and industrial facilities owned or operated by small municipal separate storm sewer systems, which were previously exempted from permitting.

47 United States Environmental Protection Agency, Clean Water Act, 2002.

Map 5-15: Groundwater Basin



Data Source: City of Camarillo, 2025; Ventura County GIS, 2025; Dyett & Bhatia, 2025; CA Department of Water Resources, 2022

National Pollutant Discharge Elimination System

Under the authority of the CWA, the USEPA created the National Pollutant Discharge Elimination System to protect water resources and control pollutants in runoff. The program requires municipalities of a certain size to obtain permits from the Regional Water Quality Control Board (RWQCB). The City of Camarillo, alongside Ventura County and other local jurisdictions, is a copermittee under a joint NPDES Municipal Separate Storm Sewer System (MS4) Permit, issued by the RWQCB Los Angeles Region. As a co-permittee, the City has the following obligations and responsibilities.

- Conduct storm drain system inspections;
- Conduct and coordinate with Ventura County any surveys and characterizations needed to identify the pollutant sources and drainage areas;
- Implement management programs, monitoring programs, and implementation plans;
- Enact ordinances as necessary to establish legal authority;
- Pursue enforcement actions as necessary to ensure compliance with the storm water management programs, the implementation plans, and the MS4 permit; and
- Respond to emergency situations (e.g., accidental spills, leaks, illegal discharges and illicit connections) to prevent the discharge of pollutants to storm drain systems and streams.

The City has established procedures for regulating activities that could degrade stormwater quality, including new residential, commercial and industrial development. Developers are required to prepare and submit project-specific Post Construction Stormwater Management Plan (PCSMP) for City review and approval prior to issuance of grading or building permits. The Construction General Permit and Industrial General Permit of the NPDES program requires operators of construction sites of one (1) acre or more to prepare a Stormwater Pollution Prevention Plan (SWPPP) for construction activities and obtain coverage under the Statewide Construction General Permit. Certain land uses, such as industrial facilities, must also prepare a SWPPP for ongoing operations and implement long-term water quality monitoring, unless an exemption has been granted. In addition to the MS4 NPDES, the Camarillo Sanitary District also has a facility NPDES permit for the water reclamation facility.

National Flood Insurance Program

The National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 mandate the Federal Emergency Management Agency (FEMA) to evaluate flood hazards.[48] FEMA provides flood insurance rate maps (FIRMs) for local and regional planners to promote sound land use and development practices, by identifying potential flood areas based on the current conditions. To delineate a FIRM, FEMA conducts engineering studies referred to as flood insurance studies (FIS). Using information gathered in these studies, FEMA engineers and cartographers delineate special flood hazard areas (SFHA) on FIRMs. The Flood Disaster Protection Act requires owners of all structures within identified SFHAs to purchase and maintain flood insurance as a condition of receiving federal or federally-related financial assistance, such as mortgage loans from federally-insured lending institutions. Community members within designated areas are able to participate in the National Flood Insurance Program (NFIP) afforded by FEMA.

State

Porter-Cologne Water Quality Act

The Porter-Cologne Water Quality Control Act established the legal and regulatory framework for California's water quality control.[49] The California Water Code (CWC) authorizes the State Water Resources Control Board (SWRCB) to implement the provisions of the CWA, including the authority to regulate waste disposal and require cleanup of discharges of hazardous materials and other pollutants. In California, the NPDES stormwater permitting program is administered by the SWRCB.

Under the CWC, the State of California is divided into nine (9) Regional Water Quality Control Boards (RWQCBs), which govern the implementation and enforcement of the CWC and the CWA. The City is located within Region 4, also known as the Los Angeles RWQCB (LARWQCB). The RWQCBs develop and enforce water quality objectives and implement plans that will best protect California's waters, acknowledging areas of different climate, topography, geology, and hydrology. Each RWQCB is required to formulate and adopt a Water Quality Control Plan or Basin

48 The National Flood Insurance Act of 1968, as amended, and The Flood Disaster Protection Act of 1973, 42 U.S.C. 4001 et. seq.

49 State Water Resources Control Board, Porter-Cologne Water Quality Control Act, 2018.

Plan for its region. The Basin Plan establishes beneficial use definitions for the various types of water bodies and serves as the basis for establishing water quality objectives, discharge conditions and prohibitions, and must adhere to the policies set forth in the CWC and established by the SWRCB. In this regard, the LARWQCB issued the Los Angeles Basin Plan on August 29, 2014 for the Coastal Watersheds of Los Angeles and Ventura Counties, with subsequent amendments. The RWQCB is also given authority to issue waste discharge requirements, enforce actions against stormwater discharge violators, and monitor water quality.[50]

Sustainable Groundwater Management Act

The Sustainable Groundwater Management Act of 2014 (SGMA) requires the designation of groundwater sustainability agencies (GSAs) by one or more local agencies and the adoption of groundwater sustainability plans (GSPs) for basins designated as medium- or high-priority by the California Department of Water Resources (DWR). SGMA grants new powers to GSAs, including the power to adopt rules, regulations, ordinances, and resolutions; regulate groundwater extractions; and to impose fees and assessments. SGMA also allows the State Water Resources Control Board (SWRCB) to intervene if local agencies will not or do not meet the SGMA requirements, in addition to mandating that critically over drafted basins be sustainable by 2040, and medium- or high-priority by 2042.

State Water Resources Control Board

The SWRCB is a State agency with primary authority over water quality and water rights in California. The mission of SWRCB is to preserve, enhance, and restore the quality of California's water resources and drinking water for the protection of the environment, public health, and all beneficial uses, and to ensure proper water resource allocation and efficient use, for the benefit of present and future generations. Under the Porter-Cologne Water Quality Act and the CWA, the SWRCB alongside the nine (9) RWQCBs, regulates discharges of waste to surface water and groundwater through the issuance of Waste Discharge Requirements (WDRs) and NPDES permits. The SWRCB has authority to adopt regulations, establish water quality objectives and policies, require monitoring and reporting, and enforce compliance through administrative civil and criminal actions.

