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INTRODUCTION

This document comprises the Comments and Responses volume of the Final Environmental Impact Report (EIR) for the proposed Camarillo Academy High School + Performing Arts Center (CAHS + PAC) project. The purpose of this document is to respond to all comments received by the Oxnard Union High School District (OUHSD) regarding the environmental information and analyses contained in the Draft EIR.

As required by California Environmental Quality Act (CEQA) Guidelines Section 15087, a Notice of Completion (NOC) of the Draft EIR for the CAHS + PAC project was filed with the State Clearinghouse on May 6, 2013, and the Notice of Availability (NOA) of the Draft EIR was filed with the County Clerk on May 6, 2013.

The Draft EIR was circulated for public review for a period of 45 days, from May 6, 2013, to June 19, 2013. Copies of the Draft EIR were distributed to all Responsible Agencies and to the State Clearinghouse in addition to various public agencies, citizen groups, and interested individuals. Copies of the Draft EIR were also made available for public review at the OUHSD, City of Camarillo (City) Community Development Department, Camarillo Public Library, and on the OUHSD website (http://www.ouhsd.k12.ca.us/business_services/schoolbond/cam.php).

Fourteen comment letters were received during the public review period. Comments were received from local agencies and members of the public. Comments that address environmental issues are thoroughly responded to in this EIR. Comments that (1) do not address the adequacy or completeness of the Draft EIR, (2) do not raise environmental issues, or (3) do request the incorporation of additional information not relevant to environmental issues do not require a response, pursuant to Section 15088(a) of the CEQA Guidelines.

Section 15088 of the CEQA Guidelines, Evaluation of and Response to Comments, states:

a) The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The lead agency shall respond to comments received during the noticed comment period and any extensions and may respond to late comments.

b) The lead agency shall provide a written proposed response to a public agency on comments made by that public agency at least 10 days prior to certifying an environmental impact report.

c) The written response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular, major environmental issues raised when the lead agency’s position is at variance with recommendations and objections raised in the comments must be
addressed in detail, giving reasons why specific comments and suggestions were not accepted. There must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice.

d) The response to comments may take the form of a revision to the draft EIR or may be a separate section in the final EIR. Where the response to comments makes important changes in the information contained in the text of the draft EIR, the lead agency should either:

1. Revise the text in the body of the EIR; or
2. Include marginal notes showing that the information is revised in the responses to comments.

Information provided in this Response to Comments document clarifies, amplifies, or makes minor modifications to the Draft EIR. No significant changes have been made to the information contained in the Draft EIR as a result of the responses to comments, and no significant new information has been added that would require recirculation of the document.

A revised version of the EIR (proposed Final EIR) has been prepared to make minor corrections and clarifications to the Draft EIR as a result of comments received during the public review period. This Response to Comments document has been prepared as a separate section of the proposed Final EIR and is included for consideration by the OUHSD Board of Trustees prior to a vote to certify the Final EIR.

INDEX OF COMMENTS RECEIVED

The following is an index list of the agencies that commented on the Draft EIR prior to the close of the public comment period or immediately thereafter. The comments received have been organized in a manner that facilitates finding a particular comment or set of comments. Each comment letter received is indexed with a number below.

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FORMAT OF RESPONSES TO COMMENTS

Responses to each of the comment letters are provided on the following pages. Each comment letter is provided an index number shown in the upper right corner of each letter. Individual comments/points within each letter are numbered in the right-hand margin of each letter. The OUHSD’s responses to each comment letter immediately follow each letter and are referenced by the comment numbers in the margins of the comment letter. As noted above and in some of the responses, a proposed Final EIR, with text revisions, has been prepared to provide corrections and clarifications to the Draft EIR.
RESPONSES TO COMMENTS
June 14, 2013

Terry Zinger  
Capital Project Program Manager  
Oxnard Union High School District  
Business Services & Facilities  
309 South K Street  
Oxnard, CA 93030

VIA CERTIFIED MAIL NO. 7004 1350 0004 6786 7646

Re: Comments to CAHS+PACS Draft Environmental Impact Report

Dear Mr. Zinger,

The City of Camarillo, a Responsible Agency under CEQA for the proposed Camarillo Academy High School and Performing Arts Center, has reviewed the Draft Environmental Impact Report and offers the following comments:

1. Though identified in Table 1.C, and on page 4.13-25, Mitigation Measure 4.13.1, pertaining to sewer improvements, needs to be included in the Mitigation and Monitoring Reporting Program. The Oxnard Unified High School District (OUHSD) Project Manager and Camarillo Sanitation District should be identified as the Responsible Parties for carrying out the mitigation, with the timing for mitigation prior to the opening of the school facility.

2. Language should be added to Chapter 3 discussing the OUHSD's plans to hire an School Resource Officer (SRO) and crossing guards as part of the project and that any additional SROs or crossing guards recommended by the Ventura County Sheriff's Department, the City, or the OUHSD, now or in the future, will be provided by the OUHSD at its sole cost.

3. Change the identification of the traffic signal in Tables 4.15-H and 4.15-J to "Project Component" for consistency with the text.

The City of Camarillo appreciates the cooperation between our agencies during the drafting of the DEIR, and we look forward to continuing to work with the District in a timely manner to ensure the opening of the new CAHS+PACS in August 2015.

Sincerely,

David J. Norman, Director  
Department of Community Development
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CITY OF CAMARILLO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
Letter Code: L-1  
Date: June 14, 2013  

RESPONSE L-1-1  
The comment states that although required sewer improvements are identified in Table 1.C on page 1-29 and in Mitigation Measure 4.13.1 on page 4.13-25 of the Draft EIR, this mitigation measure is not included in the Mitigation and Monitoring Reporting Program. The comment states that the Oxnard Union High School District (OUHSD) Project Manager and Camarillo Sanitation District should be identified as the Responsible Parties for carrying out the mitigation, with the timing for mitigation prior to the opening of the school facility.  

This change has been corrected in the Mitigation and Monitoring Reporting Program in the Final EIR.

RESPONSE L-1-2  
The comment states that language should be added to Chapter 3.0 discussing the OUHSD’s plans to hire a School Resource Officer (SRO) and crossing guards as part of the project, and that any additional SROs or crossing guards recommended by the Ventura County Sheriff’s Department (VCSD), the City, or the OUHSD, now or in the future, will be provided by the OUHSD at its sole cost.  
Table 3.A on page 3-28 of the Draft EIR identifies the SRO under the “Employees” category. OUHSD would contract with VCSD to provide the SRO. The crossing guards have also been added to Table 3.A, page 3-28, of the Final EIR. Section 4.13 on page 4.13-14 of the Draft EIR discusses the VCSD’s request to provide an SRO at the new high school and indicates that the OUHSD will hire an SRO to patrol the project site. In addition, page 4.13-4 of the Draft EIR states that hired or volunteer school crossing guards would be stationed at traffic intersections in the vicinity of the project site before and after school hours to assist students with crossing at marked crosswalks. Any future requests for an additional SRO or additional crossing guards by the VCSD or City will be discussed and an agreement will be made. Additional hired staff would be provided at the OUHSD’s expense.

RESPONSE L-1-3  
The comment requests that the identification of the traffic signal in Table 4.15-H on page 4.15-14 and Table 4.15-J on page 4.15-16 of the Draft EIR be changed to “Project Component” for consistency with the text.  

These changes have been made in the Final EIR.
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June 14, 2013

Terry Zinger  
Capital Project Program Manager  
Oxnard Union High School District  
Business Services & Facilities  
209 South K Street  
Oxnard, CA 93030  

Via Certified Mail No. 7004 1350 0004 6786 7639  

Re: Comments to CAHS+PACS Draft Environmental Impact Report  

Dear Mr. Zinger:  

The Camarillo Sanitary District, a Responsible Agency under CEQA for the proposed Camarillo Academy High School and Performing Arts Center, has reviewed the Draft Environmental Impact Report and offers the following comments:  

1. Though identified in Table 1.C, and on page 4.13-25, Mitigation Measure 4.13.1, pertaining to sewer improvements, needs to be included in the Mitigation and Monitoring Reporting Program. The Oxnard Unified High School District (OUHSD) Project Manager and Camarillo Sanitation District should be identified as the Responsible Parties for carrying out the mitigation, with the timing for mitigation prior to the opening of the school facility.  

The Camarillo Sanitary District appreciates the cooperation between our agencies during the drafting of the DEIR, and we look forward to continuing to work with the District in a timely manner to ensure the opening of the new CAHS+PACS in August, 2105.  

Sincerely,  

David J. Norman, Director  
Department of Community Development
CAMARILLO SANITARY DISTRICT

Letter Code: L-2
Date: June 14, 2013

RESPONSE L-2-1

This is the same comment as L-1-1. Refer to Response to Comment L-1-1.
June 19, 2013

Mr. Terry Zinger, Capital Projects Program Manager
Oxnard Union High School District
Business Services and Facilities
309 South K Street
Oxnard, CA 93030

Subject: Draft Environmental Impact Report for Camarillo Academy High School

Dear Mr. Zinger:

Thank you for providing the Ventura Local Agency Formation Commission (LAFCo) with the opportunity to review the draft environmental impact report (DEIR) for the above-referenced project. As a CEQA responsible agency, we are charged with ensuring that environmental documents prepared by lead agencies address the issues that relate to our scope of authority. Please note that these comments are solely those of the LAFCo staff; the document has not been reviewed by the Commission.

Project Description

The project description notes that LAFCo must take several discretionary actions regarding sphere of influence amendments, annexations, and detachments. However, because the City of Camarillo will be providing potable water service, the actions should also include the detachment of the proposal area from Ventura County Waterworks District No. 19, which provides water service to the Somis area. The territory to be detached should include the school site, the area within the easterly extension of Mar Vista Drive, and the northern section of Fieldgate Drive north of Mar Vista Drive. Both of these sections of roadway are within the Waterworks District boundary and would become an “island” if only the school site were detached. The Waterworks District’s sphere of influence should also be amended to remove the same territory.

Agricultural Resources

The project proposes to introduce an urban use into a rural agricultural area. Pursuant to Sections 4.3.2.1 and 3.3.5.1 of the Ventura LAFCo Commissioner’s Handbook (Handbook), in order to approve a sphere of influence amendment and/or an annexation which will result in the conversion of prime agricultural land, the Commission must find, among other criteria, that “[T]he proposal will have no significant adverse effects on the physical and economic integrity of other prime...
agricultural or open space lands." Among the considerations to determine effects to adjoining agricultural lands listed in Handbook Sections 4.3.2.3 and 3.3.5.3 are whether natural or man-made barriers serve to buffer prime agricultural lands outside of the agency’s sphere of influence and any comments and recommendations by the Ventura County Agricultural Commissioner.

The Agricultural Commissioner has adopted the County of Ventura Agricultural/Urban Buffer Policy, the intent of which is to prevent and/or mitigate conflicts that may arise at the agricultural/urban interface. The Policy’s guidelines “apply to projects requiring discretionary approval by the county or a city where the proposed non-farming activity is abutting or on land zoned AE, OS or RA, and the farming activity is located outside a sphere of influence, as adopted by LAFCo.” Thus, the Policy is applicable to the proposed project which abuts agricultural land to the north (owned by the high school district) and east (owned by a private party) that is located outside the City of Camarillo’s proposed sphere of influence.

