

City of Camarillo

Planning Commission

AGENDA REPORT

DATE: February 2, 2021

TO: Planning Commission

FROM: Joseph R. Vacca, AICP, Director of Community Development

SUBMITTED BY: John Novi, AICP, Senior Planner

SUBJECT: **RPD-201 - Camino Ruiz, LLC & ZDI, Inc.**

PROJECT INFORMATION SUMMARY

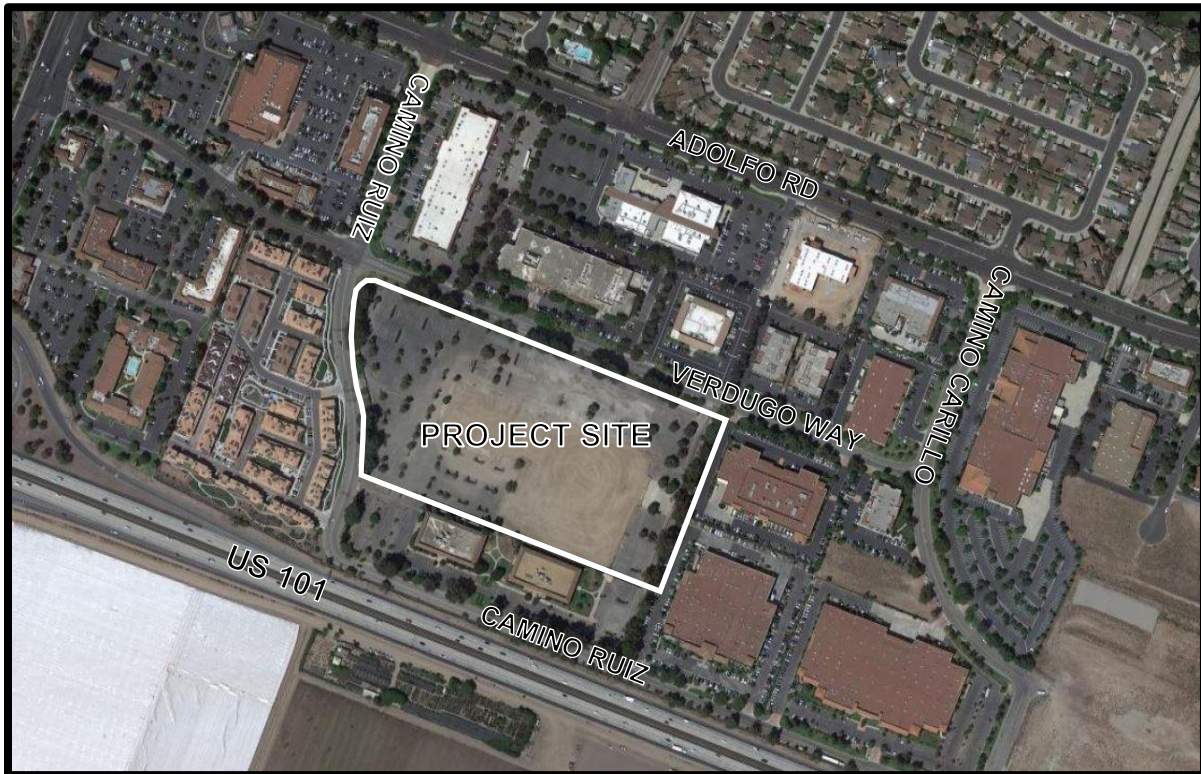
Request: The applicant requests approval of a Residential Planned Development Permit (RPD-201) to allow for the construction of a 385-unit apartment complex comprised of 14 buildings. Additionally, the applicant is requesting a waiver of recreational vehicle (RV) parking, in accordance with State Law and Chapter 19.49, Density Bonus and Other Incentives, of the Camarillo Municipal Code. In exchange, the applicant will provide five percent (5%) of the project, or 20 units, to be restricted for very-low income households.

Applicant: Dennis Hardgrave, representing Camino Ruiz LLC & ZDI, Inc., 16509 Saticoy St., Van Nuys, CA 91406

Property Owner: Steve Zimmerman, Camino Ruiz, LLC, 16509 Saticoy St., Van Nuys, CA 91406

Project Site Size, Location, and Parcel Number: The 14.17-acre project site is located at the southeast corner of Verdugo Way and Camino Ruiz, within the City of Camarillo. The Tax Assessor's parcel numbers for the project site are (APNs 160-0-093-295 & 160-0-093-305).

Location Map



Decision-Making Authority: Pursuant to Camarillo Municipal Code (CMC) Section 19.16.310, the Planning Commission is the decision-maker for the requested RPD.

General Plan Land Use Designation: High Density Residential (18.1 to 30 units per acre maximum)

Zoning Designation: Residential Planned Development, 30 units per acre maximum (RPD-30U)

PUBLIC NOTICE

A Notice of Public Hearing has been advertised for the Planning Commission meeting of February 2, 2021, with notices mailed to all property owners within a 600-foot radius of the subject site and published in the Camarillo Acorn. Staff also sent notices to nearby HOAs, additional property owners and residents up to 3,300 feet from the subject site, and to interested parties. The notice was also posted at Camarillo City Hall, on the City's website (www.cityofcamarillo.org), and the City's Facebook page. Additionally, a sign advertising the public hearing was posted on the subject site.

DISCUSSION

Environmental Impact Report

An Environmental Impact Report, (EIR 2017-4 State Clearinghouse #2019039127) was prepared and certified by the City Council on December 9, 2020 for the project in accordance with City and State guidelines for the now approved General Plan Amendment (GPA 2017-1), the now approved Change of Zone (CZ-331), and the proposed Residential Planned

Development Permit (RPD-201). A Notice of Determination for the EIR was recorded with Ventura County on December 17, 2020.

The EIR contains a MMRP that identifies the areas of potential impacts, mitigation measures to reduce the impacts to a less than significant level, and a monitoring program to ensure mitigation is implemented. Areas identified in the EIR that will have impacts that can be mitigated to be less than significant include Aesthetics, Air Quality, Biological Resources, Cultural Resources, and Transportation/Traffic. The MMRP contains mitigation measures that will reduce the potential impacts listed above to less than significant and are included as conditions of approval on RPD-201.

The City received public comments via email dated January 3, 2021 and January 19, 2021 from Philip Lansdown in opposition of the project. Mr. Lansdown's comments and the City's responses are included as an attachment to this report and do not affect the adequacy of the certified EIR for the project.

PARCEL AND AREA CHARACTERISTICS

The project site is comprised of two parcels and is approximately 14.17 acres in size. The site is generally rectangular in shape; the north property line is approximately 1,159 feet long, the east property line is approximately 828 feet long, the south property line is approximately 968 feet long, and the west property line curves and is approximately 768 feet long.