50 United States Environmental Protection Agency, Clean Water Act, 2016.

Local

Ventura County Watershed Protection District

The VCWPD, originally established as the Ventura County Flood Control District in 1944 under the Ventura County Flood Control Act, was renamed in 2003 to reflect broader responsibilities in watershed management. The District is a special district governed by the Ventura County Board of Supervisors that provides for the control and conservation of flood and stormwaters, watersheds, and life and property in the District from damage or destruction from storm flows or flooding. The VCWPD has statutory authority to construct, operate, and maintain flood control and drainage facilities, regulate activities affecting watercourses, and coordinate with federal, state, and local agencies in implementing flood risk reduction and watershed protection programs.

Ventura County Multi-jurisdictional Hazard Mitigation Plan

The County's Multi-jurisdictional Hazard Mitigation Plan (MJHMP)[51] inventories the natural hazards Ventura County is most vulnerable to and prioritizes for risk reduction based on a comprehensive area-wide mitigation strategy. The current MJHMP was adopted by the Board of Supervisors on July 12, 2022, and approved by FEMA on August 16, 2022. Goals of the MJHMP focus on protecting life, property, and the environment from natural hazards by effectively communicating risks, implementing feasible and environmentally sound mitigation measures, prioritizing actions for vulnerable communities, coordinating with other plans, enhancing the County's preparedness and adaptive capacity, and increasing the resilience of critical infrastructure and community lifelines.

Fox Canyon Groundwater Management Agency

The Fox Canyon Groundwater Management Agency (FCGMA) was established in 1982 by the Fox Canyon Groundwater Management Agency Act (California Water Code Appendix, Chapter 121) to oversee Ventura County's groundwater resources. FCGMA is an independent special district, separate from the County or any city government. The FCGMA has authority to adopt ordinances, establish extraction allocations, require reporting, impose fees, and enforce compliance. FCGMA serves as the groundwater

51 Ready Ventura County. Hazard Mitigation Plan. July 2022. Accessed September 2025. https://ready.venturacounty.gov/county-plans/.

sustainability agency for the Las Posas Valley Basin, Pleasant Valley Basin and the Oxnard Subbasin. The FCGMA acts as the watermaster for the Las Posas Valley Basin.

City of Camarillo Municipal Code

The City's Municipal Code includes regulations related to drainage, water quality and flooding. The CMC, Chapter 9.32, regulates storm water quality management, and prohibits non-stormwater discharges into the municipal separate storm sewer system. The City enforces the Municipal Stormwater Permit and is part of the Ventura Countywide Stormwater Quality Management Program. The City's stormwater Division ensures compliance with the Municipal Stormwater Permit and protects local waterways from pollution caused by stormwater and urban runoff.[52] Illicit discharge detection and elimination, inspection of construction/industrial sites, and post-construction best management practice (BMP) inspections are part of the City's Stormwater Division standards.

Chapter 14.12 of the CMC establishes the City's Water Conservation Ordinance and outlines permanent water conservation measures in order to ensure citywide sustainable water usage. Chapter 14.14 of the CMC, the State Model Water Efficient Landscape Ordinance (MWELO), establishes requirements for the design, installation, and maintenance of landscaping for new developments and certain landscape renovations. The City manages requirements for Flood Damage Protection. CMC Title 16 Code incorporates the Uniform Building Code to minimize public and private losses due to flood conditions. Chapter 16.34 outlines requirements for Flood Damage Protection. Chapter 18.65 of the CMC mandates that improvement plans such as grading and drainage designs be prepared under the supervision of a registered civil engineer. These plans must address stormwater and site runoff. Chapter 16.38 of the CMC requires geotechnical studies to assess potential hydrological hazards, such as flooding, erosion, and mudflow.

52 City of Camarillo. "Stormwater." Accessed September 2025. https://www.ci.camarillo.ca.us/departments/public_works/stormwater.php.