According to the DEIR, the proposed school will comply with the Agricultural Commissioner’s buffer policies by providing a minimum 150-foot landscaped agricultural buffer to the north and a minimum 316-foot wide landscaped parking lot to the east. The DEIR also proposes a mitigation measure (mitigation measure 4.2.1) which provides that a cooperative agreement with the operator of the adjacent farmlands is to be secured in which the operator agrees to coordinate operations to reduce conflicts with the school. The DEIR concludes that the combination of the buffers and the agreement will mitigate all potential incompatibility impacts with the adjacent agricultural operations. However, in comments on the proposed project dated July 16, 2012, the Agricultural Commissioner’s office noted, among other things, that the urban buffer policies strongly discourage school construction within ¼ mile of agriculture. Because the Agricultural Commissioner’s office has expressed concerns and adopted policies regarding the placement of a school within ¼ mile of agriculture, it appears that substantial evidence exists to conclude that the project may have a significant impact on adjacent agricultural resources.

As noted, Mitigation Measure 4.2.1 provides that prior to construction of the school, a cooperative agreement with the operator of the adjacent farmlands is to be secured in which the operator agrees to coordinate operations to reduce conflicts with the school. However, because the operator of the adjacent farmland is under no obligation to enter into such an agreement, there is no certainty that the mitigation measure can or will be implemented. This mitigation measure should be amended to require that such an agreement be executed prior to approval of the project.

In addition, we understand that the City of Camarillo has expressed concerns regarding traffic safety and intends to impose additional traffic management measures that are not identified in the DEIR. These measures, which were considered at the June 12, 2013 City Council meeting, include a requirement to
construct an additional driveway that would extend east from the campus to Lewis Road/State Route 34. It appears that this driveway would be over 500 feet in length and would bisect a privately owned agricultural parcel located in the unincorporated area subject to County jurisdiction. Presumably, this connection to the highway would require widening of the highway to accommodate turning lanes, acceleration/deceleration lanes, and a new traffic signal. Thus, it appears additional agricultural lands would be impacted. This aspect of the project should be included in the project description and its potential impacts should be evaluated in the DEIR, including the conversion of prime agricultural land and impacts to the agricultural operations. Caltrans should also be identified as a responsible agency and the County of Ventura consulted.

Again, thank you for the opportunity to comment on the DEIR. Please feel free to contact me should you have any questions.

Sincerely,

Kai Luoma, AICP
Deputy Executive Officer

c: LAFCo Commissioners
   Henry Gonzalez, Ventura County Agricultural Commissioner
   Chris Stephens, County RMA
   Dave Norman, City of Camarillo Department of Community Development
VENTURA COUNTY LOCAL AGENCY FORMATION COMMISSION

Letter Code: L-3
Date: June 19, 2013

RESPONSE L-3-1

This comment states that the actions for the project should include the detachment of the proposal area from Ventura County Waterworks District No. 19, and that the territory to be detached should include the school site, the area within the easterly extension of Mar Vista Drive, and the northern section of Fieldgate Drive north of Mar Vista Drive. The comment also states that the District No. 19 Sphere of Influence should also be amended to remove the same territory.

The action to detach the school site and the easterly extension of Mar Vista Drive from Ventura County Waterworks District No. 19 has been added as an action in Table 3.D on page 3-44 of the Final EIR. The action to amend the Sphere of Influence of Ventura County Waterworks District No. 19 to reflect this change has also been added to this table. The northern section of Fieldgate Drive north of Mar Vista Drive is not within the project site; therefore, these changes to avoid an “island” will be proposed by the City of Camarillo as a separate action.

RESPONSE L-3-2

The comment states that Sections 4.3.2.1 and 3.3.5.1 of the Ventura Local Agency Formation Commission (LAFCO) Commissioner’s Handbook require the Commission to find that a project which requires a sphere of influence amendment and/or annexation will not have significant adverse effects on the physical and economic integrity of other prime agricultural or open space lands. The Commission considers the inclusion of natural or human-made barriers that buffer prime agricultural lands as well as comments from the Ventura County Agricultural Commissioner.

The comment cites the July 16, 2012, Ventura Agricultural Commissioner comments on the Notice of Preparation (NOP) that County of Ventura Agricultural/Urban Policy strongly discourages construction of a K-12 school within 0.25 mile of agriculture and states that it appears that substantial evidence exists to conclude that the project may have a significant impact on agricultural resources.

The comment recommends that the cooperative agreement language in Mitigation Measure 4.2.1 be modified to be executed prior to approval of the project since the operator of the adjacent farmland is under no obligation to enter into such an agreement.

Oxnard Union High School District (OUHSD) representatives presented the proposed project to the Ventura County Agricultural Policy Advisory Committee (APAC) on October 12, 2012. One committee member expressed concerns for farming with a school so close. Agricultural Commissioner Henry Gonzales followed up with information about dust from the construction excavation and how it could raise pesticide levels (e.g., dichlorodiphenyl dichloroethylene [DDE]), cause potential drift to adjacent farm crop land, and also be detrimental to nearby schools. He also expressed that air and soil tests should be conducted during and after
construction. After some discussion, a motion was made and seconded to strongly recommend alternative sites for the proposed project.

As discussed in Section 4.8 on page 4.8-2 of the Draft EIR, a Preacquisition Site Assessment (PSA) was prepared for the project site that included an assessment of soil samples collected and analyzed in late 2001, December 2004, and January 2005. It was concluded that the project site appeared generally acceptable for use as a school site following further evaluation and mitigation of impacted soils. Based on the conclusion of the PSA, a Preliminary Human Health Risk Screening Evaluation (PHHRSE) was conducted to estimate human health risk at various sample locations at the project site. The PHHRSE identified 14 soil sample locations with an estimated cancer risk greater than the reported Department of Toxic Substances Control (DTSC) school site threshold. Therefore, it was determined that the soils at these locations may potentially require removal.

The sampling protocol and analytical testing methods used during the 2001, December 2004, and January 2005 sampling events were consistent with the DTSC Preliminary Endangerment Assessment Guidance Manual (PEA Guidance Manual; January 1994, revised 1999). However, the PHHRSE was a preliminary evaluation and did not follow the methodology presented in the PEA Guidance Manual. Therefore, the PHHRSE was updated in December 2012 using current DTSC guidelines and methodology presented in the PEA Guidance Manual as well as current toxicity values (the previous PHHRSE did not identify the toxicity values used in its evaluation). Human health risk was estimated for: (1) the proposed high school site, and (2) the entire project site. Based on the updated PHHRSE, the estimated cancer risk and non-cancer hazard indices (HIs) do not exceed the above-noted risk thresholds. Therefore, the concentrations of chemicals in soil at the proposed high school site do not pose a significant threat to human health, and no soil remediation is necessary.

DTSC issued an Adequacy of Preliminary Environmental Assessment Report letter on May 28, 2013 (Appendix H of the Final EIR). The letter states that DTSC concurs with the adequacy of the PEA pending review of public comments on the Draft EIR and PEA, and data indicating whether or not the project site is within a methane zone or oil field area. Therefore, further air and soil tests for pesticides are not necessary.

As discussed in Chapter 5.0 on page 5-4 of the Draft EIR, the OUHSD evaluated 94 potential sites throughout the City and its contiguous area in unincorporated Ventura County based on 22 site criteria established by the California Department of Education and OUHSD. Many of the sites large enough for a high school were existing agricultural properties that were adjacent to other agricultural properties. The OUHSD eliminated every potential alternative site based on the site criteria, including: proximity to Camarillo Airport; insufficient size; and proximity to an earthquake fault zone. Please refer to Appendix N of the Draft EIR and Final EIR for a detailed analysis of all the alternative sites screened by OUHSD.

As discussed on page 4.2-10 of the Draft EIR, the Ventura County Agricultural Buffer Policy specifies that when a school is located directly within 300 feet of an agricultural use, the recommendations in Farming Near Schools, A Community Guide for Protecting Children shall be followed by both the farmer and the school. As discussed on page 4.2-10 of the Draft EIR, this document identifies a collaborative effort among the community, school, farmer, and
government. For this reason a cooperative agreement between agricultural and school uses, required under Mitigation Measure 4.2.1, and to be executed prior to construction, was specified to reduce potentially significant impacts to adjacent agricultural lands to less than significant levels.

The OUHSD owns the adjacent agricultural land west and north of the proposed school facility. This property is operated by Dole Fresh Vegetables, Inc. (Dole). Since early 2012, the OUHSD has been in discussions with Dole, and Dole is agreeable to the presence of a school adjacent to its operations. Dole also farms adjacent agricultural land to the east, which is not owned by OUHSD. Both the OUHSD and Dole agree that a mutually beneficial agreement can be executed prior to commencement of construction. Changing of the timing of Mitigation Measure 4.2.1 to “prior to project approval” is not necessary.

RESPONSE L-3-3

The comment expresses concerns that the City of Camarillo intends to impose additional traffic management measures not identified in the Draft EIR but discussed at the June 12, 2013, City Council meeting. The issue of concern was the discussion of additional access from Lewis Road/State Route 34 (SR-34), which would impact privately owned agricultural parcels and would require widening of the highway.

During development of the project, the City indicated that it would prefer an access to the project site from Somis/Lewis Road to avoid impacts to local roads. This access was analyzed in the Traffic Impact Analysis for the project (Appendix M of the Draft EIR and Final EIR). As discussed in Section 4.15 on page 4.15-20 of the Draft EIR, the Somis/Lewis Road access would result in significant traffic impacts in the General Plan Build Out (2030) Plus Project condition at the intersections of Fieldgate Drive/Las Posas Road and Camino Alvarez/Las Posas Road. The Traffic Impact Analysis recommended that access to the project be provided via the extension of Mar Vista Drive and a new signalized, four-legged intersection of Camino Alvarez/Las Posas Road. These access routes were analyzed as part of the project, and no significant impacts would occur.

The City is concerned with potential short-term (20 to 30 minutes before and after school hours) traffic congestion at the intersection of Las Posas Road/Camino Alvarez. Section 4.15 on page 4.15-10 of the Draft EIR acknowledges that schools typically involve this type of short-term congestion and included a project design feature (PDF 4.15.1, Traffic Conflicts Reduction, page 4.15-10 of the Draft EIR) that would include traffic calming measures such as signage, restriping, flashing traffic signals, and/or speed bumps to reduce conflicts between motor vehicles, pedestrians, and bicycles. The OUHSD is still discussing options with the City.