The project site was developed in the early 1980's with two buildings approved under an Industrial Planned Development Permit (IPD-63) and a Conditional Use Permit (CUP-27) for an increase in height. The site was occupied by the company Unisys as support services for military operations at Port Hueneme until the mid-1990's. After Unisys moved out, a call center for Anthem/Blue Cross occupied the site until 2012. The two buildings on the site sat vacant until demolished in 2018. The owner of the property indicated to staff that he attempted to lease the building for several uses since 2012, however, did not secure a tenant to occupy the space.

On October 24, 2018, a demolition permit was issued to demolish the two buildings on the subject site, and soil stabilization landscaping was added to the now vacant building pads. The current condition of the site is a surface parking lot with mature trees lining the perimeter of the site and internally throughout the parking lot, and two building pads with soil stabilizing vegetation.

A Land Division (LD-539) was approved by the Planning Commission on May 15, 2018 and recorded on February 6, 2019. LD-539 subdivided 19.98 acres into four parcels and created two lots for the subject site, and two lots to the south, each containing an existing vacant commercial office building. The property line for the project site runs north and south down the middle of the proposed main driveway providing access off of Verdugo Way.

The proposed rental apartment project will be an in-fill development to replace a blighted industrial project site by providing:

- Well-designed architecture that meets the design guidelines of the Heritage Zone and the General Plan Community Design Element
- Preservation of the mature perimeter trees
- Increased activity and economic investment in the area

- The public benefit of a corner Village Park, publicly accessible walking/jogging path, and sidewalks along Verdugo Way and Camino Ruiz
- Revitalization to a site that has sat vacant for the previous eight years
- An in-fill redevelopment of underutilized and blighted site within the City that contains existing infrastructure
- The redevelopment of an existing site in lieu of proposing development that expands the City’s urban boundary

Land uses surrounding the subject site are:

	GENERAL PLAN LAND USE DESIGNATION	ZONING DESIGNATION	CURRENT LAND USE
PROJECT SITE	High Density Residential (18.1 to 30 dwelling units per acre maximum)	RPD-30U (30 dwelling units per acre maximum)	Vacant
NORTH	Industrial	Limited Manufacturing (L-M)	Office Buildings
SOUTH	Industrial	Limited Manufacturing (L-M)	Office Buildings
EAST	Industrial	Limited Manufacturing (L-M)	Industrial Buildings
WEST	Medium Density Residential (10.1 to 18 dwelling units per acre maximum)	RPD-15U (15 dwelling units per acre maximum)	Teso Robles Residential Townhomes



View of project site from the corner of Verdugo Way and Camino Ruiz looking southwest.

APPLICATION HISTORY

On February 22, 2017, an application for a General Plan Amendment from Camino Ruiz, LLC and ZDI, Inc., was referred for further evaluation by the City Council to convert the site’s General Plan Land Use designation from Industrial to High Density Residential.

On December 18, 2017, an application for a Residential Planned Development Permit (RPD-201) was received from the applicant for the proposed apartment project.

On January 24, 2018, Councilmember Jan McDonald requested that the GPA 2017-1 application request be brought back to City Council at a future meeting for consideration of rescission of the General Plan Amendment referral. The request to rescind the application was considered by the City Council on March 28, 2018, and the City Council voted not to rescind the application by a vote of 4-1, with Councilmember McDonald dissenting.

On January 29, 2020, the General Plan Amendment was evaluated at the triennial review by the City Council, and the City Council continued to allow staff to process the General Plan Amendment request.

On June 10, 2020, an application was received for a Change of Zone (CZ-331) was received from the applicant to change the zoning of the site from Limited Manufacturing (L-M) to Residential Planned Development, 30 units per acre maximum (RPD-30U).

On November 10, 2020, the Planning Commission recommended that the City Council certify EIR 2017-4, approve GPA 2017-1, and approve CZ-331 by a vote of 5-0 on each request.

On December 9, 2020, the City Council certified EIR 2017-4 for the project, approved GPA 2017-1, and approved CZ-331 by a vote of 4-1 on each request with Councilmember Trembly dissenting on each item.

General Plan

The Camarillo General Plan Land Use Map designates the property for High Density Residential uses which calls for 18.1 to 30 dwelling units per acre maximum. The proposed project of 385 units on 14.17 acres will provide 27.17 units per acre consistent with the density called for in the High-Density Residential land use designation. The General Plan Circulation Element identifies Verdugo Way from Camino Ruiz to Pleasant Valley Road as a major collector street and Verdugo Way from Camino Ruiz to Camino Carillo as a minor collector street. The Circulation Element also identifies Adolfo Road as a secondary arterial street. The project complies with the Community Design Element for residential properties and the design of the project is in compliance with the Heritage Zone design guidelines. Additionally, the project will include public art.

Zoning

The proposed multi-family apartment project is permitted in the Residential Planned Development, 30 units per acre maximum (RPD-30U) Zone, subject to the approval of an RPD permit, per CMC Section 19.16.030.A. Additionally, the proposed project has a density of 27.17 units per acre which is consistent with the RPD-30U requirements, and complies with the development standards of the RPD Zone which are described in further detail below.

Project Description

The proposed 385-unit apartment complex was designed by KTG Architecture and Planning and represents a well-designed 14 building apartment complex that is consistent with the Community Design Element and the Heritage Zone design guidelines.

The plans for the proposed in-fill project include:

- 49 studio units, 203 one-bedroom units, and 133 two-bedroom units
- A tot-lot

- Community center with a pool and gym
- A dog park
- A 27,000-square foot internal park with bocce ball courts seating areas, BBQs, and open grass areas
- A walking/jogging path that goes around the perimeter of the project site available to both residents and the public
- A Village Park along Verdugo Way and Camino Ruiz featuring an enhanced corner with seating, shade structures and public art

The proposed 14 buildings will include seven three-story buildings and seven four-story buildings. The proposed four-story buildings are all to be located in the interior of the site with screening provided by the existing mature trees to remain around the perimeter, the existing vacant office buildings to the south, and the proposed three-story buildings along Verdugo Way and Camino Ruiz.

The studio, one-bedroom, and two-bedroom units are divided into five floor plans that range in size from 584-square-feet to 1,010-square-feet. The table below provides a breakdown of the unit types and sizes.

Plan	Unit Type	Square Feet	Number of Units
0B	Studio/One Bathroom	584	49
1A	One-Bedroom/One Bathroom	683	105
1B	One-Bedroom/One Bathroom	694	98
2A	Two-Bedroom/Two Bathroom	1,010	35
2B	Two-Bedroom/Two Bathroom	971	98

Parking will be provided through a mix of garage spaces, carports covered by solar panels, and open parking spaces in compliance with the requirements of CMC Section 19.44.030.2 for multi-family apartments. There will also be driveway apron parking for seven percent of the total parking consistent with previous approvals for multi-family housing within the city. Additionally, a condition of approval will restrict garage use to the parking of vehicles with the property owner being responsible to enforce to ensure that adequate parking is provided for residents and guests. Circulation within the site is provided by private drive aisle and access to the site will be provided by two access points on Verdugo Way, and one on Camino Ruiz which will have enhanced paving.