Noise

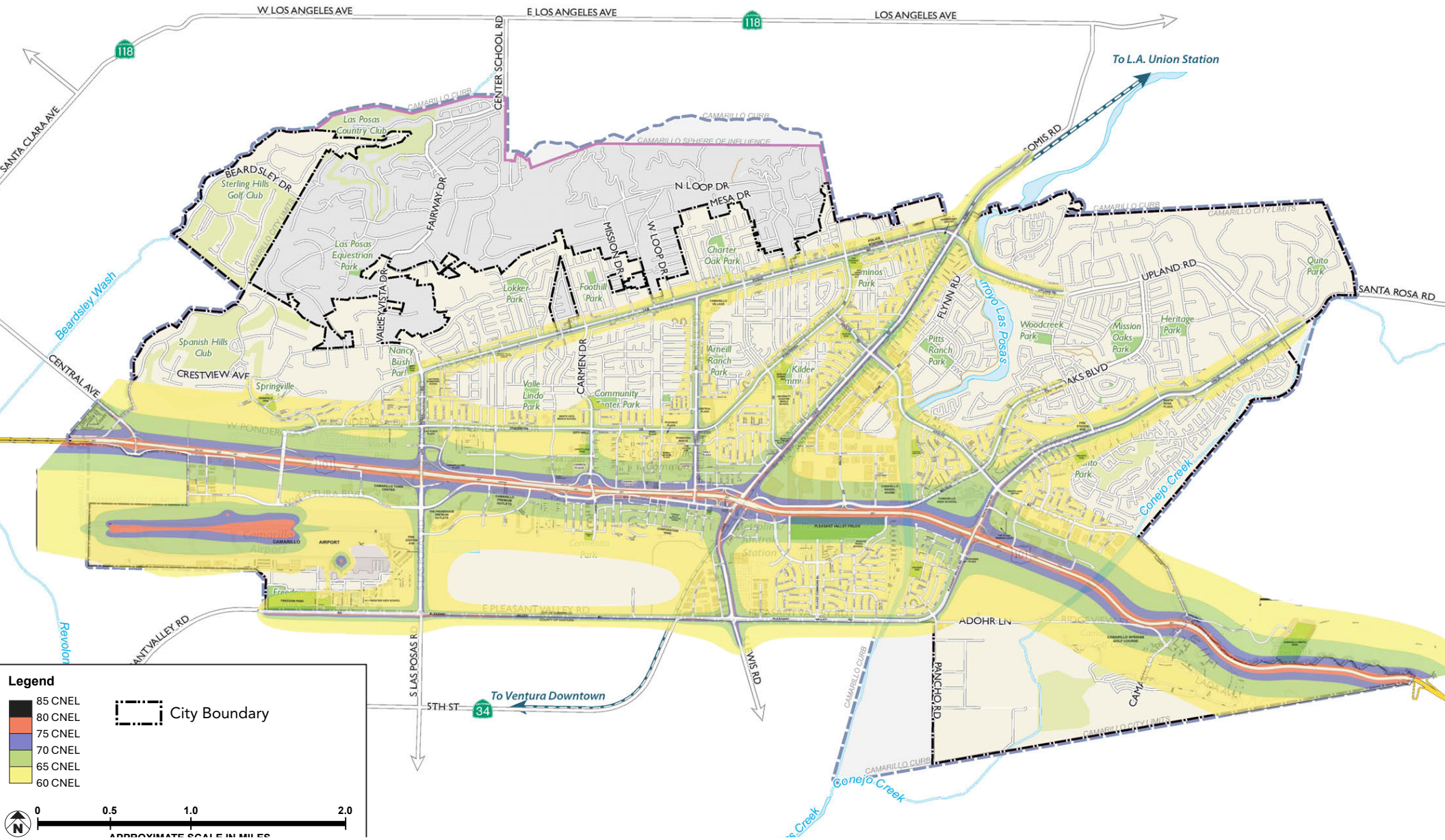
EXISTING CONDITIONS

Map 5-16 shows the 2015 General Plan Noise Contour Map, characterizing the existing noise environment in Camarillo, based on observations, noise measurements, and modeling performed by the City. The most common and primary source of noise in the city is motor vehicles (e.g., automobiles, buses, trucks, and motorcycles) along U.S. Highway 101 (the Ventura Freeway) and major arterial roads such as State Highway 34 (Lewis Road). Motor vehicle noise is of particular concern because it is characterized by a high number of individual events, which often create a sustained noise level, and because of its proximity to noise-sensitive uses. Secondary, but still important, sources of noise in Camarillo include:[53]

- Operations on the Union Pacific (UP)/Amtrak/ Metrolink railroad.
- Aircraft overflights from Camarillo Airport and Naval Base Ventura County, and to a lesser extent overflights from other airports such as Oxnard Airport.
- Stationary sources. The primary noise associated with these facilities are caused by sources including delivery trucks, generators, outdoor loudspeakers, pressure washers, and construction equipment.

53 City of Camarillo, General Plan, Nosie Element, https://www.ci.camarillo.ca.us/Departments/Community%20Development/General%20Plan/Noise.pdf, Accessed September 2025.

Map 5-16: General Plan Noise Contour Map



Camarillo Airport

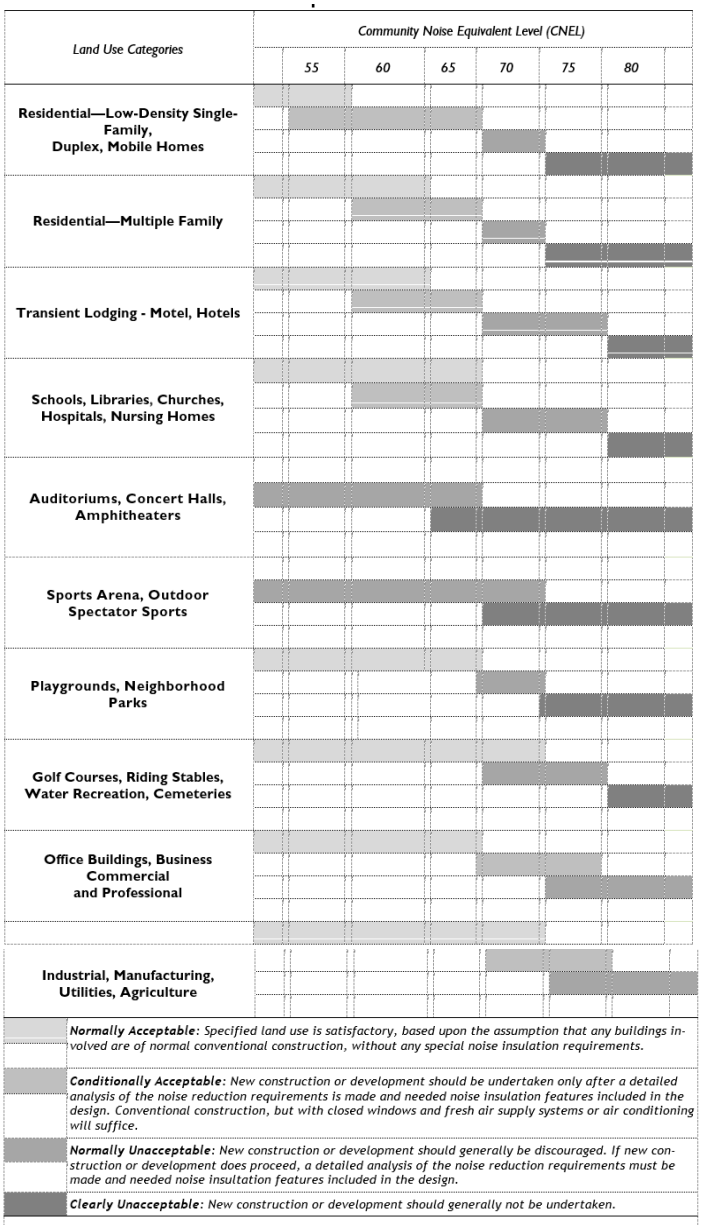
The Camarillo Airport is a public airport located within the City. Land uses surrounding the Camarillo Airport include areas zoned as M-2 "General Manufacturing," LM "Limited Manufacturing," CPD "Commercial Planned Development," AE "Agricultural Exclusive," and RE "Rural Exclusive Residential. Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with each use. Noise-sensitive land uses generally include residences, schools, hospitals, long term medical or mental care facilities, and libraries. Noise-sensitive receptors in Camarillo are generally not in areas subject to excessive noise levels, in this case defined as noise in excess of 75 dBA CNEL. Noise-sensitive receptors are located outside of the 75 dBA CNEL noise contours defined for the Camarillo Airport, with the exception of ACE Charter High School, located just east of the intersection of Pleasant Valley Road and Airport Way in the southwestern part of the City.