Because no significant traffic impacts were identified in the Draft EIR based on City, County, and State performance criteria, as applicable, the City has no basis or nexus for requiring a new access at Somis/Lewis Road. As identified in Table 3.D on page 3-44 of the Draft EIR, the City is a Responsible Agency under the California Environmental Quality Act (CEQA) and has to make a decision on the adequacy of the Final EIR. If, as part of its discretionary actions, the City requires a new access at Somis/Lewis Road, then the City would be required to conduct additional CEQA review of an additional access route not covered in this EIR, and would have to address:
(1) changes to the project description, (2) the increase in a significant unavoidable adverse impact (loss of farmland), and (3) other additional significant impacts that result from this new access.
June 19, 2013

Terry Zinger, Capital Projects Mgr  
Oxnard Union High School District  
Business Services & Facilities  
309 South K Street  
Oxnard, CA 93030

E-mail: tzinger@califcm.com

Subject: Comments on the Draft EIR for the Camarillo Academy High School and Performing Arts Center

Dear Mr. Zinger:

Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document. Additional comments may have been sent directly to you by other County agencies.

Your proposed responses to these comments should be sent directly to the commenter, with a copy to Laura Hocking, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.

If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Laura Hocking at (805) 654-2443.

Sincerely,

Tricia Maier, Manager  
Planning Programs Section

Attachments

County RMA Reference Number 12-020-1
COUNTY OF VENTURA RESOURCE MANAGEMENT AGENCY,
PLANNING DIVISION

Letter Code: L-4
Date: June 19, 2013

RESPONSE L-4-1

This comment requests that the responses to comments be sent directly to the commenter, with a copy to Laura Hocking, Ventura County Planning Division.

The Response to Comments document will be sent to each commenter. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.
TO: Laura Hocking, Planning
FROM: Alicia Stratton
SUBJECT: Request for Review of Draft Environmental Impact Report (DEIR) for the Camarillo Academy High School and Performing Arts Center, City of Camarillo (Reference No. 12-020-1)

Air Pollution Control District staff has reviewed the subject DEIR, which is a proposal for a new high school to provide educational facilities for Grades 9-12 with a maximum enrollment of 1,000 students in approximately 108,000 sq. ft. and a performing arts center. Athletic fields and parking areas would be provided. The project location is Antonio Road in the City of Camarillo.

Section 4.3 of the DEIR addresses air quality, which was one of the potential impact areas to be analyzed in the DEIR. We concur with the findings of this discussion. Both short-term, construction related air quality impacts and long-term, operational impacts were analyzed. Table 4.3-H, Long-Term Regional Operational Emissions, indicates that air emissions from the project would not exceed the 25 lbs/day thresholds of significance for air quality impacts (21 lbs/day ROG and 20 lbs/day NOx). Air quality mitigation is not needed for long-term operation of the project. Table 4.3-G, Short-Term Regional Construction Emissions, indicates that peak daily emissions from project construction would exceed APCD’s 25 lbs/day thresholds for ROG and NOx. These emissions, however, are not counted toward project air quality impacts because they are considered temporary in nature. Mitigation of short-term air quality impacts to the greatest amount feasible. These mitigation measures are described in Section 4.3.8, Mitigation Measures, on Pages 4.3-21 through 4.3-24. No further mitigation is required.

Please note that the information presented in Table 4.3-H, Long-Term Regional Operational Emissions, references existing CO levels at the Santa Barbara-700 East Canon Perdido air monitoring station. We recommend this be revised to reference the closest air monitoring station in Ventura County, which would be El Rio.

If you have any questions, please call me at (805) 645-1426.
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VENTURA COUNTY AIR POLLUTION CONTROL DISTRICT

Letter Code: L-5
Date: June 17, 2013

RESPONSE L-5-1

The comment concurs with the findings in Section 4.3 of the Draft EIR. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE L-5-2

The comment states that the information in Table 4.3-H on page 4.3-18 of the Draft EIR references existing carbon monoxide (CO) levels at the Santa Barbara-700 East Canon Perdido Station when it should reference the El Rio Station.

Please note that Table 4.3-H provides emissions for reactive organic gases (ROG) and nitrous oxides (NOX). Page 4.3-18 does reference Table 4.3-D, which provides existing CO levels at the Santa Barbara-700 East Canon Perdido Station. As discussed on page 4.3-8 of the Draft EIR, although the El Rio Station is the closest station to the project site, the nearest station that monitors CO is the Santa Barbara-700 East Canon Perdido Station. Therefore, no changes to the Draft EIR are needed.
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MEMORANDUM

Date: May 16, 2013

To: Laura Hocking, Planner
   Resource Management Agency, Planning Division

From: Derrick Wilson, Staff Services Manager
       Integrated Waste Management Division

Subject: Draft Environmental Impact Report for the Camarillo Academy High School and Performing Arts Center. RMA Reference #12-020-1

Lead Agcy: Oxnard Union High School District
Contact: Terry Zinger, tzinger@califcm.com

Summary: The DEIR for the proposed project was prepared to analyze the possible environmental impacts associated with the construction of the Camarillo Academy High School and Performing Arts Center. The project will be located in the unincorporated area of Ventura County, adjacent to Las Posas Road near the Camarillo Public Library. The proposed project includes a new high school, a performing arts center, and associated facilities including an administration building, classrooms, a laboratory, media centers, a food service and multipurpose dining building, an exercise room, maintenance and operations sheds, a central plant yard for equipment, a multipurpose recreational field, and parking lots and internal roadways. Improvements adjacent to the school site will include roadway extensions, driveway modifications, new traffic signals, and connections to utilities.

Comments:
Pursuant to your request, the Integrated Waste Management Division (IWMD) has reviewed the project materials provided with your May 7, 2013, memo and appreciates this opportunity to provide our comments.

The IWMD requests the Lead Agency to comply, to the extent feasible, with the general requirements of Ventura County Ordinances #4445 (solid waste handling, disposal, waste reduction, and waste diversion) and #4421 (requirements for the diversion of construction and demolition debris from landfills by recycling, reuse, and salvage) to assist the County in its efforts to meet the requirements of Assembly Bill 939 (AB 939). AB 939 mandates all cities and counties in California to divert a minimum of 50% of their jurisdiction’s solid waste from landfill disposal. Ordinances 4445 may be reviewed in their entirety at www.wasteless.org/landfills/ordinances.
Pursuant to IWMD review and responsibilities, the following contract specifications shall apply to this project:

**Recyclable Construction Materials**
Contract specifications for this project shall include a requirement that recyclable construction materials (e.g., metal, concrete, asphalt, wood) generated during the construction phase of the project be recycled at a permitted recycling facility. For a comprehensive list of permitted recyclers, haulers, and solid waste & recycling facilities in Ventura County, see: [www.wasteless.org/construction&demolitionrecyclingresources](http://www.wasteless.org/construction&demolitionrecyclingresources).

**Soil - Recycling & Reuse**
Contract specifications for this project shall include a requirement that soil not reused on-site during the construction phase of the project be transported to a permitted facility for recycling or reuse. Illegal disposal and landfilling of soil is prohibited. For a comprehensive list of permitted recyclers, haulers, and solid waste & recycling facilities in Ventura County, see: [www.wasteless.org/construction&demolitionrecyclingresources](http://www.wasteless.org/construction&demolitionrecyclingresources).

**Green Materials - Recycling & Reuse**
The Contract Specifications for this project shall include a requirement that wood waste and vegetation removed during the construction phase of this project be diverted from the landfill. This can be accomplished by on-site chipping and land-application at various project sites, or by transporting the materials to a permitted greenwaste facility in Ventura County. A complete list of permitted greenwaste facilities is located at: [www.wasteless.org/greenwasterecyclingfacilities](http://www.wasteless.org/greenwasterecyclingfacilities).

**Report Quantifying Materials Diverted from Landfill Disposal by On-Site Reuse or Off-site Recycling**
The contract specifications for this project shall include a requirement that all contractors submit a *Summary Table* to the IWMD at the conclusion of their work on this project. The *Summary Table* must include the contractor's name, address, and phone number, the project's name, the types of recyclable materials generated during the project (e.g., metal, concrete, asphalt, wood, soil, greenwaste) and the approximate weight of recyclable materials:

- Reused on-site, and/or
- Transported to permitted facilities in for recycling and/or reuse.

Please include the name, address, and phone number of the facilities where recyclable materials were transported for recycling or reuse in the *Summary Table*.

Receipts and/or documentation are required for each entry in the *Summary Table* to verify recycling and/or reuse occurred, and that recyclable greenwaste, wood, soil, and sediment generated by this project was not landfilled.

Should you have any questions regarding this memo, please contact Pandee Leachman at 805/658-4315.
COUNTY OF VENTURA PUBLIC WORKS AGENCY, INTEGRATED WASTE MANAGEMENT DIVISION

Letter Code: L-6
Date: May 16, 2013

RESPONSE L-6-1

The comment requests that the project comply, to the extent feasible with the general requirements of Ventura County Ordinance Nos. 4445 (solid waste handling, disposal, waste reduction, and waste diversion) and 4421 (requirements for the diversion of construction and demolition debris from landfills by recycling, reuse, and salvage) to assist the County in its efforts to meet the requirements of Assembly Bill (AB) 939. The comment also indicates that County contract specifications related to recyclable construction materials, recycling and reuse of soil, recycling and reuse of green materials, and a report quantifying materials diverted from landfill disposal by on-site reuse or off-site recycling apply to the proposed project.

The project site would be annexed into the City of Camarillo, and the proposed project would be operated by the Oxnard Union High school District (OUHSD); therefore, the project is not required to comply with Ventura County ordinances or contract specifications. However, as indicated in Table 4.10-B on page 4.10-34 of the Draft EIR, the project would comply with recycling requirements consistent with AB 341. In addition, as discussed in Chapter 3.0 on page 3-30 of the Draft EIR, the proposed project is being designed to meet the sustainability standards of the Collaborative for High Performance Schools (CHPS) Best Practices Manual, which requires implementation of sustainable operations and policies. The project has committed to a 75 percent minimum construction waste management target as part of its CHPS program that will qualify the OUHSD for High Performance Incentive funding. Construction waste management material will include non-hazardous construction and demolition debris. The specifications will require the selected contractor to develop a construction waste management plan that identifies the materials to be diverted from disposal and whether the materials will be sorted on site or comingled. The construction team will work closely with the construction haulers and recyclers to handle the designated materials.
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June 19, 2013

To: Laura Hocking, RMA Planning Technician

From: Shelley Sussman, Planner IV

Subject: RMA Ref. #12-020-1 Draft Environmental Impact Report for Camarillo Academy High School and Performing Arts Center, Oxnard Union High School District

Thank you for the opportunity to comment on the subject project. The Planning Division offers the following comments.

Background

The Oxnard Union High School District (OUHSD) prepared a Draft Environmental Impact Report (DEIR) to: (1) analyze the environmental impacts associated with implementation of a proposed project to construct the Camarillo Academy High School and Performing Arts Center, (2) propose mitigation measures for impacts identified as significant and/or potentially significant, and (3) discuss project alternatives. The 70-acre project site is located in the unincorporated area of the County of Ventura immediately adjacent to the City of Camarillo. It is not within the City’s Sphere of Influence.