The project will also include affordable housing. Five percent, or 20 units, to be restricted to very-low income households in exchange for a waiver of the requirement for RV parking. Additionally, the developer has voluntarily offered to include an additional five percent, or an additional 20 units, to be restricted for moderate income households for a total of 40 affordable units. The 20 moderate income units do not qualify for an additional concession per CMC Chapter 19.49 – Density Bonus and Other Incentives.

On November 10, 2020 The Planning Commission conducted a public hearing to consider the General Plan Amendment, EIR, and Change of Zone. During the public comments, Kendall Lousen from Naval Base Ventura County (NBVC) spoke to declare that the proposed project would not have an impact on military readiness operations for NBVC, and that the site is within in the vicinity of an active military installation in the departure and approach zone for aircraft. Staff met with Mr. Lousen to discuss his concerns further and added conditions of approval addressing disclosures to rental agreements for proximity to the base and the potential for additional military aircraft noise, and a condition that requires a minimum sound transmission class for building materials used throughout the project to attenuate noise.

Development Standards Consistency Analysis

Zoning Standard	Zoning Ordinance Requirement	Proposed	Complies with Standard?
Minimum Front Yard Setback (North)	20 feet	29.3 feet	Yes
Minimum Side Yard Setback (East)	10 feet	93 feet	Yes
Minimum Side Yard Setback (West)	10 feet	35.9 feet	Yes
Minimum Rear Yard Setback (South)	20 feet	54 feet	Yes
Off-Street Parking	Per CMC 19.44.030.2 774 parking spaces	787 parking spaces	Yes
Lot Coverage	Up to 50% maximum	26%	Yes
Landscaping	10%	37%	Yes
Building Height	25 feet Or as set by RPD permit	50 feet 4 inches	Yes, as set by RPD
Common Useable Open Space	Per CMC 19.16.110.B.1 123,375 square feet	141,460 square feet	Yes

Access and Circulation

As described in the Environmental Impact Report, the proposed development will generate additional traffic to the surrounding area over the current condition of the site as vacant land. The EIR determined that there would be a significant impact to the Level of Service (LOS) to the intersection of Verdugo Way and Camino Ruiz with the completion of the 300th residential unit for the project under its current configuration as a two-way “Stop” sign controlled intersection. However, the traffic analysis showed that the installation of a traffic signal would mitigate the impact to a less than significant level.

Therefore, a condition of approval has been added to require the installation of a traffic signal at the intersection of Verdugo Way and Camino Ruiz prior to the issuance of the 300th Certificate of Occupancy, with the cost of the installation of the traffic signal to be borne by

the developer. The traffic analysis shows that with the traffic signal, all 385 units completed and occupied, and with the build out of the Teso Robles townhomes, the Mission Oaks Business Park, and the 281-unit senior housing complex under RPD-198, that the intersection of Verdugo Way and Camino Ruiz will operate at an acceptable LOS of A in the AM and PM peak hours. The City Traffic Engineer reviewed the proposed signal location in proximity to other traffic signals on Verdugo Way and identified that the traffic signals would be synchronized, as is standard practice for the City.

Additionally, the project proposal was reviewed by the Camarillo Police department and Ventura County Fire and both agencies found that the number of residents and the development will be adequately served by emergency services.

Parking

Pursuant to CMC Section 19.44.030.2, the proposed multi-family apartment project must provide one parking space for each studio unit, one-and-one-half parking spaces for each one-bedroom unit, and two parking spaces for each two-bedroom unit; plus, two open guest parking spaces for every five units; and, one parking space for the parking of a recreational vehicle for every five units. Additionally, the code requires that parking for residential units be enclosed unless modified by the Planning Commission, with guest parking allowed to remain open. The applicant is requesting of the 620 parking spaces required to be enclosed for resident parking, that 193 spaces will be inside garages, 297 spaces will be under solar covered carports, 56 (or seven percent of the required parking) will be on driveway aprons, and 87 will be open parking spaces, as shown on the proposed plans. Staff worked with the applicant and supports resident parking spaces to be distributed among garages, under solar carports, driveway aprons and open parking spaces. This is consistent with the AMLI apartments in Springville and recently constructed Andorra apartments. Additionally, by permitting resident parking spaces not to be in enclosed garages allows management to monitor parking areas and that they are not being used for storage purposes.

The project will include 49 studio units, 203 one-bedroom units, and 133 two-bedroom units requiring 620 parking spaces for residents and 154 parking spaces for guests, in addition to 77 RV parking spaces.

A proposed parking plan shows that the project will provide the following parking:

- 193 garage parking spaces
- 297 covered parking spaces using solar carports
- 56 driveway apron parking spaces which represents seven percent of the required parking
- 241 open parking spaces (which include the 154 guest parking spaces)

As mentioned above and described in greater detail below, the project is not proposing to provide RV parking in exchange for providing five percent of the project, or 20 units, to be restricted to very-low income households.

The project requires a total of 774 parking spaces where 787 parking spaces are provided, resulting in a surplus of 13 parking spaces.

Building Height and Architecture

The proposed three-story buildings will be 40 feet 6 inches in height and the proposed four-story buildings will be 50 feet 4 inches in height. Maximum building height in the RPD zone is 25 feet unless an increase is established by the Planning Commission through the RPD permit. The proposed project would include the first residential buildings in the City to have four stories, however, there are currently apartment buildings that have been constructed in Camarillo that exceed three stories in height. The Allure Apartments on the south side of Paseo Camarillo at the west end of the cul-de-sac have three-stories of apartments over a level of parking which has four story massing from finished grade of the project site, and the AMLI apartments in the Springville neighborhood have tower elements that are four-stories in height. In addition to the apartments listed, several of the office buildings on Daily Drive in the Camarillo Business Center are four-stories providing an additional example of buildings exceeding three-stories in height.

Additionally, the Camarillo Commons Specific Plan allows for four-story residential buildings by right, and can allow for taller residential buildings, subject to the issuance of a Conditional Use Permit. Therefore, the proposed four-story apartment buildings for the Camino Ruiz Apartment project would be consistent with previous approvals and policies within the City. The applicant has also provided a cross section of the project site from U.S. 101/Ventura Freeway on the south to the office buildings to the north across from Verdugo Way to show that the four-story buildings will be partially screened from view by the three-story buildings on the outside of the site, the existing office buildings to the south, and the existing mature trees to remain around the perimeter of the project site.