REGULATORY FRAMEWORK

State

The State of California has not adopted Statewide standards for environmental noise, but the Governor's Office of Planning and Research (OPR) has established guidelines for evaluating the compatibility of various land uses as a function of community noise exposure, as presented in **Table 5-10**. The purpose of these guidelines is to maintain acceptable noise levels in a community setting for different land use types. Noise levels are divided into four general categories, which vary in range according to land use type: "normally acceptable," "conditionally acceptable," "normally unacceptable," and "clearly unacceptable." California Government Code Section 65302 requires each county and city in the State to prepare and adopt a comprehensive long-range general plan for its physical development, with Section 65302(f) requiring a noise element to be included in the general plan. The noise element must identify and appraise noise problems in the community and analyze and quantify current and projected noise levels.

Table 5-10: Guidelines for Noise Compatible Land use



Local

General Plan

The City of Camarillo General Plan Noise Element utilizes the State guidelines discussed above as the basis for its Noise/ Land Use Compatibility Matrix. **Table 5-10** is the primary tool that allows the City to ensure integrated planning for compatibility between land uses and outdoor noise.

The Camarillo General Plan Noise Element includes goals and policies that ensure Camarillo's land use pattern is compatible with current and future noise levels.[54] The purpose of Camarillo's Noise Element is to balance the city's physical growth with the auditory well-being of its residents by incorporating noise mitigation directly into the land use planning process. Policies codify operational limits on construction, yard maintenance, and commercial deliveries during sensitive hours, while maintaining active coordination with regional partners like Caltrans and the Navy. Ultimately, the Noise Element goals and policies serve as a proactive toolkit to improve the quality of life in the community through the reduction of noise impacts.

54 City of Camarillo, General Plan, Noise Element, https://www.ci.camarillo.ca.us/Departments/Community%20Development/General%20Plan/Noise.pdf, Accessed September 2025.

Municipal Code

Chapter 10.34 of the City's municipal code establishes exterior and interior noise standards for land uses within the City. **Table 5-11** summarizes the exterior noise standards included in Section 10.34.040 of the City's municipal code.

Table 5-12 summarizes the interior noise standards included in Section 10.34.050 of the City's municipal code. These regulations are applicable to construction within the City unless otherwise exempted in Section 10.34.120, between the hours of 7:00 PM to 7:00 AM or at any time on a Sunday, New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, and Christmas Day.

Vibration

Section 19.54.110 of the City's municipal code establishes that every use shall be so operated that the ground vibration generated by the use is not harmful or injurious to the use of surrounding properties. No vibration and/or noise shall be permitted, which is perceptible without instruments at any point along the point of measurement above .003 of an inch as measured on which the use is located.

Wildfire

EXISTING CONDITIONS

A wildland fire is an uncontrolled fire spreading through vegetative fuels that may expose or consume structures. There are no significant unusual urban fire hazards within the City and local high fire hazard zones are located in the wildland/urban interface areas. The threat of wildfire increases during the fire season from late spring through fall, dry summer months and during strong Santa Ana wind periods. The occurrence of wildfire and average burned areas are projected to increase within the City through mid and end-century projections due to climate change.

The vegetation in the City consists of mostly California mixed evergreen forest and woodland, chaparral, shrubland, and grassland.[55] The undeveloped hillside areas and the hills along the northern and eastern boundaries within the City have a high potential for large-scale wildland fires.

55 County of Ventura. "Ventura County Community Wildfire Protection Plan." 2023. Accessed September 2025. https://fire.venturacounty.gov/wp-content/uploads/2024/04/Ventura-County-CWPP-Final-2023-signed.pdf.

The Camarillo Springs neighborhood at the southeast portion of the City is in the "Very High" and "High" Fire Hazard Severity Zones (VHFHSZ, HFHSZ). The City has several critical facilities within the VHFHSZ, including transportation infrastructure assets along U.S. 101. The St. John's Hospital in the northern portion of the City is adjacent to the VHFHSZ. Several roads and residential areas are within the City's fire zones, including U.S. 101 within the southeastern portion of the City. **Map 5-17** show wildfire hazard severity zones within the Planning Area.

Fire Response Resources

Fire suppression and preventative services in the City are provided by the Ventura County Fire Department (VCFD), also known as the Ventura County Fire Protection District (VCFPD). The VCFPD includes approximately 600 personnel and the VCFPD provides fire protection, medical aid, rescue, hazardous materials response, and a variety of other services to the public. The VCFD has three (3) fire stations located within the City: Fire Stations 50, 52 and 54. Fire Station 55 serves the northern portion of the City. Map 5-17 shows fire stations within Fire Hazard Severity Zones in Local Responsibility Areas (LRA) and State Responsibility Areas (SRA).

Table 5-11: Exterior Noise Standards

NOISE ZONE	DESIGNATION NOISE ZONE LAND USE	TIME	EXTERIOR NOISE LEVEL (DBA)
I	Agricultural and open space properties	7:00 AM – 9:00 PM	55
		9:00 PM – 7:00 AM	45
II	Residential Properties	7:00 AM – 9:00 PM	55
		9:00 PM – 7:00 AM	45
III	Commercial/office properties	7:00 AM – 9:00 PM	65
		9:00 PM – 7:00 AM	55
IV	Industrial Properties	7:00 AM – 9:00 PM	65
		9:00 PM – 7:00 AM	55

Source: City of Camarillo Municipal Code, Section 10.34.040.