The current Ventura County General Plan land use designation for the property is “Agricultural” and the zoning designation is “Agricultural Exclusive”. The property is not within a Greenbelt. The applicant proposes to subdivide the property and annex only the 28 acres that would be required for the proposed project. The remaining 42 acres would continue to be farmed and would remain within the unincorporated area.

Planning Division Comments

As described in the County’s Initial Study Assessment Guidelines, (ISAG), the loss of five acres of “Prime” and “Farmland of Statewide Importance” agricultural land is considered to be a significant impact to agricultural resources. As noted in Table 1.C of the DEIR (pg. 1-8) the proposed project will result in the loss of approximately 20 acres of “Prime” agricultural land and 8 acres of “Statewide Important” agricultural land. Both types of agricultural land are included on the State’s Important Farmland Inventory (IFI) map.
The Planning Division concurs that the permanent loss of 28 acres of farmland currently shown on the IFI map is a significant and unavoidable cumulative impact for which no mitigation exists. Furthermore, pursuant to the Alternative Sites Analysis conducted by the OUHSD Board, (DEIR - Appendix N), there was unanimous agreement amongst the OUHSD Board that the project site was the most suitable based on its established criteria.

It appears however, that the analysis relied on the 2008 maps provided by the State’s Farmland Mapping and Monitoring Program (FMMP) to identify the farmland soil types that would be impacted. (pg. 4.2-2) The most current mapping data available through the FMMP is from 2010. The Planning Division recommends that the most current mapping data be used to identify the impact of the loss of agricultural soils.

As stated in Section 4.2 of the DEIR (Agricultural Resources), the regulatory analysis acknowledges the applicability of the Ventura County Agricultural Buffer Policy (2006). This policy establishes standards for fencing and vegetative screening requirements between agriculture and other land uses, requires a public meeting when school construction is planned within 300 ft. of an agricultural operation, and “strongly discourages” development of a K-12 school. Pursuant to this policy, the Project Description includes a 150-foot vegetative buffer between the school boundary and the adjacent agricultural use, and mitigation measure 4.2.1 (pg.4.2-15), which outlines the basic parameters for a cooperative agreement between the school and the agricultural operator.

Pursuant to the County’s ISAGs, these mitigation measures may not be adequate. As noted in Section 5b (Agricultural Resources – Land Use Compatibility), any new K-12 school that is closer than a ¼ mile from an agricultural use will be considered to have a potentially significant environmental effect on agricultural resources. Furthermore, the methodology for determining whether a waiver or deviation from this policy is appropriate is not applicable “if the proposed project is a school site” (ISAG, pg. 50).

As stated in Section 4.2 of the DEIR, the CEQA Guidelines – Appendix G criteria were used to evaluate the impacts to agricultural resources. As a result, the County threshold was not included in the DEIR. Since the remaining 42 acres of agricultural land will remain within unincorporated Ventura County, the Planning Division requests that the County’s thresholds be used in the DEIR. The Planning Division further requests that impacts resulting from this potential land use incompatibility be analyzed in the DEIR and that appropriate mitigation measures be incorporated into the project description and/or project conditions.

In addition, the Planning Division reviewed recent comments submitted by Mr. Dave Norman, Director of the Camarillo Community Development Department to the Camarillo City Council regarding potential traffic concerns associated with the project. Specifically, Mr. Norman notes in his June 12, 2013 letter to the Council that “additional traffic management measures, up to and including, the construction of a new entry drive from the east end of the campus to Lewis Road” may be necessary to alleviate possible “obstructive queuing” on Las Posas Road.
It appears that this additional access would be located on private, agricultural land within the unincorporated area. Clearly, construction of such an access road has the potential to create additional impacts on agricultural land, none of which have been evaluated in the DEIR. Therefore, the Planning Division requests that this “entry drive” be added to the project description and properly evaluated as part of the DEIR.

Thank you again for the opportunity to comment. Please contact me at shelley.sussman@ventura.org, or 654-2493 if you have any questions.
COUNTY OF VENTURA RESOURCE MANAGEMENT AGENCY,
PLANNING DIVISION

Letter Code: L-7
Date: June 19, 2013

RESPONSE L-7-1

The comment concurs that the loss of 28 acres of farmland is a significant and unavoidable cumulative impact for which no mitigation exists. The comment also states that there was unanimous agreement among the Oxnard Union High School District (OUHSD) Board that the project site was the most suitable based on its established criteria. The comment states that it appears that the Draft EIR relied on 2008 farmland maps, and the most current mapping data available is from 2010.

Section 4.2 on page 4.2-2 of the Draft EIR is referring to the Farmland Mapping and Monitoring Program (FMMP) Farmland category definitions, which are unchanged from 2008 and 2010. Mapping data from 2010 were used and are referenced on Figure 4.2-1 on page 4.2-3 of the Draft EIR.

RESPONSE L-7-2

The comment acknowledges that the Draft EIR discusses the Ventura County Agricultural Buffer Policy (2006), includes a 150-foot vegetative buffer, and includes Mitigation Measure 4.2.1 for a cooperative agreement between the school and the agricultural operator. The comment states that the buffer and Mitigation Measure 4.2.1 may not be adequate to address land use compatibility based on the Ventura County Initial Study Assessment Guidelines. The comment requests that the County’s thresholds be used in the Draft EIR because 42 acres of the project site would remain within unincorporated County, and that land use compatibility impacts be analyzed and appropriate mitigation measures incorporated.

The OUHSD is the California Environmental Quality Act (CEQA) Lead Agency and does not have adopted CEQA thresholds of significance; therefore, CEQA Guidelines Appendix G criteria were utilized for the analysis in the Draft EIR. The Appendix G criteria are also consistent with the City of Camarillo Environmental Guidelines. The County’s threshold indicates that any school closer than 1,320 feet (0.25 mile) to classified farmland would have a potentially significant impact on agricultural resources. Likewise, the proximity of the school to existing agriculture is the issue that was included in the impact analysis for land use compatibility in the Draft EIR (Threshold 4.2.3 on page 4.2-13). Therefore, the analysis would not change even if the County threshold was utilized. As discussed on page 4.2-10 of the Draft EIR and in Response L-3-2, the Ventura County Agricultural Buffer Policy specifies that when a school is located directly within 300 feet of an agricultural use, the recommendations in Farming Near Schools, A Community Guide for Protecting Children shall be followed by both the farmer and the school.

As discussed in the Draft EIR, this document identifies a collaborative effort among the community, school, farmer, and government. For this reason a cooperative agreement between agricultural and school uses, required under Mitigation Measure 4.2.1, was specified to reduce potentially significant land use compatibility to less than significant levels.
RESPONSE L-7-3

The comment states that in a June 12, 2013, letter to the City Council, the Director of the Camarillo Community Development Department noted that additional traffic measures, up to and including the construction of a new entry drive from the east end of the campus to Lewis Road, may be necessary to alleviate possible obstructive queuing on Las Posas Road.

Please refer to Response to Comment L-3-3 regarding the impacts of a new access on Somis/Lewis Road and the Traffic Conflicts Resolution included in the Draft EIR.
PUBLIC WORKS AGENCY  
TRANSPORTATION DEPARTMENT  
Traffic, Advance Planning & Permits Division  
MEMORANDUM

DATE: May 22, 2013

TO: RMA – Planning Division  
Attention: Laura Hocking

FROM: Transportation Department

SUBJECT: REVIEW OF DOCUMENT 12-020-1 Draft Environmental Impact Report (DEIR)  
Project: Camarillo Academy High School Plus Performing Arts Center (CAHS+PAC)  
Lead Agency: Oxnard Union High School District (OUHSD)  
Annexation, subdivision, and construction of 1,000-student High School and Performing Arts Center for OUHSD to be located in City of Camarillo located west of State Route 34 (Lewis/Somis Road) and north of Las Posas Road (District).  
APN 156-0-180-345

Pursuant to your request, the Public Works Agency – Transportation Department has reviewed the DEIR for the CAHS+PAC.

The District has identified the need for a new high school in the Camarillo area in order to serve students from Camarillo and Somis, allowing the District to relieve crowding at schools in Oxnard. Initial student enrollment will be approximately 700 students with maximum enrollment at 1,000 students. The school will be served initially with 35 teachers and support staff up to 50 at maximum enrollment. The Performing Arts Center would serve the musical and theatrical needs of the school and local community with a 700-seat main theater and smaller 99-seat theater. All activities at the school and arts center would take place from 8 a.m. to 11 p.m.

The construction of the CAHS+PAC would involve the following construction and discretionary actions: 08,000 SF of total building space; 190,000 SF of parking space (3 lots, 500 spaces); 10,000 SF of bus parking (5-8 spaces); annexation of 28 acres of a 77.3-acre parcel; subdivision of parcel for school and agricultural uses; hazardous soil remediation; infrastructure improvements, and other discretionary actions.

The Traffic Study for the DEIR by LSA Associates, dated May 2013, concluded that the existing plus project traffic and the future plus project traffic for 10 study intersections will remain at acceptable levels of service (LOS). Five of the 10 intersections were on the state highway. Six of the 10 intersections were signalized. The study included the intersection of State Route 34 (Somis Road) and State Route 118 (Los Angeles Avenue). The existing LOS at SR 34/118 was determined to be “C.” In the future, with the project and the Donlon Road Realignment Project completed, the LOS is expected to remain at “C” in the morning peak-hour and to reach “D” in the evening peak-hour.
The project has the following transportation-related components:

- Extend Camino Alvarez (city) 500 feet north of Las Posas Road along the easterly boundary of the City of Camarillo Library to the new high school.
- Extend Mar Vista Drive (city) 900 feet east to the proposed Camino Alvarez along the southerly boundary of the new high school.
- Install a traffic signal at Las Posas Drive (city) and Camino Alvarez (city) that will be extended north to the high school.
- Add an eastbound left-turn pocket at the new signalized intersection of Las Posas Drive and Camino Alvarez.
- Add a westbound right-turn pocket at the new signalized intersection of Las Posas Drive and Camino Alvarez, if right-of-way can be acquired from the Latter-Day Saints Church at the northeast corner of the intersection. The library is at the northwest corner of the intersection.
- Provide traffic signal interconnect conduit on Las Posas Road between Antonio Drive and east to State Route 34 (Somis Road).
- Provide 500 parking spaces (441 spaces required) for the CAHS+PAC.
- Provide school crossing guards at the intersections of Las Posas Road at Camino Alvarez and Las Posas Road at State Route 34 (Somis Road).

Our comments in the Response Memorandum, dated June 29, 2012, are still valid and applicable.

We offer the following additional comments:

1. The cumulative impacts of the development of this project, when considered with the cumulative impact of all other approved (or anticipated) development projects in the County, will be potentially significant. To address the cumulative adverse impacts of traffic on the County Regional Road Network, the appropriate Traffic Impact Mitigation Fee (TIMF) should be paid to the County when development occurs. Based on the information provided in the DEIR, and the reciprocal agreement between the City of Camarillo and the County of Ventura, the fee due to the County would be:

   \[ \$136,105.50 = 2,325 \text{ ADT}^{**} \times \$58.54 / \text{ADT}^{***} \]

** Project trip generation in 2030 per Table 4.15-G on Page 4.15-11 of DEIR.
*** TIMF for project located in the City of Camarillo jurisdiction and Camarillo Traffic District #7

The above estimated fee may be subject to adjustment at the time of deposit, due to provisions in the TIMF Ordinance allowing the fee to be adjusted for inflation based on the Engineering News Record Construction Cost Index. The above is an estimate only, based on information provided in the DEIR.
2. Please include in the document an explanation of the future modification to SR 34/118 by the Transportation Department assumed in the analysis.