The project is well-designed with variation in colors and materials, roof lines, and wall planes to provide buildings that are consistent with the design standards of the City. When reviewed for consistency with the Heritage Zone and Community Design Element guidelines, the project complies and provides a modern interpretation of the Mediterranean and Monterey styles, which is consistent with the Heritage Zone design guidelines and is compatible with the surrounding development. The project will also incorporate enhanced detailing featuring brick, stucco, and concrete s-tile roof, in addition to providing articulation and varied massing of the buildings. The well-designed architecture meets the design guidelines of the Heritage Zone and the General Plan Community Design Element.

Additionally, the applicant has proposed to provide public art at the corner plaza of the Village Park with the art to be designed and reviewed by the Planning Commission at a later date consistent with the Community Design Element.

Perimeter Tree Preservation

The applicant has provided a tree report of the health of the 94 mature trees that line the north, east, and west property lines of the project perimeter identifying which trees are in good health, which trees needed a maintenance plan for recovery, and which trees were in decline and needed to be removed. Although the project will preserve the majority of the trees and will be planting new trees as part of the RPD permit, 19 of the perimeter trees were rated as Poor or Critical and are recommended to be removed and will be required to be replaced. Of the trees to remain, 12 were identified in Fair condition that will be subject to a tree wellness program to improve the health of the trees. The recommended conditions of approval address the perimeter tree maintenance and preservation as well as additional landscaping throughout the project site.

Open Space

Multifamily residential projects are required to provide common useable open space at the rate of 125-square-feet for each studio unit and 250-square-feet per bedroom for each dwelling unit having two or less bedrooms. The project is providing 49 studio units, 203 one-bedroom units, and 133 two-bedroom units which requires a total of 123,375 square feet of open space. The project is proposing to provide 141,460-square-feet of common useable open space through a community recreation center with a pool and gym; a tot lot; a dog park; a central park with amenities such as bocce ball and barbecues; a Village Park that runs the length of the north and west property lines including passive exercise equipment and a meandering sidewalk; a walking/jogging path around the perimeter of the site; and an enhanced corner plaza with shade structures, seating, and public art. The amount of common useable open space exceeds the required amount and the Village Park will incorporate the majority of the existing mature trees around the perimeter and provide additional setbacks for the buildings from right of way.

In addition to the common useable open space, every unit will have private open space in the form of a balcony. The studio units will have 57-square-feet of balcony space; one-bedroom units will have 72 to 80-square-feet of balcony space; and the two-bedroom units will have 48 to 72-square-feet of balcony space.

Village Park

The site will feature a "Village Park" that runs along Verdugo Way and Camino Ruiz. The Village Park is proposed to be over 85,000-square-feet in size and will feature amenities at the corner such as shade structures and seating available to the community and surrounding businesses. Running the length of the project site on Verdugo Way and Camino Ruiz, the Village Park will be approximately 21 to 53 feet wide along Verdugo Way and approximately 39 to 51 feet wide along Camino Ruiz. The green space will have recreation facilities to include protected sidewalks, seating areas, exercise stations, shade structures, pet waste stations, and new landscaping in addition to the perimeter trees. The Village Park also includes a publicly accessible walking/jogging trail that goes around the perimeter of the project site, and meanders through the Village Park.

The proposed project was evaluated to provide a trail connection along the south of the project site, located on the north side of the properties to the south. After the public hearings for the General Plan Amendment, the applicant expressed an interest to extend the walking/jogging path to continue south and east along Camino Ruiz, then north along the east property line of the parcels containing office buildings to the south. The walking/jogging path through the properties to the south will be subject to review under a modification to IPD-63, and should the path be extended south to Camino Ruiz, additional environmental analysis will be required.

Park Fee

Residential development in the City that accompanies a subdivision of land is required to dedicate parkland or pay an in-lieu fee for the acquisition of parkland, to the Pleasant Valley Recreation and Park District (PVRPD), consistent with the General Plan Recreation Element and CMC Chapter 18.30. The intention of the land dedication or in-lieu fee is to ensure that enough parkland is provided for the residents of the City and to be consistent with the General Plan Recreation Element's standard for 2.5 acres of neighborhood parkland and 2.5 acres of community parkland per 1,000 residents. Although this project does not propose a subdivision

of land, the applicant has voluntarily agreed to pay a fee to PVRPD in the amount equivalent to what the in-lieu fee would be for the site if the proposed project was accompanied by a subdivision of the land to mitigate the impacts to parkland.

On June 2, 2020, the PVRPD Board of Directors approved the acceptance of a payment in the amount of \$1,771,314 to mitigate the impacts of the new residents on parkland in the city from the applicant. Payment of the agreed upon amount is included as a condition of approval and will be required to be paid prior to the issuance of a grading permit.

Density Bonus and Other Incentives

The developer of the project is requesting a waiver of RV parking, in accordance with State Law and Chapter 19.49, Density Bonus and Other Incentives, of the Camarillo Municipal Code.

In exchange, the development would provide for the inclusion of affordable units. This requires that the applicant enter into an affordable housing development agreement. The applicant has indicated that their program will provide 20 units, or approximately five percent (5%) of the units, to be affordable to very-low income households. Very-low income households are defined as persons or families with a household income 50 percent of the area median income, as set forth in the California Health and Safety Code section 50105.

In addition to the five percent of the units for very-low income households, the developer has voluntarily offered to provide an additional five percent, or 20 units, to be restricted to moderate income households. Moderate income households are defined as persons or families with a household income from 80 to 120 percent of the area median income, as set forth in the California Health and Safety Code section 50093. The additional 20 moderate income units does not qualify for an additional concession.

Staff has reviewed the proposal to offer five percent of the units within the 385-unit project for very-low income and five percent of the units within the project for moderate-income households and has found that it complies with the requirements of City Council Policy 7.09 - Inclusionary Housing, which specifies that the affordable units must be:

- Dispersed throughout the development for which the affordable housing obligation is created, incentivized or otherwise induced, unless the developer can demonstrate that including the affordable units on-site makes the development economically infeasible.
- Similar in exterior appearance to market rate units of like plan type (but may include alternate equipment and interior finishes).
- Available for occupancy at the same time market rate units are available for occupancy in each development phase.
- Distributed among income groups, in accordance with the City's density bonus ordinance, or as otherwise negotiated or incentivized.
- Distributed among a range of unit sizes and types to address the housing needs of a diverse demographic.

The project has been conditioned to ensure that the affordable units will be dispersed throughout the development and will be subject an affordable housing development agreement between the applicant and the City of Camarillo for a period not less than 55 years. Additionally, there will be 7 studio, 7 one-bedroom, and 6 two-bedroom units restricted for

very-low income households and 7 studio, 7 one-bedroom, and 6 two-bedroom units restricted for moderate income households throughout the project.