Table 5-12: Interior Noise Standards

NOISE ZONE	DESIGNATION NOISE ZONE LAND USE	TIME	EXTERIOR NOISE LEVEL (DBA)
All	Common wall & freestanding dwellings	7:00 AM – 9:00 PM	40
		9:00 PM – 7:00 AM	45

Source: City of Camarillo Municipal Code, Section 10.34.040.

Fire Station 50: Fire Station 50 is located on South Las Posas Road and serves as the headquarters for Division 1. Fire Station 50 is staffed daily by five (5) firefighters and houses an engine (Engine 50); a crash truck (Crash 50); a tractor-trailer HazMat unit (Hazmat 50); a rescue ambulance (Rescue Ambulance 50); and a utility pickup (Utility 50). The station also has two (2) DeCon trailers used for decontamination at HazMat incidents.

Fire Station 52: Fire Station 52 is located on Santa Rosa Road and serves the eastern portion of the City and the majority of the Santa Rosa Valley. The station is staffed daily by three (3) fire-fighters and houses a medic/engine (Medic/Engine 52); a rescue engine (Engine 152); and a reserve rescue ambulance (Rescue Ambulance 352).

Fire Station 54: Fire Station 54 is located at 2160 Pickwick Drive and serves the central area of the City. The station is staffed daily by seven (7) firefighters and houses an engine (Engine 54); a ladder truck (Truck 54); an urban search and rescue unit (USAR 54); and a swift water rescue unit (Swift Water 54). This station serves as the Battalion 1 Headquarters, which commands the Camarillo and Somis areas and the department's Special Operation activities. Special operations include hazardous materials mitigation, urban search and rescue services and specialized fire-fighting activities such as shipboard and aircraft emergencies.

Fire Station 55: Fire Station 55 is located at 403 Valley Road. Fire Station 55 is staffed daily by three (3) firefighters and houses Engine 55 and Brush Engine 355. It serves the northern portion of the City and Las Posas Valley and the Spanish Hills area.

The estimated average response times within the City are within 8.5 minutes from receipt of the initial 9-1-1 call in the fire dispatch center. Insurance Services Offices (ISO) rates are used by the VCFD. The City has an Emergency Operations Plan (EOP) prepared in accordance with the California Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS) standards. The EOP addresses the City's planned response to emergencies associated with natural disasters and technological incidents.

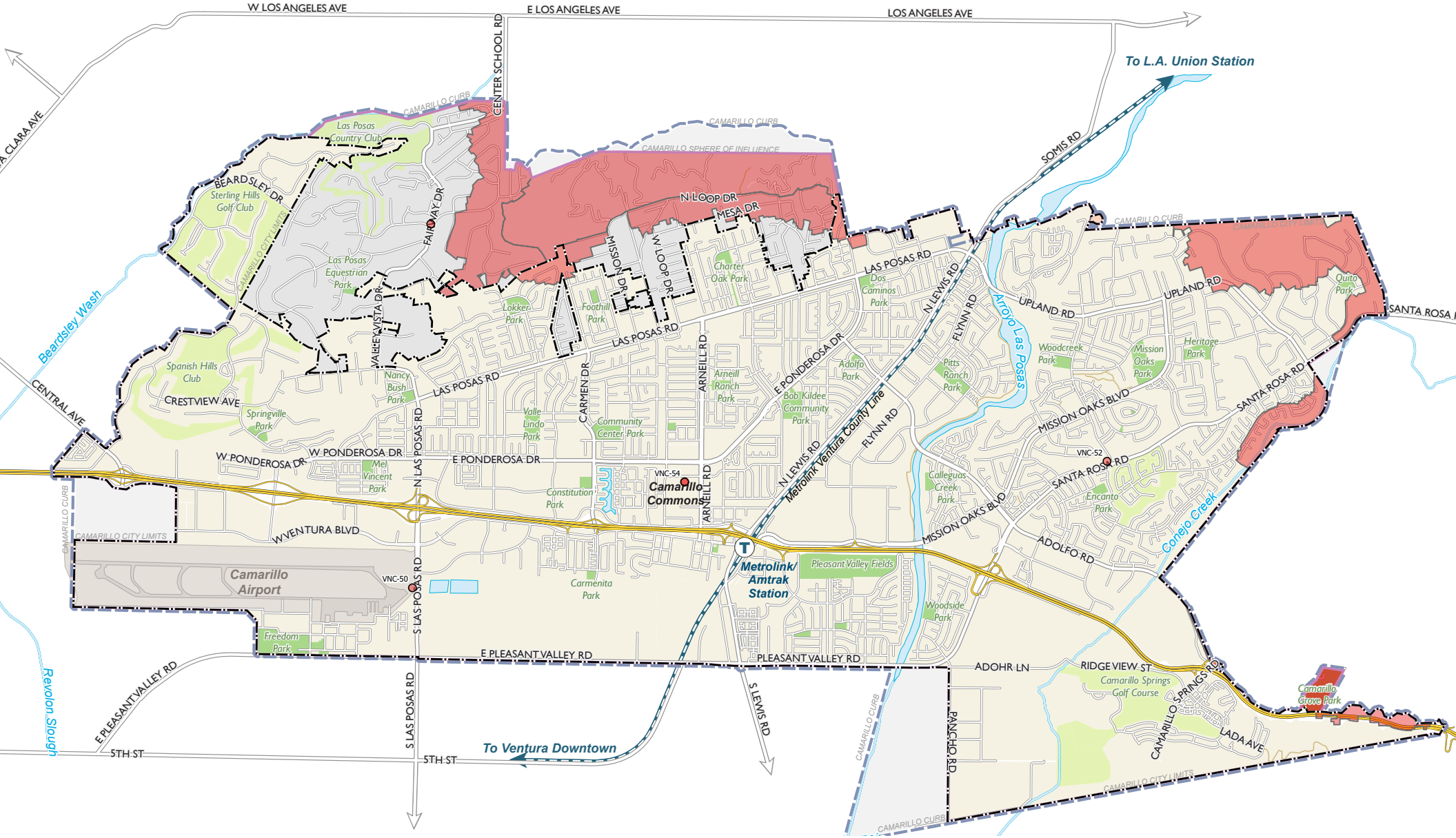
The VCFD and property owners use a number of building criteria and site maintenance techniques for areas within a Fire Severity Zone, or areas described as Communities at Risk. Various techniques are detailed in the California Building Standards Code, Chapters 7 and 7A, and the California Fire Code, Chapter 47 (California Code of Regulations, Title 24, Part 9), and address topics such as noncombustible siding for buildings and 100-foot fuel modification (buffer) zones. The VCFD also has the Fire Hazard Reduction Program, a space and vegetation management program, which enforces California Public Resources Code Section 4291 and California Fire Code Chapter 49, Wildland-Urban Interface Fire Areas.