3. Please send us the FEIR when it becomes available for our review and comment.

Our review is limited to the impacts this project may have on the County's Regional Road Network.

cc: Kai Luoma, LAFCO

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COUNTY OF VENTURA PUBLIC WORKS AGENCY,  
TRANSPORTATION DEPARTMENT

Letter Code: L-8

Date: May 22, 2013

RESPONSE L-8-1

The comment states that the responses to the Notice of Preparation (NOP) (letter dated June 29, 2012) are still valid and applicable. This letter stated that cumulative traffic impacts would be significant and would require mitigation. The letter also states that since Somis/Lewis Road is a State Route, the California Department of Transportation (Caltrans) should review the project.

County Ordinance No. 4246 Section 8601-2 requires payment of a traffic impact fee as a condition of approval of any building permit or zoning clearance. The proposed project does not require a building permit or zoning clearance from the County; therefore, this fee is not applicable. Required discretionary actions and permits/approvals are listed in Table 3.D on page 3-44 and in Table 3.E on page 3-45 of the Draft EIR, respectively. The Oxnard Union High School District (OUHSD) has or would provide required fees for all required actions, permits, or other approvals.

Both the Initial Study/NOP and the Draft EIR were circulated to Caltrans for review. No comments were received.

RESPONSE L-8-2

The comment states that the cumulative traffic impacts of the project are potentially significant and that a traffic impact mitigation fee is required. Please refer to Response L-8-1.

RESPONSE L-8-3

The comment requests an explanation of the future modification to State Route 34 (SR-34 [i.e., Somis/Lewis Road])/State Route 118 (SR-118) by the County Transportation Department assumed in the Traffic Impact Analysis for the proposed project (Appendix M of the Draft EIR). SR-34/SR-118 (also known as Somis Road/Los Angeles Avenue) is study area intersection 1 as listed on page 4.15-3 and Figure 4.15-1 of the Draft EIR. Future modification to this intersection refers to the future cumulative Project Opening Year (2015) and General Plan (2030) Buildout analysis scenarios, as the anticipated completion date for the SR-34/SR-118 modification is 2014 (with construction beginning in March 2013). A detailed description of the intersection improvements is provided below.

The future modification to SR-118/SR-34–Donlon Road is consistent with the improvements identified in the Donlon Road Realignment Project Traffic and Circulation Study (Associated Transportation Engineers, October 2011). Donlon Road would be realigned to connect with
SR-118 at the existing SR-118/SR-34 intersection. The new alignment would result in a conventional four-way intersection at SR-118/SR-34–Donlon Road and the removal of the existing SR-118/Donlon Road intersection. The realignment would include modifications to the SR-118/SR-34 intersection lane geometry and traffic signal controls. The existing and proposed lane geometry/signal controls at SR-118/SR-34 are provided below:

- **Existing Configuration**
  - **Lane Geometry:** 1 northbound through, 1 northbound right-turn, 1 shared eastbound through/right-turn, 1 westbound left-turn, and 1 westbound through
  - **Signal Controls:** north – permitted, east/west – split phase

- **Proposed Configuration**
  - **Lane Geometry:** 1 shared northbound left-turn/through, 1 northbound right-turn, 1 shared eastbound left-turn/through/right-turn, 1 eastbound left-turn, 1 shared eastbound through/right-turn, 1 westbound left-turn, and 1 shared westbound through/right-turn
  - **Signal Controls:** north/south – permitted, east/west – protected

**RESPONSE L-8-4**

The comment requests a copy of the Final EIR when it becomes available.

One hard copy and CDs will be provided to the County of Ventura Resource Management Agency, Planning Division for distribution.
VENTURA COUNTY WATERSHED PROTECTION DISTRICT
PLANNING AND REGULATORY DIVISION
800 South Victoria Avenue, Ventura, California 93009
Tom Wollfington, Permit Manager – (805) 654-2061

MEMORANDUM

DATE: June 11, 2013

TO: Laura Hocking, RMA/Planning Technician

FROM: Tom Wollfington, P.E., Permit Manager

SUBJECT: RMA 12-020-1, Camarillo Academy High School & Performing Arts Center
Notice of Availability of a Draft Environmental Impact Report
North of Las Posas Road, Northwesterly of Somis Road (Hwy 34) and
Northeasterly of Antonio Drive and Mar Vista Drive, within unincorporated
Ventura County and adjacent to the City of Camarillo

Victinity of Somis Drain East Tributary, Calleguas Creek Watershed, Zone 3

Pursuant to your request, this office has reviewed the Draft Environmental Impact Report
(DEIR).

PROJECT DESCRIPTION

The proposed 28 acre project site is located on a 77.3 acre parcel in the southern central
portion of the unincorporated Ventura County to the northeast of Antonio Drive and Mar Vista
Drive, northwesterly of Somis Road (Hwy 34), and immediately adjacent to the City of Camarillo.
The project site is not within the City limits or within the City’s Sphere of Influence. The project
site is proposed to be annexed to the City of Camarillo, the Camarillo Sanitary District, and the
Pleasant Valley Parks and Recreation District, along with detachments from the Ventura County
Resource Conservation District, CSA32 and CSA 33.

The Lead Agency is the Oxnard Union High School District (OUHSD) and it has identified the
need for a new high school in the Camarillo area in order to serve students from nearby areas of
Camarillo and Somis. The new high school would reduce the student population at Adolfo
Camarillo High School and allow additional students from Oxnard to attend Rio Mesa High
School. The Camarillo Academy High School would support an initial enrollment of 700
students and a maximum future enrollment of 1,000 students. A Performing Arts Center was
also identified as a need, specifically in the disciplines of music and theater. The facility would
include a 700-seat main theater and a separate 99-seat black box theater.

Approximately 7 acres on the westerly portion of the 77.3 acre parcel contains the Sares-Regis
Basin on which the City of Camarillo currently maintains an easement for flood control. The
proposed project would change on-site drainage patterns by adding impervious surface areas,
including buildings, and constructing drainage structures. The project would divert drainage
from the eastern off-site agricultural fields, the Church of Latter-Day Saints, and the Camarillo
Public Library into a new 2-ft. deep by 8-ft. wide reinforced concrete box storm drain along the
southern perimeter of the site. As stated on Page 4.9-22 of the project Environmental Impact
Report (May 2013) prepared by the project consultant, LSA Associates, Inc., the proposed size
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of the storm drain will convey the existing condition's 100-year peak flow. Flow from the project site would be directed to a new on-site detention basin and vegetative swales, to then discharge into the Sares-Regis Basin and then into the City's storm drain system (Somis Drain). All on-site and off-site stormwater flows from the proposed development would be treated consistent with the Ventura County Municipal Stormwater Permit Board Order 2010-0108, or other permit requirements.

WATERSHED PROTECTION DISTRICT PROJECT COMMENTS:

The project site is not adjacent to Ventura County Watershed Protection District (District) jurisdictional red line channels, the nearest being Groves Place Drain approximately 1,035 feet easterly of the site, Arroyo Las Posas approximately 1,063 feet southeasterly of the site, Calleguas Creek approximately 1,080 feet southeasterly of the site, and Somis Drain East Tributary approximately 1,376 feet southwesterly of the site.

In its June 12, 2012 response to the project's Notice of Preparation of a Draft Environmental Impact Report (DEIR) and Initial Study (IS), Ventura County Watershed Protection District (District) staff provided the following comments:

"The project Initial Study states that runoff will be directed to onsite detention and retention areas to prevent downstream flooding and there is no indication if runoff is proposed to be directed to any District jurisdictional red line channel. If a direct connection is proposed, the drainage study and DEIR should address the following issues of concern to the District:

(i) Compliance with the Ventura County Watershed Protection District hydrology data and flood studies including the Calleguas Model.

(ii) Post-development site runoff impacts.

(iii) An evaluation of pre and post-development hydrology and drainage system requirements to address potential drainage impacts and flood risk to life and property in the proposed development area.

(iv) An assessment of project impacts and cumulative development impacts on any District jurisdictional red line channel.

(v) Mitigation of any increase in stormwater quantity."

These comments are acknowledged on Page 4.9-1 of the project EIR (May 2013) and responded to on Page 4.9-22 as follows:

"The project would increase impervious area by 14.1 ac, which would increase the runoff volume and velocity from the site. Runoff rates would increase from 0.964 cubic feet per second (cfs)/ac to 1.107 cfs/ac for a 10-year storm, from 1.214 cfs/ac to 1.464 cfs/ac for a 25-year storm, from 1.643 cfs/ac to 2.000 cfs/ac for a 50-year storm, and from 2.000 cfs/ac to 2.429 cfs/ac for a 100-year storm. However, the proposed on-site detention basin would be designed to contain any additional runoff volume generated during a 100-year storm and reduce off-site discharge from 27.40 cfs to 24.63 cfs for a 10-year storm, from 34.50 cfs to 30.41 cfs for a 25-
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year storm, from 46.70 cfs to 37.44 cfs for a 50-year storm, and from 56.84 cfs to 43.06 cfs for a 100-year storm.

Because development of the project with the on-site detention basin would reduce off-site discharge to below existing conditions, the proposed project would not contribute to downstream erosion, siltation, or flooding."

It is the District staff’s position that given the proposed mitigation for on-site drainage and because no red line jurisdictional channels are directly impacted as a result of the development, our June 12, 2012 concerns have been addressed and we have no additional comments.

END OF TEXT
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VENTURA COUNTY WATERSHED PROTECTION DISTRICT

Letter Code: L-9

Date: June 11, 2013

RESPONSE L-9-1

The comment restates the comments provided on the Initial Study/Notice of Preparation (IS/NOP) for the proposed project, and indicates they are responded to in the Draft EIR. The comment states that the IS/NOP comments have been addressed and that no additional comments are provided. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.
May 22, 2013

DEIR COMMENTS

I am submitting comments addressing the proposed location for the Oxnard High School in the fields in Camarillo.

First of all, when this project was first proposed years ago, this community was under the assumption that the school would be located on Lewis Road, south of the present library. That location would not have impacted our community.

The area between Ponderosa Dr. and Antonio Dr. bordered by Las Posas Rd. and the fields is a residential/business area which to my awareness has never been contacted by your group for focus group meetings to find out the concerns of our specific community.

In this small area we have:

1. Four churches
2. One church school
3. One library
4. Sixty homes bordering the wall of the proposed location
5. Apartments/condos on the hills overlooking the proposed location
6. One hospital
7. One assisted living home
8. Many doctor's offices and labs (Too many to count)
9. The Ventura County Health Care District
10. Police department
11. Sheriff department

At times, there is a considerable amount of traffic congestion in the area. In fact, the day of the Springs Fire, I could not get on Las Posas from my home because of the backup of cars attempting to get on the freeway, 2 miles away.