STAFF REVIEW AND RECOMMENDATION

The proposed apartment project has been evaluated by City staff for consistency with the General Plan and Zoning approved under GPA 2017-1 and CZ-331. Additionally, EIR 2017-4 evaluates the environmental impacts of the proposed project and was certified by the City Council.

Economic Development Strategic Plan

In addition to reviewing the project for consistency with the General Plan and Zoning, the project was also evaluated for consistency with the City's Economic Development Strategic Plan, and for the public benefit that the project would provide.

The City's EDSP was adopted by the City Council on September 5, 2018 and identifies the City's economic development goals and strategy to achieve those goals. The EDSP's Strategy for Real Estate/Community Development, Housing Diversification (4f) calls for the City to "consider options (including locations, entitlements, etc.) for accommodating specialized urban housing types attractive to all generations, while protecting the quality of Camarillo's established lower density neighborhoods."

- The proposed development is for a 385-unit apartment project in an urban setting surrounded by light industrial office buildings and residential townhomes, and by redeveloping a former industrial site for multi-family residential, it preserves the character of lower density neighborhoods by preventing encroachment of higher density projects in areas where it would be incompatible. The for-rent apartment project would also provide housing for multiple income levels to attract multi-generational tenants.

The EDSP's Strategy for Workforce Development, Talent Retention/Recruitment (5a) calls for the City to "prioritize EDSP strategies that focus on creating residential options and employment opportunities attractive to young professionals and technology workers."

- The for-rent project will include five percent of the project for very low-income households, five percent of the project for moderate-income households, and a mix of studio, one-bedroom, and two-bedroom units to provide entry level and workforce housing to the City. Additionally, the proximity of the project to California State University Channel Islands, Point Mugu Naval Air Station, and Naval Base Ventura County will likely provide student and military housing that can lead to retention of a young and educated workforce, and housing for military families within the City.

Public Benefits

The project will provide various public benefits. The following provides a summary of the public benefits that the project will provide to the City and surrounding community that staff provides for consideration in support of the request:

- The proposed in-fill redevelopment of an underutilized and blighted site will be a well-designed for-rent apartment project consistent with the Community Design Element and the Heritage Zone design guidelines.

- The project will provide a replacement to a site that has been vacant since 2012 that meets the provisions of the proposed High-Density Residential land use designation and proposed RPD-30U Zone, including parking.
- The residential reuse of the project site is consistent with the General Plan and Zoning and would allow for the property to be redeveloped and maintained. It is also anticipated to generate interest in the reuse of the vacant office buildings to the south of the project.
- Policies in both the General Plan and Community Goals support the development of safe, attractive neighborhoods served by a full range of community and recreational facilities which are provided by the proposed project.
- The proposed project would provide studio, one-bedroom, and two-bedroom rental units in the Mission Oaks neighborhood adjacent to the Teso Robles townhome project and within walking distance of The Plaza Mission Oaks Shopping Center and Adolfo High School, that will help the City towards meeting the housing needs identified in the RHNA.
- The proposed project would provide approximately 141,460 square feet of common usable open space, including a Village Park along both Verdugo Way and Camino Ruiz, featuring sidewalks, an enhanced corner plaza with shade structures, public art, and community amenities, in addition to providing a publicly accessible walking/jogging path around the perimeter of the project site. Additionally, the mature trees along the site perimeter will be preserved and provide screening for the project.
- The payment of \$1,771,314 to PVRPD will ensure recreation and park services are provided in the city to accommodate the future residents of the proposed project.
- The addition of 20 units restricted to very-low income households as an incentive, and voluntarily providing 20 units for moderate-income households will provide for-rent housing at various income levels within the City.
- The installation of a traffic signal at the intersection of Verdugo Way and Camino Ruiz prior to the 300th Certificate of Occupancy will mitigate any potentially significant impacts to traffic in the surrounding area.

General Plan Policy Consistency

Evaluated below is the consistency of the proposed project with the applicable policies of the City of Camarillo's General Plan.

Community Design Element Policy RA-1.5.1: *Encourage walkable neighborhoods with sidewalks, street trees and linkages to common areas.*

- The proposed project provides a publicly accessible walking/jogging path around the project perimeter and will provide new sidewalks on the project boundaries along Verdugo Way and Camino Ruiz where no sidewalks currently exist. Additionally, the project site is walking distance of The Plaza Mission Oaks Shopping Center, Adolfo High School, and a VCTC bus stop.

Community Design Element Policy RA-1.7.3: *Create common open space areas and enhanced landscaped focal points.*

- The proposed project provides community amenities including a tot lot, central park, dog park, recreation center, a Village Park with an enhanced corner that will provide seating and shade structures for local residents and employees of surrounding businesses. Additionally, the corner plaza will contain public art.

Community Design Element Policy RA-2.1.2: *Workforce and affordable housing shall be well designed and attractive and is to be compatible with surrounding properties.*

- The proposed project will provide 20 units for very-low income households and 20 units for moderate income households that will be subject to an agreement to hold the units as affordable for no less than 55 years. The affordable units will be subject to City Council Policy 7.09 - Inclusionary Housing, which requires the units to be evenly dispersed throughout the community, be similar in appearance to the market rate units, and be available for occupancy at the same time as market rate units.

Land Use Element Residential Principle: *Consider residential opportunities for properties being studied for reuse potential.*

- The proposed project is a reuse and in-fill of a former, blighted industrial property.

Recreation Element Principle: *Provide a full and varying range of recreational and cultural activities for all residents of Camarillo and its environs.*

- The proposed project is paying a contribution in the amount of \$1,771,314.00 to the Pleasant Valley Recreation and Park District (PVRPD) to mitigate the impact of the future residents of the development on the existing parks within the city to ensure that current and future residents of the city are adequately serviced by parks and recreation facilities. Additionally, the project is providing a tot lot; a dog park; a recreation center with a gym and pool; a central park with a BBQ area and active open space; a Village Park along the north and west property lines containing an enhanced public corner plaza with seating, shade structures, and public art; and a publicly accessible walking/jogging path around the site perimeter to provide common open space and recreational and cultural opportunities for the residents of the community and both residents and employees surrounding the site.

Findings

Staff has reviewed the proposed project for consistency with the applicable goals and policies of the City's General Plan, and the development standards set forth in the Zoning Ordinance.

Staff therefore recommends approval of RPD-201, subject to the attached recommended conditions. If the Planning Commission concurs with staff's recommendation to approve RPD-201, a resolution containing findings for approval of the request, is attached to this report.

SUGGESTED ACTION

Adopt a resolution approving RPD-201, subject to the recommended conditions of approval. The action of the Planning Commission is final, unless an appeal is filed within ten (10) days of the date of their action.