Community planning, awareness, and involvement assist in effectively reducing the occurrence of wildland fires and associated damage. The Ventura County Community Wildfire Protection Plan outlines procedures for wildfire. Ready, Set, Go! is a countywide fire protection plan that is intended to protect residents from urban wildfires.

Wildfire Hazards

The California Department of Forestry and Fire Protection (CAL FIRE)'s primary roles include enforcement of state wide rules and regulations and assistance with wildfire planning and pre-incident preparation activities. Within California, there are three (3) categories of initial response responsibilities: State Responsibility Areas (SRA), Local Responsibility Areas (LRA), and Federal Responsibility Areas (FRA). CAL FIRE utilizes FHSZs to classify fire hazards, ranging from "Moderate", "High" and "Very High." Further

Map 5-17: Wildfire Hazard Severity Zones & Fire Stations



discussion of CAL FIRE and FHSZs is provided below. In the Camarillo Wildfire Hazard Assessment, wildfire hazard levels were analyzed through a multi-stage approach, based on terrain (slope and aspect), fuel model, and wind influences. According to the Camarillo Wildfire Hazard Assessment, 95 percent of the City[56] was designated as having a "Low" wildfire hazard level. **Table 5-13** displays the history of fires within the City and County that directly or indirectly impacted the City.

REGULATORY FRAMEWORK

State

California Department of Forestry and Fire Protection

The California Department of Forestry and Fire Protection (CAL FIRE) is tasked with reducing wildfire-related impacts, enhancing California's resources, and conducting emergency response. CAL FIRE is also responsible for the protection of approximately 31 million acres of state responsibility area (SRA) consisting of privately-owned wildlands along with administration of private and public forests within the state. At the local level, CAL FIRE provides a variety of services including serving via contract as fire department staff for jurisdictions throughout California. CAL FIRE is responsible for enforcing State of California fire safety codes included in the CCR and California Public Resources Code throughout the SRA. Public Resources Code 4291 generally states that any person operating any structure located on brush-covered lands or land covered with flammable materials is required to maintain defensible space around the structure, regardless of whether it is in or adjacent to SRA. CCR Title 14 Section 1254 identifies minimum clearance requirements around utility poles. CAL FIRE also inspects utility facilities and makes recommendations regarding improvements in facility design and infrastructure. CAL FIRE recommends a joint inspection between the utility owner and CAL FIRE so that each entity may assess the current state of the facility to successfully implement fire prevention techniques and policies. Violations of state fire codes discovered during the inspections are required to be brought into compliance with the established codes. If a CAL FIRE investigation reveals that a wildfire occurred as a result of a violation of a law or negligence, the responsible party could face criminal and/or misdemeanor charges. In cases where a violation of a law or negligence has occurred, CAL FIRE has established the Civil Cost Recovery program, which requires parties liable for wildfires to pay for wildfire-related damages.

State Strategic Fire Plan

In January 2019, CAL FIRE released the 2019 California Strategic Fire Plan (Strategic Plan).[57] This plan outlines CAL FIRE's Mission, Vision, Values, and Goals. Under these three elements The Strategic Plan focuses on four primary goals: 1) Improve our core capabilities, 2) Enhance internal operations, 3) Ensure health and safety, and 4) Build an engaged, motivated and innovative workforce. Goal 1 includes emergency response, natural resources protection, prevention and regulatory oversight. Goal 2 includes continuous review and evaluation of internal core operations to find ways to streamline and maximize CAL FIRE's effectiveness. Goal 3 addresses the continued health and safety of CAL FIRE's workforce. Goal 4 addresses continued recruitment, training, and retention of the CAL FIRE workforce. Also included in the Strategic Plan are objectives to meet each of the four goals, as well as how successful implementation of the Strategic Plan is measured.

California Office of Emergency Services (Cal OES)

The California Governor's Office of Emergency Services (Cal OES) is a state agency responsible for coordinating emergency management, preparedness, response, recovery and mitigation efforts. Cal OES operates under the California Emergency Services Act, Government Code Section 8550 et seq., and serves as the central authority for developing statewide emergency plans, local jurisdiction support, and administering federal and state disaster assistance programs.