The following items are of concern:

1. What is the plan for noise abatement?
2. What is the plan for light abatement? Many homes face the fields from the hills to the surrounding houses.
3. Spraying of pesticides goes on during the growing season. Doesn't that affect the soil?
4. What is the plan for traffic congestion? Lewis Road is a heavily traveled road by semi-trucks and other farm equipment. Las Posas is also a main thoroughfare.
5. Buses, cars traveling down Las Posas for a school, will add to the number of cars, police cars, ambulances and residents driving the road.
6. What is the plan for celery, cabbage, peppers, broccoli, etc. that comes to our tables? Once these field are gone, we will be losing our grand agriculture land which makes Ventura County special.
7. Isn’t the area on a flood plain?
8. What is your fire plan? I remember the Moorpark fire that could be seen from here.
9. Camarillo's youth population has diminished. St. John's Pleasant Valley Hospital recently closed the maternity ward because the birth rate was so small. The community now delivers babies at St. John's in Oxnard.

Designing an area next to Camarillo High makes so much sense. The district would save money by not having to build a second cafeteria or gym. These could be joint holdings. If students wanted to play sports, class time would not be lost traveling from a distant location and vise-versa for preforming art programs.

It is always nice to have a new school, but let us consider the new demographics in the city. Growth is not here, it is to the west, the other side of the freeway.

Has the district considered partnering with California State University Channel Islands? There is land there and a wonderful performing arts and music program at the university. It would be a one of a kind school that would be the envy of the state.

Sincerely,

Arlene Miro

2567 Via Mantilla
Camarillo, CA 93010
 RESPONSE P-1-1

The comment states that the community was under the assumption that the school would be located on Lewis Road, south of the present library, and that this location would not have impacted the community.

As seen on Figure 3.2 on page 3-5 of the Draft EIR, directly south of the library is Las Posas Road and then residential properties. The parcel of land that the Oxnard Union High School District (OUHSD) purchased in 2001 is not directly adjacent to Lewis Road; it is separated from Lewis Road by two parcels owned by other property owners. The project is designed to be constructed on the eastern end of the parcel in order to provide additional space between the school and Country Lane Townhomes to the west. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

 RESPONSE P-1-2

The comment states that the area between Ponderosa Drive and Antonio Drive bordered by Las Posas Road was not contacted by the OUHSD for focus group meetings to find out the concerns of this community.

As discussed in Chapter 2.0 on page 2-3 of the Draft EIR, is consistent with Section 15082(c)(2) of the California Environmental Quality Act (CEQA) Guidelines, the Notice of Preparation (NOP) of the Draft EIR/Scoping Meeting notice was circulated to bordering cities and Los Angeles County, responsible agencies, public agencies with jurisdiction over the project, and interested parties (from the City’s standard mailing list). The NOP/Scoping Meeting notice was also mailed out to all property owners and occupants within a 500-foot radius of the school site’s parcel boundary. The notice was also advertised in the Star on June 17, 2012 and posted in the Camarillo Public Library and on the OUHSD website. The purpose of this notice and the Scoping Meeting was to obtain input on the potential environmental impacts of the project. The 500-foot radius did not include all of the property owners and occupants in the area between Ponderosa Drive and Antonio Drive.

In addition, consistent with Section 15087(a) of the CEQA Guidelines, the Notice of Availability (NOA) of the Draft EIR was published in a newspaper of general circulation (the Acorn) on May 24, 2013, posted in the Camarillo Public Library, and mailed to owners and occupants of properties contiguous to the project parcel (and within 500 feet of the project parcel). The NOA was also mailed to the NOP/Scoping Meeting mailing list, Scoping Meeting attendees, and other parties that submitted comments on the Initial Study/NOP and was posted on the OUHSD website. The mailing lists are included in Appendix A of the Final EIR. The comment does not
contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-1-3

The comment states that there is considerable traffic congestion in the area and that the commenter was not able to get to Las Posas from her home the day of the Springs Fire because of the backup of cars attempting to get on the freeway.

During times of emergency evacuation, traffic congestion is expected to be severe because all traffic will be traveling towards the nearest highway to exit the affected area. As discussed in Section 4.15 on page 4.15-9 of the Draft EIR, traffic impacts of the project were evaluated based on Ventura County, City of Camarillo, and State Highway Performance Criteria, as applicable. Although there could be short periods of congestion before and after school hours at the access points, as is common with all high schools, the Draft EIR determined there would not be any significant traffic impacts as a result of the project, and no mitigation is required. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-1-4

The comment asks for the plan for noise abatement.

Section 4.11 on pages 4.11-16 to 4.11-19 of the Draft EIR evaluated the potential impacts associated with noise from construction equipment, stationary sources (athletic field), traffic, and the nearby train tracks. Construction activities would comply with the City’s Municipal Code with respect to hours of construction. In addition, other mitigation measures are required to minimize construction noise impacts (Mitigation Measures 4.11.1 through 4.11.4). Based on the project design, the Draft EIR determined there would be no significant exterior or interior noise impacts after construction of the project. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-1-5

The comment asks for the plan for light abatement and that many homes face the fields from the hills to the surrounding houses.

As discussed in Chapter 3.0 on page 3-33 and in Section 4.1 on page 4.1-23 of the Draft EIR, exterior lighting would be provided in walkways and parking lots, and there would be limited lighting for security purposes only at the athletic field. No field lighting for night games would be provided. All exterior lighting would be high-performance LED fixtures with shields to prevent light spill. The Draft EIR determined that no surrounding properties would be adversely impacted by project lighting. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.
RESPONSE P-1-6
The comment states that spraying of pesticides occurs during the growing season and asks whether or not this affects the soil.

As discussed in Section 4.8 on page 4.9-2 of the Draft EIR, soil sampling had been performed on the school parcel. A human health risk assessment was completed and determined that the concentrations of chemicals in the soil do not pose a significant threat to human health, and no remediation was necessary. As discussed in Chapter 3.0 on page 3-33 and in Section 4.2 on pages 4.2-9 and 4.2-14 of the Draft EIR, per the Ventura County Agricultural/Urban Buffer Policy, a non-occupied buffer zone will be established between the school buildings and athletic field and the surrounding agricultural properties. The OUHSD owns the agricultural land to the west and north of the school site, and the lease agreement with the agricultural tenant will allow for greater control of potentially incompatible uses. For potential conflicts with adjacent agricultural land, the OUHSD is required to enter into a cooperative agreement with the agricultural operators to coordinate operations to reduce operational conflicts. This requirement is set forth in Mitigation Measure 4.2.1. The Draft EIR determined that with implementation of Mitigation Measure 4.2.1, no significant impacts related to land use conflicts would occur. Please refer to Response L-3-2 for additional information. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-1-7
The comment asks for the plan for traffic congestion. The comment states that Lewis Road is a road heavily traveled by semi-trucks and that Las Posas Road is a main thoroughfare.

Please refer to Response P-1-3. The Draft EIR determined there would not be any significant traffic impacts as a result of the project, and no mitigation was required. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-1-8
The comment states that buses and cars traveling down Las Posas Road to a school will add to the number of cars, police cars, ambulances, and residents driving the road.

Please refer to Response P-1-3. The Traffic Impact Analysis conducted for the Draft EIR (Volume II, Appendix M) considered buses leaving and entering the school site before and after school hours as well as other traffic in the area. The Traffic Impact Analysis evaluated impacts based on the a.m. and p.m. peak-hour conditions and found that applicable standards would not be exceeded. Police cars and ambulances are not a daily occurrence and would be accommodated in the peak-hour analyses. No mitigation is required. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.
RESPONSE P-1-9

The comment asks for the plan for celery, cabbage, peppers, broccoli, etc., and that once the fields are gone the residents will lose agricultural land, which makes Ventura County special.

As discussed in Section 4.2 of the Draft EIR, the project site is within the boundaries of the Save Our Agricultural Resources (SOAR) County ordinance, which was established to prevent the loss of farmland. In the City of Camarillo General Plan, the provisions of the Camarillo SOAR Ordinance do not apply to public schools. As discussed in Chapters 3.0, page 3-14 and 5.0, page 5-13 of the Draft EIR, the OUHSD has minimized the size of the school to approximately 28 acres (ac), which is below the recommended California Department of Education size of 31 ac for 1,000 students. However, Section 4.2, page 4.2-13 of the Draft EIR states that the permanent loss of 19.36 ac of Prime Farmland and 8.3 ac of Farmland of Statewide Importance is considered significant and adverse due to the resource value placed on farmlands of these designations. The OUHSD will be required to adopt a Statement of Overriding Considerations for the significant, adverse, and unavoidable impacts to farmlands prior to approving the project. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-1-10

The comment asks if the area is on a floodplain.

As discussed in Section 4.9, page 4.9-24 of the Draft EIR and shown on Figure 4.9-2, page 4.9-7, portions of the project site lie within the 100-year floodplain. No project structures would be constructed within the 100-year flood hazard area that would impede or redirect flood flows, and no mitigation is required.

RESPONSE P-1-11

The comment asks about the fire plan for the project.

Figure 3.7, page 3-21 in the Draft EIR illustrates the fire access lane on the project site and Figure 3.11, page 3-37 shows the proposed piping route for high pressure water for fire suppression. The fire access and piping have been approved by the Ventura County Fire Protection District (VCFPD). As discussed in Section 4.8, page 4.8-19 of the Draft EIR, the project site is located within a moderate fire hazard area as identified in the City’s General Plan Hazard Element. The project will comply with State Fire Marshal and VCFPD requirements. As discussed in Section 4.13, page 4.13-13 of the Draft EIR, a response letter from the VCFPD (Appendix L of the Draft and Final EIR) indicated that the proposed project would not substantially increase response times or create a substantial increase in demand for equipment, or other emergency activities. The letter also stated that the proposed project would be serviceable within the VCFPD’s current resources, and the proposed project would not increase response times for fire and emergency vehicles. No mitigation is required. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.
RESPONSE P-1-12

The comment states that Camarillo’s youth population has diminished and that St. John’s Pleasant Valley Hospital recently closed the maternity ward because the birth rate was so small.

As discussed in Chapter 3.0, page 3-17 of the Draft EIR, Adolfo Camarillo High School is currently overcapacity. Some students currently attending Adolfo Camarillo High School and Rio Mesa High School would be able to attend the proposed high school. As a result, students currently at the Oxnard high schools would also be able to be redistributed to lower student populations at affected schools. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-1-13

The comment states that designing an area next to Camarillo High makes so much sense and that the OUHSD would save money by not having to build a second cafeteria or gym. The comment also states that class time would not be lost for students that want to play sports since they would not have to be transported to another high school.