ATTACHMENTS

Resolution for RPD-201
Location Map
Public Hearing Notice
Comments from Mr. Lansdown and staff's response

REFERENCE MATERIALS – AVAILABLE ON THE CITY'S WEBSITE AT:

https://www.cityofcamarillo.org/departments/community_development/planning_commission.php

Final EIR for the Camino Ruiz Apartment Community (EIR 2017-4)
Density Bonus and Other Incentives Application
Planning Commission and City Council Agenda Reports and attachments for EIR 2017-4, GPA
2017-1, and CZ-331

F:\Departments\Community Development\PLANNING COMMISSION\ PACKETS PC (mtgs)\- 2021\2021.02.02\RPD-201\01 Agenda Report.docx

RESOLUTION NO. PC 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO APPROVING A REQUEST BY CAMINO RUIZ, LLC & ZDI, INC. FOR A RESIDENTIAL PLANNED DEVELOPMENT PERMIT TO CONSTRUCT A 385-UNIT RENTAL APARTMENT COMPLEX, LOCATED AT THE SOUTHEAST CORNER OF VERDUGO WAY AND CAMINO RUIZ, IN THE RESIDENTIAL PLANNED DEVELOPMENT, 30 UNITS PER ACRE MAXIMUM (RPD-30U) ZONE, FURTHER DESCRIBED AND SET FORTH AS RPD-201

The Planning Commission of the City of Camarillo resolves as follows:

SECTION 1. General Findings. The Planning Commission finds as follows:

A. An application has been submitted for a Residential Planned Development Permit, RPD-201, for the development of a 385-unit rental apartment complex comprised of seven three-story and seven four-story buildings, and associated amenities, located at the southeast corner of Verdugo Way and Camino Ruiz in the Residential Planned Development, 30 units per acre maximum (RPD-30U) Zone. The applicant is requesting a waiver of the requirement to provide recreational vehicle (RV) parking and in exchange will provide five percent (5%) of the project, or 20 units, to be restricted for very-low income households.

B. Camarillo Municipal Code (CMC) Chapter 19.16 specifies the procedure for processing this application and assigns certain authority to the Planning Commission to review the application for RPD-201.

C. The Planning Commission conducted a duly-noticed public hearing on the application for RPD-201 on February 2, 2021, and has considered all testimony and information presented at the hearing.

SECTION 2. Environmental Review. The Planning Commission has reviewed the project for compliance with the California Environmental Quality Act (CEQA) and finds that project impacts have been adequately addressed in Environmental Impact Report 2017-4 (SCH # 2019039127) which was certified by the City Council on December 9, 2020 for the project, after incorporating the mitigation measures in accordance with the adopted Mitigation Monitoring and Reporting Program (MMRP).

SECTION 3. Project Findings. The Planning Commission, after reviewing the application and receiving evidence and testimony at the public hearing, finds that RPD-201 may be approved based on the following findings:

A. The project will not be injurious or detrimental to the public health, safety and welfare because the proposed project is consistent with the General Plan land use designation of High Density Residential (18.1-30 dwelling units per acre) as amended under GPA 2017-1, as it provides a density of 27.17 dwelling units per acre and complies with the Heritage Zone requirements and Residential Development Guidelines of the General Plan Community Design Element. Additionally, the project exceeds the number of off-street parking that is required for the apartment project, as 787 parking spaces will be provided, where only 774 parking spaces are required. The applicant has requested a concession for a waiver of the requirement to provide RV parking. The concession would not have a specific, adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; will not be contrary to state or federal law; and will allow for a 385-unit apartment complex while providing five percent (5%) of the project, or 20 units, for very-low

income households. The project will also provide an additional five percent (5%) of the project, or 20 additional units, for moderate income households, which does not qualify for an additional concession.

B. The project has been designed to be compatible with the various uses and zones within the area it is proposed to be located because the proposed buildings are consistent with the General Plan Community Design Element including Heritage Zone requirements because the buildings are designed in a modern interpretation of the Mediterranean and Monterey styles and the project is compatible with the surrounding development. The project will also incorporate enhanced detailing featuring brick, stucco, and concrete s-tile roof, in addition to providing articulation and varied massing of the buildings. The building massing is three stories along Verdugo Way and Camino Ruiz and transitions to four stories in the project interior further away from the street to provide for compatibility with the existing residential and industrial development surrounding the project site.

C. The developer has demonstrated that the project includes various amenities to meet the general intent of the ordinance by taking advantage of modern site planning techniques because the project includes a tot-lot, a community center with a pool and gym, a dog park, a 27,000 square foot internal park with bocce ball courts seating areas, BBQs, and open grass areas, a walking/jogging path that goes around the perimeter of the project site available to both residents and the public, a Village Park along Verdugo Way and Camino Ruiz featuring an enhanced corner with seating and shade structures and public art, and sidewalks along Verdugo Way and Camino Ruiz where no sidewalks currently exist.

D. The project is necessary to make reasonable use of the property because the proposed 385-unit apartment project on the 14.17-acre project site is a permitted use in the RPD-30U Zone as rezoned under CZ-331 and is consistent with the General Plan land use designation for High Density Residential land use as amended under GPA 2017-1, as it provides for a density of 27.17 dwelling units per acre, which is within the dwelling unit range of 18.1-30 dwelling units per acre for High Density Residential development and consistent with the 30 dwelling units per acre maximum density of the RPD-30U Zone.

E. The permit includes conditions which in the opinion of the Planning Commission are imposed to insure compatibility and/or to mitigate any adverse conditions involved with the use or intensity of development, both public and private, because the project provides adequate conditions of approval pertaining to parking, lighting, and noise to ensure the use is compatible with adjacent uses. Additionally, the adopted MMRP includes mitigation to reduce the environmental impacts of the project to a less than significant level.

F. The project will provide an environment of stable, desirable character with adequate open space, light, air, pedestrian and vehicular circulation because the proposed project will redevelop a vacant, blighted infill industrial site with new a high-quality residential apartment project; provide safe vehicular access to the site from Verdugo Way and Camilo Ruiz and include the installation of a traffic signal at the intersection of Verdugo Way and Camino Ruiz; the proposed buildings have been designed in a a modern interpretation of the Mediterranean and Monterey styles of architecture in compliance with the General Plan Community Design Element; and the proposed buildings provide for varied building massing to maximize access to light and air, create architectural interest and compatibility with existing residential and industrial development surrounding the project site.

SECTION 4. Approval of RPD-201. Based on the above findings, the Planning Commission approves RPD-201, including the plans labeled, Exhibit A, and subject to the following conditions labeled, Exhibit B, which are attached and made a part of this resolution, as well as all general Camarillo Municipal Code requirements and development standards.

SECTION 5. Office of Record. The record of proceedings upon which this decision is based is located in the Department of Community Development, which is the office of record for the same.

