

3.0 ENVIRONMENTAL SETTING

This section describes the current environmental conditions on, and in the vicinity of, the Camarillo Conejo Creek Properties Specific Plan project site. More detailed descriptions of the setting for each environmental issue area can be found in Section 4.0, *Environmental Impact Analysis*.

3.1 REGIONAL SETTING

The City of Camarillo encompasses approximately 12,000 acres (City of Camarillo General Plan, 2003) and has an estimated population of 65,201 residents (California Department of Finance, 2011). Camarillo is in the southern portion of Ventura County, which is situated between Santa Barbara County and Los Angeles County. Within Ventura County, the City of Camarillo is northeast of the City of Oxnard, west of the City of Thousand Oaks, southeast of the City of Ventura, and south of the City of Moorpark.

Elevations in the City of Camarillo range from about 30 feet above mean sea level to about 1,800 feet about mean sea level. Drainage is generally to the southwest toward the Pacific Ocean. Similar to much of Southern California, Camarillo is located within a seismically active region.

Located approximately 10 miles east of the Pacific Ocean, Camarillo enjoys a mild Mediterranean-type climate, with the average year round temperature in the low seventies. The area receives approximately 16 inches of rain annually. The prevailing winds are westerly, with a high percentage of low speed winds (about 4 MPH). During the fall and winter, periodic Santa Ana conditions bring dry, warm wind from the northeast.

3.2 SITE-SPECIFIC SETTING

The Conejo Creek Properties Specific Plan area is located in the eastern portion of the City in western Ventura County. The project site bordered by U.S. 101 to the north, Conejo Creek to the east and to the south, and Calleguas Creek to the west. Major arterials providing immediate access to the regional roadway system include Pleasant Valley Road and Ridgeview Street. An existing on- and off-ramp from U.S. 101 provides direct freeway access to the northwestern portion of the planning area.

The project site currently contains agricultural and industrial uses. The current City General Plan land use designation for the site includes Agriculture, Linkage (Special Treatment), Industrial, and Public.

Land uses in the vicinity of the site include a residential community and agricultural uses to the west; commercial uses to the north across U.S. 101; open space, a golf course, and residences to the east; and agriculture and open space to the south.

The proposed Specific Plan area's topography is primarily flat and characterized by row crop and orchard areas, with primary drainage trending from north to south. A disconnected series of four small hills, consisting partially of outcroppings of Conejo Volcanic rock material are located in the south and westerly portions of the planning area. An additional area of Conejo Volcanic material



is located immediately southeast of the Ridge View Street/Conejo Creek bridge, adjacent to the Camarillo Springs golf course. Conejo and Calleguas Creeks have been partially channelized over the past 100 years, with two small bridge structures constructed over Conejo Creek in the southern portion of the Specific Plan area.

3.3 CUMULATIVE PROJECTS

The *CEQA Guidelines* require the analysis of the cumulative effects of a project in combination with other foreseeable development in the area. CEQA defines “cumulative impacts” as two or more individual events that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be insignificant when analyzed separately, but could have a significant impact when analyzed together. Section 15130 of the *CEQA Guidelines* prescribes two methods for analyzing cumulative impacts: (1) use of a list of past, present, and reasonably anticipated future projects producing related or cumulative impacts; or (2) use of a summary of projections contained in an adopted general plan or related planning document.

This EIR examines cumulative impacts based on a “summary of projections” of long-range General Plan buildout of the City of Camarillo, which is anticipated to occur in the year 2030. This would facilitate long-range planning consistency amongst the General Plan and the proposed Specific Plan, which also has an anticipated buildout year of 2030. The cumulative analysis includes future development that would occur under the City of Camarillo General Plan. Buildout of the General Plan would result in an approximately 5,824 residential units and 2.98 million square feet of non-residential uses in addition to existing residential and non-residential development.

Cumulative impacts are discussed within each of the specific impact analysis discussions in Section 4.0, *Environmental Impact Analysis*.