As discussed in Chapter 5.0, pages 5-4 and 5-9, Adolfo Camarillo High School was evaluated as an alternative site for the proposed project. For the reasons outlined on pages 5-9 to 5-13 of the Draft EIR, this site was rejected from further consideration. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-1-14

The comment states that it is nice to have a new school but that the new demographics in the City should be considered, and the growth is not occurring in the area, but to the west on the other side of the freeway.

Please refer to Response to Comment P-1-12 regarding the need for a new high school. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-1-15

The comment asks whether or not the OUHSD has considered partnering with California State University Channel Islands and that there is land and a performing arts and music program at the university.

As discussed in Chapter 3.0, page 3-14 of the Draft EIR, Measure H specified that a new high school would be constructed in Camarillo or Somis. As discussed on page 3-17 of the Draft EIR, the purpose of the project is to provide a new high school to serve students from Camarillo and Somis, generally defined as those living within zip codes 93010, 93012, and 93066. These zip
codes were targeted as alternative sites for the high school as discussed in Chapter 5.0, page 5-4 of the Draft EIR. California State University Channel Islands is not within these boundaries and is too far away to serve the targeted students. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.
May 6th 2013

Ladies & Gentlemen,

Thank you for the opportunity to express my concerns and thoughts about the proposed construction project of a new High School. I agree Camarillo area needs another high school. I would suggest the area one by the new 101 off ramp at Springville Dr. Between W. Ponderosa Dr. & S. Los Pinos Rd & The 101 Hwy. The kids could get to & from school via The 101 & other larger, new roads. It would make sense to spread the two schools in Camarillo further apart to better serve the larger numbers of students, reduce drive time & emissions from vehicles bringing them to class. By putting the new school close to the 101 it would greatly reduce street congestion at the time class was getting out and students traveling to school.

I am really concerned about the impact of a new high school on traffic on surface streets around the school. Ponderosa is a problem now with folks not watching for kids at Dos Caminos elementary. The added impact of many more drivers, most of whom would be young, inexperienced teen drivers. This may cause a dangerous situation for the elementary "little folks". Please consider all this as you decide the best place for the new high school. Thanks.

Linda J. Hott
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DAYNE JAY HOLT

Letter Code: P-2

Date: May 6, 2013

RESPONSE P-2-1

The comment suggests an alternative site for the proposed project by the new State Route (SR) 101 off-ramp at Springville Drive between West Ponderosa Drive and South Las Posas Road and SR-101. The comment also states that it makes sense to spread the two high schools in Camarillo farther apart to better serve a larger number of students, reducing drive time and emissions from vehicles bringing them to class. The comment states that by placing the proposed high school next to SR-101, it would greatly reduce street congestion before school starts and after school ends.

As discussed in Chapter 5.0, page 5-4 of the Draft EIR, the OUHSD evaluated 94 potential sites throughout the City and its contiguous area in unincorporated Ventura County based on 22 site criteria established by the California Department of Education and OUHSD. The area that is referenced in the comment is covered by sites 5 through 13 in Group B of the Alternative Site Analysis Presentation (Appendix N of the Draft EIR). The OUHSD eliminated every potential site within the area surrounding the SR-101/Springville Drive interchange for various reasons, including: proximity to Camarillo Airport; insufficient size; and proximity to an earthquake fault zone. In addition, placing a high school in this area would not necessarily reduce congestion, driving time, and emissions because the high school would primarily serve students within three zip codes and not just the western portion of Camarillo (see Response to Comment P-1-15). Please refer to Appendix N for a detailed analysis of all the alternative sites screened by OUHSD. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-2-2

The comment raises a concern about the impact of a new high school on traffic on surface streets around the school. The comment specifically refers to the added impact of many more drivers, most of whom would be young inexperienced teen drivers, which may cause a dangerous situation for Dos Caminos Elementary School. The comment requests that this be considered when selecting a site for the new high school.

As shown in Section 4.15, page 4.15-4, the intersection of Ponderosa Drive and Las Posas Road was evaluated for project impacts. This is the closest intersection to Dos Caminos Elementary School (located at Ponderosa Drive/Appian Way). With the proposed project, the intersection of Ponderosa Drive and Las Posas Road would experience a nominal increase in delay in the a.m. and p.m. peak hours, which would not change the level of service (LOS) at this intersection, which would continue to operate at LOS A during the a.m. and p.m. peak hours. The Traffic Impact Analysis predicted 50 a.m. and 25 p.m. peak-hour high school trips traveling north on Ponderosa Road to Las Posas Road as shown on Figure 6 (Appendix M of the Draft EIR). It also
predicted 24 a.m. and 16 p.m. peak-hour project trips traveling south on Ponderosa Road from Las Posas Road. Elementary schools typically have safety features in place during drop-off and pick-up periods such as crossing guards, flashing lights, and posted speed limits. These features would still be applicable after the high school is constructed. Furthermore, all drivers are expected to follow all applicable traffic laws and speed limits. As discussed in Response to Comment P-2-1, the OUHSD did an extensive alternative site screening analysis to determine the preferred site for the high school based on the project objectives, and the project site was selected as the preferred site. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.
DRAFT EIR COMMENT CARD

CAMARILLO ACADEMY HIGH SCHOOL + PERFORMING ARTS CENTER

NAME: JOY R. PUTINTA

ADDRESS: 4960 VILLAMONTE CT CITY: CAMARILLO ZIP: 93010

EMAIL ADDRESS: joybo@verizon.net

REPRESENTING: RESIDENT

Do you wish to be added to the project mailing list? ☑ YES ☐ NO

Please mail comments to:

Oxnard Union High School District
Terry Zinger, Capital Projects Program Manager
309 S. K Street
Oxnard, CA 93030

Email: tzinger@califem.com

Please submit comments for the record that pertain to the environmental issues discussed in the Draft EIR (please print).

When the Library was being built, the large trucks & construction equipment accessed the site via Mar Vista directly behind our house. Frequently, they would arrive very early in the morning (5-6am) & park behind our house with their engines idling. It was very stressful. Hopefully the school construction vehicles will use the new access road between the library & the LDS church for construction traffic.

The road on the map in front of the library is no longer "Nogal", it is now "Fieldgate".
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JOY PUTINTA

Letter Code: P-3

Date: June 1, 2013

RESPONSE P-3-1

The comment states during construction of the Camarillo Public Library, large trucks and construction equipment accessed the site via Mar Vista directly behind the commenter’s house and would frequently idle in this location at 5-6 a.m., which was very stressful. The comment expresses hope that the school construction will use the new access road between the library and the LDS church for construction traffic.

Chapter 3.0, page 3-39 discusses the construction components for the project, which are also shown on Figure 3.12, page 3-41. Access from Antonio Avenue, adjacent to the retention basin, to the dirt drive that surrounds the agricultural fields may be utilized in the early phases of construction. However, it is proposed that the Camino Alvarez Extension be constructed early in the construction process so that this road can be the primary route for construction access, to minimize disturbance to the Country Lane Townhomes. The Mar Vista Extension would also be used for construction access. As discussed in Section 4.11, page 4.11-16 of the Draft EIR, the project is required to comply with construction hours specified in the City’s Municipal Code (7:00 am to 7:00 p.m. weekdays and Saturdays only; Mitigation Measure 4.11.1). In addition, page 4.11-22 lists additional mitigation measures to reduce construction noise impacts at sensitive receivers. If any violation of construction hours occurs, it is requested that the public notify the City and the OUHSD (contacts will be listed on both websites). The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-3-2

The comment states that Fieldgate Drive is mislabeled as Nogal Street on the aerial photo boards provided at the June 1, 2013 public meeting.

All of the figures in the Draft EIR are correctly labeled. It is acknowledged that the labeling on the aerial photo boards was incorrect at the public meeting on June 1, 2013, and will be corrected in future meetings. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.
Please be aware of that 10 years ago we found in burials and archeological sites northwest of that area, we also found some on the south side.
So I suggest before you start building you should find an archaeologist who knows that area.
Thank you
Richard Angulo
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RICHARD ANGULO

Letter Code: P-4

Date: May 27, 2013

RESPONSE P-4-1

The comment requests that the OUHSD be aware that 10 years ago, burials and archeological sites were found northwest and south of the project area. The comment also requests that an archaeologist be found that knows the area before construction starts.

As discussed in Section 4.5, page 4.5-1 of the Draft EIR, a Cultural Resources Assessment was prepared for the project by a qualified archeologist. As part of the Cultural Resources Assessment, a records search and field survey were conducted. No archeological sites, isolates, or historic built environment resources have been recorded on or within 0.5 mile of the project site (page 4.5-4 of the Draft EIR). However, it was determined that the project site is located in an active depositional setting and buried archaeological (prehistoric) materials or human remains may be present in previously undisturbed native soils that could be disturbed during construction (page 4.5-9 of the Draft EIR). As a result, an Archeological Monitor is required to be present on site during grading and excavation activities in native soil (below the top 2 ft of disturbed topsoil) as indicated in Mitigation Measures 4.5.1 and 4.5.2. During initial Native American Consultation, a Native American Monitor was requested. This requirement is included as part of Mitigation Measure 4.5.1 (page 4.5-13 of the Draft EIR). The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.
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DRAFT EIR COMMENT CARD

CAMARILLO ACADEMY HIGH SCHOOL + PERFORMING ARTS CENTER

NAME: **FORREST FRIEDS**
ADDRESS: 2308 AVENIDA SAN ANTONIO
CITY: **CAM**
ZIP: 93010
EMAIL ADDRESS: pstraveler@yahoo.com
REPRESENTING: **Self & La Casitas HOA Project**

Do you wish to be added to the project mailing list? ☐ YES ☐ NO

Please mail comments to:

Oxnard Union High School District
Terry Zinger, Capital Projects Program Manager
309 S. K Street
Oxnard, CA 93030

Email: tzinger@califcm.com

Please submit comments for the record that pertain to the *environmental issues* discussed in the Draft EIR (please print).

SEE TWO ATTACHED SHEETS
TRAFFIC IMPACTS ON RESIDENTS OF LAS CASITAS HOA

Las Casitas is a 57 unit condo project on Camino Alveraz at Las Posas and Lewis roads, bordered by those thoroughfares on two sides. The only daily entrance/exit from the project is through a gate on Camino Alveraz. While there is an emergency gated location onto Calle Marco for pedestrian and vehicle traffic it is always locked - not useable for daily activities.

Presently, there is an acceptable level of service at the stop sign at the gated exit onto Alveraz. 80% of existing traffic volume is traffic short-cutting the traffic signal at Lewis Rd or entering the shopping center. The remaining 20% of traffic is related to Las Casitas - residents and maintenance vehicles.

With the addition of The Academy traffic on the extension of Camino Alveraz plus the proposed exit from the rear parking area for the LDS church onto Alveraz instead of Las Posas, it is likely traffic volume will cause congestion at the gated exit/entrance into Las Casitas (stop sign at the driveway). South bound traffic on Lewis Rd will not use the signaled intersection but will shortcut that signal via Alveraz - as is presently done by motorists.

Please mitigate this situation. Perhaps a LEFT /RIGHT TURN ONLY signal out of The Academy could help the situation. We MUST avoid additional traffic crossing Las Posas to use Alveraz to proceed South on Lewis Rd and the 101 FWY.