APPROVED AND ADOPTED on February 2, 2021, by members of the Planning Commission voting as follows:

AYES:
NOES:
ABSENT:
ABSTAINED:

Chairman

ATTEST:

Secretary

Copy: Community Development Department
Public Works (Land Division)
Administrative Services Department (Information Systems Division)



Architecture + Planning
888.456.5849
ktgy.com

CAMINO RUIZ, LLC c/o DPS
211 VILLAGE COMMONS BLVD. SUITE 15
CAMARILLO, CA 93012

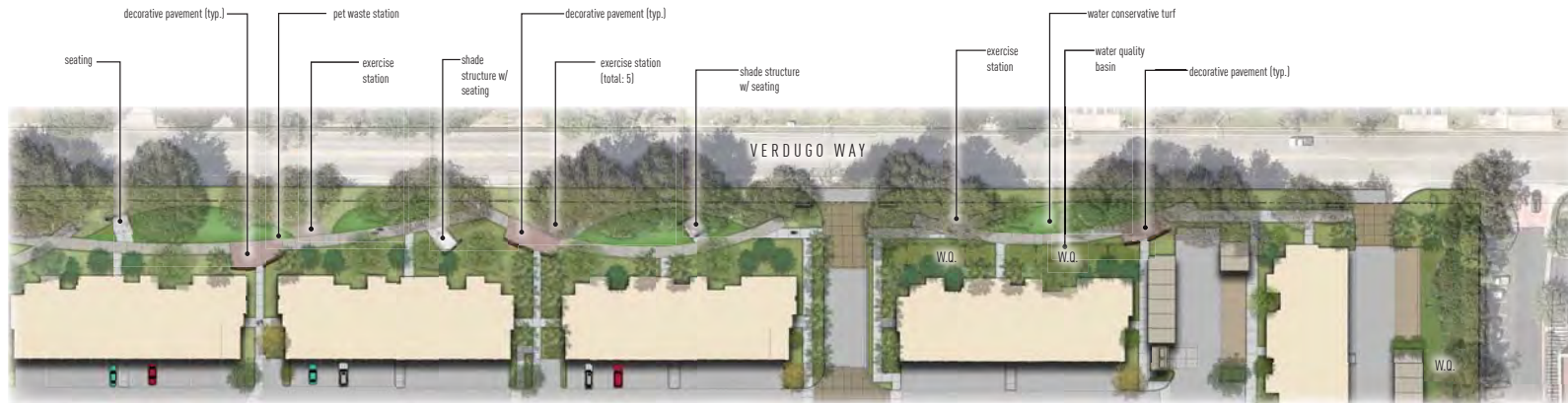
MISSION OAKS
CAMARILLO, CA # 2017-0452

CITY OF CAMARILLO RPD CASE #201 _____
PLANNING COMMISSION HEARING EXHIBITS

February, 2021

SITE PERSPECTIVE
VERDUGO WAY AND CAMINO RUIZ





VERDUGO WAY LINEAR PARK



NEIGHBORHOOD PLAZA



CAMINO RUIZ PEDESTRIAN TRAIL

OPEN SPACE AREA 1: 85,620 S.F.

RPD-201






CONCEPTUAL LANDSCAPE PLAN

"VILLAGE PARK" OPEN SPACE EXHIBIT - CAMARILLO, CA

DPS

OCTOBER 7, 2020



14 - BUILDING / UNIT MIX				PARKING				SITE - 14.17 AC.	
	(7)Bldgs. 3 Story	(7)Bldgs. 4 Story	Total	Required Parking	Parking Provided			Dwelling Units - 385	
STUDIO	21	28	49	(x 1) 49	Garages 193		GARAGE (resident)	Density - 27.2 Du/Ac	
1 BD	84	119	203	(x1.5) 305	Covered 297		COVERED / SOLAR (resident)	Usable Open Space - 3.25 Ac.	
2BD	56	77	133	(x2) 266	Apron 56		PARKING APRON (resident)	Building Coverage - 3.75 Ac.	
	161	224	385	Guest (0.4) 154	Open 241		OPEN PARKING (G = Guest)	Walking Path 	
				774	787				

RPD - 201
CAMINO RUIZ
SITE PLAN

01.15.21

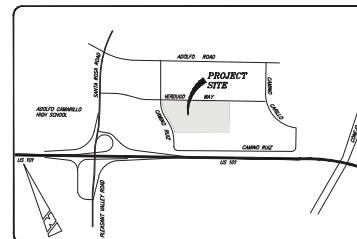


14 - BUILDING / UNIT MIX				REQUIRED OPEN SPACE		OPEN SPACE PROVIDED		SITE - 14.17 AC.	
	(7)Bldgs. 3 Story	(7)Bldgs. 4 Story	Total						
STUDIO	21	28	49	.....(x 125 SF)	6,125 SF	Area 1	85,620 SF	Dwelling Units - 385	RPD - 201 CAMINO RUIZ OPEN SPACE
1 BD	84	119	203	.....(x 250 SF)	50,750 SF	Area 2	27,020 SF	Density - 27.2 Du/Ac	
2BD	56	77	133	.....(x 500 SF)	66,500 SF	Area 3	22,860 SF (rec. area)	Usable Open Space - 3.25 Ac.	
	161	224	385		123,375 SF	Area 4	4,275 SF (tot lot)	Building Coverage - 3.75 Ac.	
						Area 5	1,685 SF (dog run)	Walking Path - - - - -	
						TOTAL	141,460 SF	Internal Sidewalks - - - - -	

01.15.21

RPD 201

Parcel 3 & 4 of Parcel Map NO. LD-539
RENTAL UNITS
CITY OF CAMARILLO, COUNTY OF VENTURA, CALIFORNIA



CITY OF CAMARILLO
LOCATION MAP
NTS

Pertinent Data

Area / Density:		
Site	14.17 Ac.	
Dwelling Units	385 DU	
Density	27.2 DU/Ac.	
Land Use Notes:		
Building Coverage	3.75 Ac.	26%
Landscape / Hardscape	5.21 Ac.	37%
Internal Drives & Parking	5.21 Ac.	37%
Total	14.17 Ac.	100%
Open Space Notes:		
Recreation / Open Space	141.46 SF	
RPD Open Space Calculation	123,375 SF	
Parking Notes:		
Garages / Covered	490 Spaces	
On-Site Parking / Aprons	297 Spaces	
Total Parking Provided	787 Spaces	
Required Parking Analysis:		
Studio - 49 DU (1/1DU)	49 Spaces	
1 Bedroom - 203 DU (1.5/DU)	305 Spaces	
2 Bedroom - 133 DU (2.0/DU)	266 Spaces	
Guest - 385 DU x 0.4/DU	154 Spaces	
Total Parking Required	774 Spaces	

NOTES

- COVERED SPACES ARE SOLAR PANEL COVERS WITH OPEN SIDES & ENDS WHERE SHOWN ON THE SITE PLAN AND LABELED "COVERED PARKING"
- ALL PERMEABLE PAVERS WILL HAVE A SLOPED OUTFALL PIPE THAT WILL CONNECT TO THE ONSITE STORM SYSTEM.
- ALL TRASH ENCLOSURES WILL HAVE A FLAT PAD, WITH THE GRADE SLOPING AWAY FROM STRUCTURE DOORS. NO DRAINAGE TO FLOW ONTO OR OFF OF THE ENCLOSURE PAD (SEE DETAIL HEREON).
- INSTALL CURB CUTS WITH ADJACENT RIP RAP AT ALL LOW POINTS TO DRAIN TO ADJACENT INFILTRATION/BIOINFILTRATION BASINS.