California Fire Code & California Building Code

The California Fire Code (CFC), Chapter 9 of Title 24 of the California Code of Regulations (CCR), was created by the California Building Standards Commission based on the International Fire code and is updated every three years. The overall purpose of the CFC is to establish the minimum requirements to safeguard the public health, safety, and general welfare from the hazards of fire, explosion,

56 The Camarillo Wildfire Hazard Assessment's study area included the 12,608 acres within the City's limits.

57 CAL FIRE, California Strategic Fire Plan, January 2019.

Table 5-13: History of Fire in the City of Camarillo & Surrounding Areas

LOCATION	YEAR	EVENT TYPE
City of Camarillo and Ventura County	2024	The 2024 Mountain Fire targeted the Somis and Camarillo Heights areas, burned nearly 20,000 acres and damaged or destroyed 369 structures.
Ventura County	2019	The 2019 Maria Fire started on South Mountain, between the communities of Santa Paula and Somis within unincorporated Ventura County. The fire burned approximately 9,412 acres. The fire occurred north of the City and was not within the City's boundaries; however, smoke and air quality impacts affected the City.
City of Camarillo	2018	The 2018 Hill/Woolsey Fire started within the Camarillo area and was driven by the Santa Ana winds. The fire burned 4,531 acres, including the Camarillo Grove Park.
Ventura and Santa Barbara County	2017	The 2017 Thomas Fire burned 281,893 acres in both counties. The City of Camarillo did not incur any structural damage and was only indirectly impacted by smoke. The City provided mutual aid and evacuation centers.
City of Camarillo and Ventura County	2013	The 2013 Springs Fire began near U.S. 101 in Camarillo Springs and burned 24,251 acres across the County. The fire primarily extended south toward Point Mugu State Park. Evacuation orders were given for Camarillo Springs residents.
County of Ventura	2006	The 2006 Shekell Complex Fire began in the Somis/Moorpark area of the County, northeast of the City of Camarillo. The 2006 Shekell Complex Fire burned approximately 13,600 acres. The fire was not within the City's boundaries, but indirectly impacted air quality through heavy smoke in the area.
County of Ventura	2006	The 2006 Day Fire began in the Los Padres National Forest near Piru and burned 162,702 acres. The fire was not within the City's boundaries; however, City residents were affected by regional smoke and degraded air quality.
County of Ventura	2003	The 2003 Simi Fire began in Simi Valley and spread westward into the unincorporated County, east and north of the City. The fire burned 108,204 acres. The fire was not within the City's boundaries, but did indirectly impact City residents through smoke and air quality impacts.
Los Angeles and Ventura County	1999	The 1999 Ranch Fire began in northern Los Angeles County and spread into portions of northeastern Ventura County. The fire burned 4,372 acres. The fire did not occur within City boundaries, but impacted the City through regional smoke and degraded air quality.
City of Camarillo	1997	The 1997 Camarillo Brush Fire ignited north of the City and burned approximately 150 acres.
City of Camarillo	1985	The 1985 Peach Hill Fire occurred within the Las Posas Hills northeast of the City. The fire burned approximately 1,992 acres.
City of Camarillo	1973	The VCFD responded in 1973 to a fire within the City and surrounding area. The fire burned approximately 239 acres.
City of Camarillo	1958	The 1958 Santa Rosa Fire occurred southeast of the City. The fire burned approximately 1,138 acres.

Sources: City of Camarillo. Safety Element Update. "General Plan." September 2025. Accessed September 2025.
Ventura County. "Ventura County Multi-Jurisdictional Hazard Mitigation Plan." 2022. Accessed September 2025. https://vcportal.ventura.org/OES/2022-03-01_VenturaHMP_Vol2_PublicReviewDraft-compressed.pdf.
CAL FIRE. "Current Emergency Incidents." Accessed September 2025. https://www.fire.ca.gov/Incidents.
California Natural Resources Agency. "California Historical Fire Perimeters." Accessed September 2025. https://gis.data.cnra.ca.gov/maps/CALFIRE-Forestry::california-historical-fire-perimeters/about.

or dangerous conditions in new and existing buildings, structures, and premises, and to provide safety and assistance to firefighters and emergency responders during emergency operations. Chapter 49 of the CFC contains minimum standards for development in the wildland–urban interface and fire hazard areas. The CFC also provides regulations and guidance for local agencies in the development and enforcement of fire safety standards.

Chapter 7A of the California Building Code (CBC) regulates building materials, systems, and/or assemblies used in the exterior design and construction of new buildings located within a wildland-urban interface fire area. This chapter establishes minimum standards for the protection of life and property by increasing the ability of a building located in any Fire Hazard Severity Zone within State Responsibility Areas or a wildland-urban interface fire area to resist the intrusion of flames or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses. New buildings located in such areas are required to comply with the ignition resistant construction standards outlined in Chapter 7A. The CFC also regulates the use, handling, and storage of hazardous materials at fixed facilities. The CFC and the California Building Code use a hazards classification system to determine what protective measures are required to protect life and property. The CFC uses a permit system based on hazard classification to ensure that these safety measures are met.

State Responsibility Area Maps

CAL FIRE adopted Fire Hazard Severity Zone maps for State Responsibility Areas in November 2007. The maps and related regulations were approved by the Office of Administrative Law. Government Code Section 51179 states the following:

"A local agency shall designate, by ordinance, very high fire hazard severity zones in its jurisdiction within 120 days of receiving recommendations from the director pursuant to subdivisions (b) and (c) of Section 51178. A local agency shall be exempt from this requirement if ordinances of the local agency, adopted on or before December 31, 1992, impose standards that are equivalent to, or more restrictive than, the standards imposed by this chapter."

Fire Hazard Severity Zones

CAL FIRE uses Fire Hazard Severity Zones (FHSZs) to classify the anticipated fire-related hazard for SRAs. The classifications include Moderate, High, and Very High. These fire hazard measurements take into account vegetation, topography, weather, crown fire production, fire history, and ember production and movement.[58]

Local

Ventura County Fire Department (VCFD)- Fire Hazard Reduction Program (FHRP)

The Fire Hazard Reduction Program (FHRP) is the cornerstone of the County's Wildland Fire Action Plan. The City is within a VCFD Fire Hazard Reduction/ brush clearance standards area. The FHRP releases "Notices to Abate Fire Hazard" notices annually. As of March 1, 2025, the VCFD implemented a full five (5) foot Non-Combustible Zone for new buildings and additions to existing buildings, which limits combustible materials near structures.[59]

Ventura County Fire Department Unit Strategic Fire Plan

The County Unit Strategic Fire Plan describes the County's fire history, firefighting capabilities, and collaboration throughout different agencies, non-government organizations, and private entities. It also contains a reporting mechanism that tracks the implementation of projects to meet goals and objectives.