When the proposed new signal stops traffic exiting The Academy, traffic traveling EAST on Las Posas will short cut the Lewis Rd signal by turning right onto Alveraz. This movement will prohibit Las Casitas traffic from ever having a safe moment to enter or exit the development.
Proposed intersection of Las Posas / Camino Alvarez with the construction of The Academy
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FORREST FRIELDS

Letter Code: P-5

Date: Not Dated

RESPONSE P-5-1

The comment states that there is an acceptable LOS at the stop sign at the gated exit from Garces Avenue at Camino Alvarez. The comment states that 80 percent of existing traffic volume on Camino Alvarez is traffic short-cutting the traffic signal at Lewis Road or entering the shopping center on the east side of Camino Alvarez. The comment states that 20 percent of the traffic is related to Las Casitas residents and maintenance vehicles.

The City did not request that the Garces Avenue/Camino Alvarez intersection be analyzed for the proposed project; therefore, the OUHSD can neither concur nor deny these statements. However, the majority of school traffic is anticipated to be generated to/from the east and west along Las Posas Road. Therefore, it is not anticipated that Camino Alvarez would serve as a cut-through roadway for school-related traffic. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-5-2

This comment states that with the addition of the high school traffic on the extension of Camino Alvarez plus the proposed exit from the rear parking area for the LDS church onto Camino Alvarez Extension instead of Las Posas Road, it is likely that traffic volume will cause congestion at the Garces Avenue/Camino Alvarez intersection. The comment states that southbound traffic on Lewis Road will not use the signalized intersection but will shortcut that signal via Camino Alvarez as is presently done by motorists. The comment requests that the situation be mitigated by perhaps providing a left/right turn only from southbound Camino Alvarez to Las Posas Road. The comment states that additional traffic crossing Las Posas Road to use Camino Alvarez to proceed south on Lewis Road must be avoided.

As shown in Section 4.15, page 4.15-4, the intersection of Lewis Road and Camino Alvarez was evaluated for project impacts. With the proposed project, the intersection of Lewis Road and Camino Alvarez would experience a minimal increase of 0.2 seconds of delay in the a.m. and p.m. peak hours, which would not change the level of service (LOS) at this intersection, which would continue to operate at LOS B during the a.m. and p.m. peak hours. The Traffic Impact Analysis predicted 6 a.m. and 3 p.m. peak-hour project trips traveling north on Camino Alvarez to Las Posas Road as shown on Figure 6 (Appendix M of the Draft EIR). It also predicted 3 a.m. and 2 p.m. peak-hour high school trips traveling south on Camino Alvarez from Las Posas Road. Therefore, the ability to turn to and from Garces Avenue at Camino Alvarez would not be adversely impacted by the project during the a.m. and p.m. peak hours, and no mitigation is required. Please refer to Response to Comment P-5-1. The majority of school traffic is anticipated to be generated to/from the east and west along Las Posas Road. Therefore, it is not anticipated that Camino Alvarez would serve as a cut-through roadway for school-related traffic. The
comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.

RESPONSE P-5-3

The comment states that when the new traffic signal at Camino Alvarez and Las Posas Road stops traffic exiting the high school, traffic traveling east on Las Posas Road will short cut the Lewis Road signal by turning right onto Camino Alvarez, which will affect the safety of residents from entering the Las Casitas development. Please refer to Responses P-5-1 and P-5-2. Based on the location of the project in relation to residential areas within the proposed attendance boundaries in Camarillo and Somis, as well as local and regional transportation facilities, the TIA determined that the vast majority of the school traffic would travel along Las Posas Road from the west as well as from east of Lewis Road to access the school. This is why there are not many school trips along Camino Alvarez south of Las Posas Road as discussed in Responses P-5-1 and P-5-2. Therefore, the ability to turn to and from Garces Avenue at Camino Alvarez would not be adversely impacted by the project and no mitigation is required. The comment does not contain any substantive comments or questions about the analysis in the Draft EIR, and no further response is necessary.
SUMMARY OF CORRECTIONS AND ADDITIONS

INTRODUCTION

Any corrections to the Draft EIR text and figures generated either from responses to comments or independently by the OUHSD, are stated in this section of the proposed Final EIR. The DEIR text and figures have also been modified to reflect these Draft EIR modifications.

These corrections and additions are provided to clarify, refine, and provide supplemental information for the CAHS + PAC Project Draft EIR. Changes may be corrections or clarifications to the text of the original Draft EIR. Other changes to the Draft EIR clarify the analysis in the Draft EIR based upon the information and concerns raised by comments received during the public review period. None of the information contained in these Draft EIR modifications constitutes significant new information or changes to the analysis or conclusions of the Draft EIR.

The information included in these corrections and additions to the Draft EIR that resulted from the public comment process does not constitute substantial new information that requires recirculation of the Draft EIR. The California Environmental Quality Act (CEQA) Guidelines, Section 15088.5, states in part:

(a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation includes, for example, a disclosure showing that:

(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

(3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.

(4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.
(b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

The changes to the Draft EIR included in these EIR modifications do not constitute “significant” new information because:

- No new significant environmental impact would result from the project or from a new mitigation measure;
- There is no substantial increase in the severity of an environmental impact that would result unless mitigation measures are adopted that reduce the identified significant impacts to a level of insignificance;
- No feasible project alternative or mitigation measure considerably different from others previously analyzed has been proposed or identified that would clearly lessen the significant environmental impacts of the project; and
- The Draft EIR is not fundamentally or basically inadequate or conclusory in nature such that meaningful public review and comment were precluded.

Therefore, recirculation of the Draft EIR is not required because the new information added to the Draft EIR through these modifications clarifies or amplifies information already provided or makes insignificant modifications to the already adequate Draft EIR.

CORRECTIONS AND ADDITIONS

Where comments resulted in modification of information contained in the Draft EIR, this information is presented as a Correction and Addition to the Draft EIR. Corrections and additions have been made to the applicable sections of the Draft EIR. The changes in text are signified by strikeouts (strikeouts) where text has been removed and by underlining (underline) where text has been added. This Corrections and Additions section is also included because it provides a means by which the corrections and additions in the Draft EIR are presented in one place.

Chapter 1.0, Executive Summary

- Additional information was added to Table 1.A, page 1-2:
Camarillo City Council Responsible Agency

1. Amend the Camarillo Urban Restriction Boundary, grant the exception to SOAR
2. General Plan Amendment
3. Pre-Zoning
4. Initiate an SOI Amendment and reorganization proceedings to annex the 28 ac site to the City of Camarillo, CSD, and PVRPD, and detach it from the Ventura County RCD; from CSA 32 and, from CSA 33, and from Ventura County Waterworks District No. 19
5. Grant an approval of a tentative subdivision map for APN 1560180345.
6. Record a Final Subdivision Map for APN 1560180345.

Ventura LAFCO Responsible Agency

1. Approve amendment to City of Camarillo SOI, CSD SOI, and PVRPD SOI
2. Approve a reorganization for the annexation of the 28 ac parcel to the City of Camarillo, CSD, and PVRPD and detachments from the Ventura County RCD; detachment from CSA 32, and detachment from Ventura County Waterworks District No. 19.

- The following sentence was added to the second paragraph of Mitigation Measure 4.5.1 on page 1-14: “The procedures for addressing the discovery of cultural resources during construction will be detailed in a Monitoring and Discovery Plan that will be executed prior to any ground-disturbing activities.”

**Chapter 3.0, Project Description**

- Additional information was added to Table 3.A, page 3-28:

<table>
<thead>
<tr>
<th>Employees</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>• 50 teachers, aides, administrators, and other support personnel.</td>
<td></td>
</tr>
<tr>
<td>• One School Resource Officer (contracted with Ventura County Sheriff’s Department).</td>
<td></td>
</tr>
<tr>
<td>• Volunteer or hired crossing guards</td>
<td></td>
</tr>
</tbody>
</table>

- Additional information was added to Table 3.D, page 3-44:
Camarillo City Council | Responsible Agency
---|---
3. Amend the Camarillo Urban Restriction Boundary, grant the exception to SOAR
4. General Plan Amendment
5. Pre-Zoning
6. Initiate an SOI Amendment and reorganization proceedings to annex the 28 ac site to the City of Camarillo, CSD, and PVRPD, and detach it from the Ventura County RCD; from CSA 32 and from CSA 33, and from Ventura County Waterworks District No. 19
7. Grant an approval of a tentative subdivision map for APN 1560180345.
8. Record a Final Subdivision Map for APN 1560180345.

Ventura LAFCO | Responsible Agency
---|---
9. Approve amendment to City of Camarillo SOI, CSD SOI, and PVRPD SOI
10. Approve a reorganization for the annexation of the 28 ac parcel to the City of Camarillo, CSD, and PVRPD and detachments from the Ventura County RCD; detachment from CSA 32, and detachment from CSA 33, and detachment from Ventura County Waterworks District No. 19.

Section 4.5
- The following sentence was added to the second paragraph of Mitigation Measure 4.5.1 on page 4.5-14: “The procedures for addressing the discovery of cultural resources during construction will be detailed in a Monitoring and Discovery Plan that will be executed prior to any ground-disturbing activities.”

Section 4.15
- The identification of the traffic signal in Table 4.15-H on page 4.15-14 and Table 4.15-J on page 4.15-16 of the Draft EIR has been changed to “Project Component.”
### Chapter 7.0, Mitigation Monitoring and Reporting Program

- Additional information was added to Table 7.A, page 7-11:

<table>
<thead>
<tr>
<th>4.5.1 Archaeological Monitor and Native American Monitor</th>
<th>OUHSD Project Manager and Construction Contractor</th>
<th>Prior to and during construction activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Because there is some potential for buried prehistoric cultural resources in native soils on the project site, the construction contractor, as directed by the OUHSD Project Manager, will be required to have an archeological monitor and a Native American monitor on-site to monitor all rough and finish grading, excavation, and other ground-disturbing activities in native soils.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If cultural resources are encountered during disturbances in native soils, the archaeological monitor will be empowered to redirect construction away from the area of the find in order to assess its significance under the California Environmental Quality Act (CEQA). This may require the initiation of an archaeological testing program that would include the recordation of artifacts and controlled removal of the materials, as well as sampling of the area surrounding the find to delineate its horizontal and vertical extent. If the find is determined to be significant or is a unique archaeological resource as defined in CEQA, a data recovery program will be conducted to recover an adequate sample from the site to mitigate any impacts by the project. The procedures for addressing the discovery of cultural resources during construction will be detailed in a Monitoring and Discovery Plan that will be executed prior to any ground-disturbing activities.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>At the completion of all disturbances in native soils during project construction, the archeological monitor will provide a report documenting the monitoring conducted on the site, including discussion of any</td>
<td></td>
<td></td>
</tr>
<tr>
<td>prehistoric cultural resources encountered during construction, how those resources were addressed and documented, any data recovery program, and where any artifacts were curated.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Mitigation Measure 4.13.1 has been added to Table 7.A, page 7-18.