Ventura County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)

The County's Multi-jurisdictional Hazard Mitigation Plan (MJHMP) inventories the natural hazards Ventura County is most vulnerable to and prioritizes for risk reduction based on a comprehensive area-wide mitigation strategy. The current MJHMP was adopted by the Board of Supervisors on July 12, 2022, and approved by FEMA on August 16, 2022. Goals of the MJHMP focus on protecting life,

58 CAL FIRE, Office of the State Fire Marshal, Fire Severity Zones. Accessed September 2025. https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones.

59 VCFD. "Community Wildfire Preparedness." Accessed September 2025. https://fire.venturacounty.gov/fire-hazard-reduction-program-fhrp/.

property, and the environment from natural hazards by effectively communicating risks, implementing feasible and environmentally sound mitigation measures, prioritizing actions for vulnerable communities, coordinating with other plans, enhancing the County's preparedness and adaptive capacity, and increasing the resilience of critical infrastructure and community lifelines.

Ventura County Community Wildfire Protection Plan

The Healthy Forests Restoration Act of 2003 (HFRA) encourages communities to develop a Community Wildfire Protection Plan (CWPP) to reduce wildland fire risk and to promote healthier forested ecosystems. A CWPP, as defined in Title I of the HRFA, is a blueprint for preparedness at the neighborhood level. It organizes a community's efforts to plan and protect itself against wildfire, and empowers citizens to move in a cohesive, common direction. A CWPP was developed for the County with collaboration from citizens, and federal, state and local management agencies, including the City of Camarillo.

The Camarillo Municipal Code Section 16.50.010

New development is subject to payment of a Fire Protection Facilities Fee. CMC Section 16.50.010 states that new construction within the City will create a need for additional fire protection services and a corresponding need for additional or enlarged fire stations from which to provide those services.

Ordinance No. 2027

The Camarillo City Council adopted emergency Ordinance No. 2027 on November 20, 2024. Ordinance No. 2027 establishes standards and procedures for debris cleanup of fire-damaged structures. Ordinance No. 2027 sets conditions under which debris may be removed. Inspections by hazardous materials personnel and compliance certification are required before permits may be issued.[60]

60 City of Camarillo. "Ordinance No. 2027." Accessed September 2025. https://cityofcamarillo.org/Departments/City%20Clerk/Ordinances/Urgency%20Ord.%202027%20Establishing%20Standards%20and%20Procedures%20for%20Debris%20Cleanup%20-%20Mountain%20Fire.pdf?t=202411211916210.

Fire Prevention Programs

Ready, Set, Go! is a countywide fire protection plan that is intended to protect residents from urban wildfires. The purpose of this plan is to provide residents with a wildfire action plan that serves as an educational tool informing residents about wildland/urban interface, defensible spaces, fire resistant methods, fire protection and emergency preparedness.

Key Findings and Implications

- **Agriculture.** Agriculture serves as a vital part of the City's historic and present heritage and provides a continued understanding and concern for the land that underlies all development. Farmland possesses aesthetic value and provides visual relief from urban development. The City contains productive agricultural land that is disappearing or becoming subject to urbanization. Open space used for agriculture within the City contains row crops within the Camarillo Urban Restriction Boundary (CURB) area and is designated under the City's General Plan as Urban Reserve. This land provides scenic natural open space and contains valuable watershed area.

- **Seismic Hazards.** Camarillo is located in the southwestern portion of the Transverse Ranges geomorphic province of California, a seismically active region. There are four fault zones that extend through various areas of Camarillo: Springville, Simi-Santa Rosa, Camarillo, and Bailey fault zones. Alquist-Priolo zone maps generated by the State of California show regulatory zones for potential surface fault rupture where fault lines intersect with future development and populated areas. The State has identified three Alquist-Priolo Earthquake Fault Zones within Camarillo. These zones are located along and just north of Las Posas Road, south of U.S. 101 just to the east of the airport, and north of U.S. 101 in the vicinity of Adolfo Road. California law prohibits the construction of housing in designated fault zones and the California Building Code establishes structural parameters and practices that new development must comply with to minimize the risk of loss or damage due to seismic hazards.

- **Geology.** A large portion of the City, primarily the western half, lies within a liquefaction hazard zone as determined by the California Geological Survey. Liquefiable soils do not prohibit development, nor do they require deep foundations to address associated risks. The remediation of loose, cohesionless soils is a common practice in geotechnical engineering. Techniques such as earthquake drains can provide adequate soil liquefaction mitigation by dissipating the pore pressure before reaching critical levels. Other strategies include low mobility grouting, dynamic compaction, vibro-compaction and wet soil mixing.

- **Hazardous Materials.** There are nine recorded hazardous materials sites within the city, the majority of which involve dry cleaners and gas stations and pose low risk. Four sites are located at the Camarillo Airport. There are currently no active remediation activities underway and monitoring is ongoing for one of the airport sites.

- **Flooding.** The City faces limited direct flooding hazards due to local drainage improvements and flood control facilities. However, there are continuing efforts to reduce flood risk east of Somis Road and off of Howard Road. Areas adjacent to Calleguas Creek and other drainage courses are vulnerable to inundation. Flooding hazards are predominately within the Calleguas Creek and its tributaries, where Federal Emergency Management Agency (FEMA) identifies within designated 100-year and 500-year flood plains. There are multiple dams within the County, and dam inundation hazards are also identified within the central and southern portions of the City.
- **Wildfire.** Wildfire is a growing concern throughout California. Camarillo experiences wildland fires varying in size and impact including the 2018 Hill/Woolsey Fire and 2013 Springs Fire. According to the Camarillo Wildfire Hazard Assessment, 95 percent of the City was designated as having a "Low" wildfire hazard level. However, areas within and adjacent to the eastern and northern portions of the planning area are classified as having Extreme risk. Consideration of risk mitigation strategies will be necessary both for existing and any planned future development within these locations.