GRAPHIC SCALE: 1"=50'

BENCHMARK
BENCHMARK: 75-2A RMI 2012
THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83), PER GPS CONVENTIONAL TEST AND SCENE MODELING (GEOID24) TO VENTURA COUNTY BENCHMARK 75-2A RMI 2012 AS SHOWN ON VCP 2012-014 HAVING AN ELEVATION OF 132.24'

BASIS OF BEARINGS
THE BEARING OF N 63°34'49" W ALONG THE CENTERLINE OF CAMINO RUIZ FOR PARCEL MAP LD-178A IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

DEVELOPMENT PLANNING SERVICES, INC.

Applicant

CAMINO RUIZ, LLC

OWNER

RPD 201 SITE PLAN
FOR
CAMINO RUIZ, LLC
CITY OF CAMARILLO
COUNTY OF VENTURA, STATE OF CALIFORNIA

SHEET
1
OF 2

Curve Table (This sheet only)

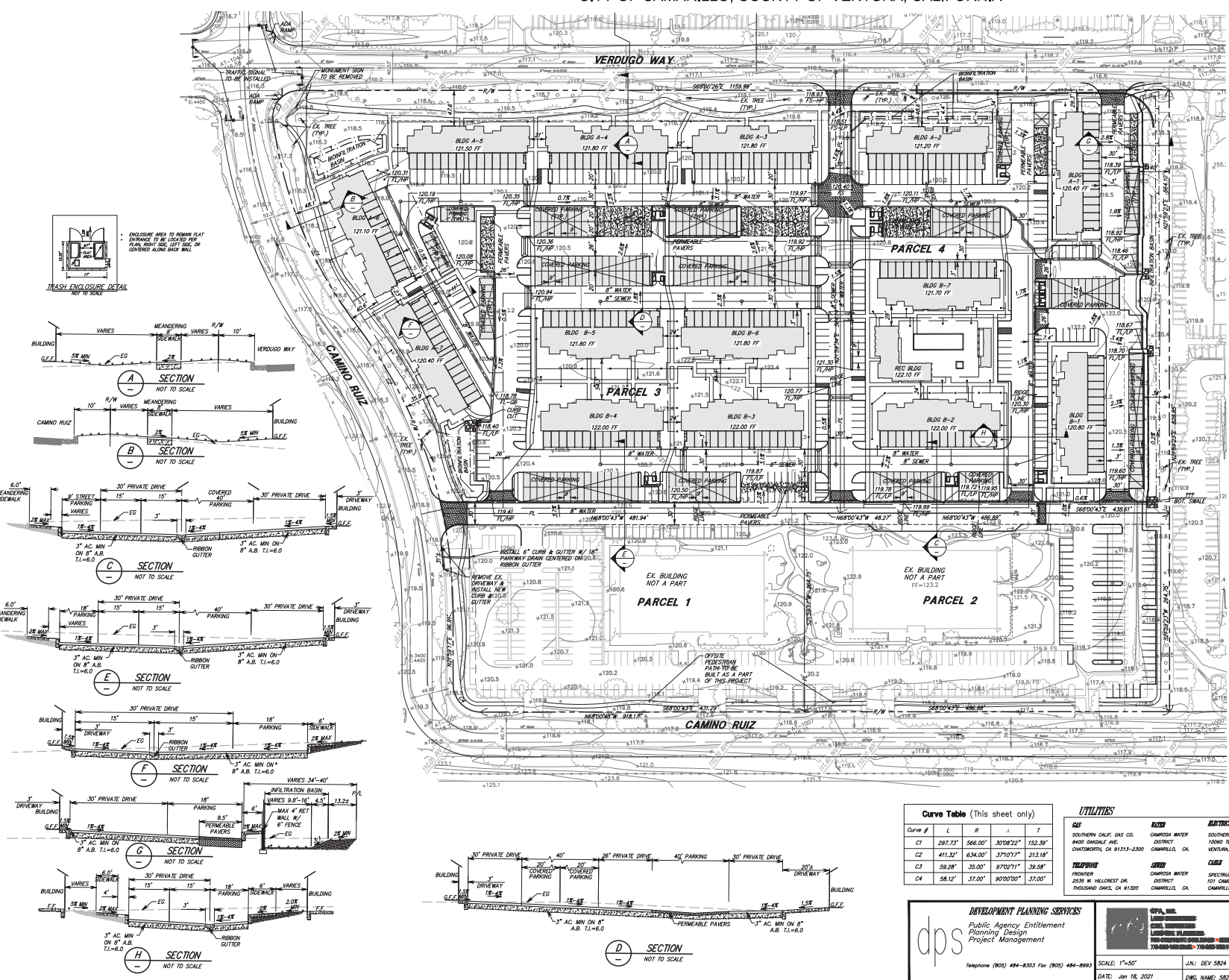
Curve #	L	R	Δ	T
C1	297.72'	566.00'	30°28'22"	152.39'
C2	411.32'	634.00'	37°07'11"	213.18'
C3	59.28'	35.00'	97°02'11"	39.58'
C4	58.12'	37.00'	90°00'00"	37.00'

UTILITIES

GAS	WATER	SEWER
SOUTHERN CALIF. GAS CO. 8440 CHIMNEY AVE. OAKSTOWN, CA 91313-2300	CAMARILLO WATER DISTRICT CAMARILLO, CA	SOUTHERN CALIF. Edison CO. 1000 BILKHAM RD. VENTURA, CA 93004
TULARE FRONTIER 2635 W. HOLLOWAY DR. THOUSAND OAKS, CA 91320	CAMARILLO WATER DISTRICT CAMARILLO, CA	SPECTRUM 101 CAMINO RUIZ CAMARILLO, CA 93012

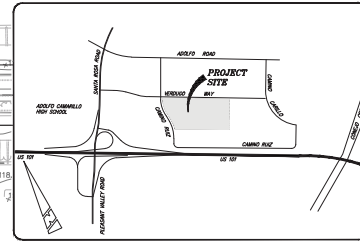
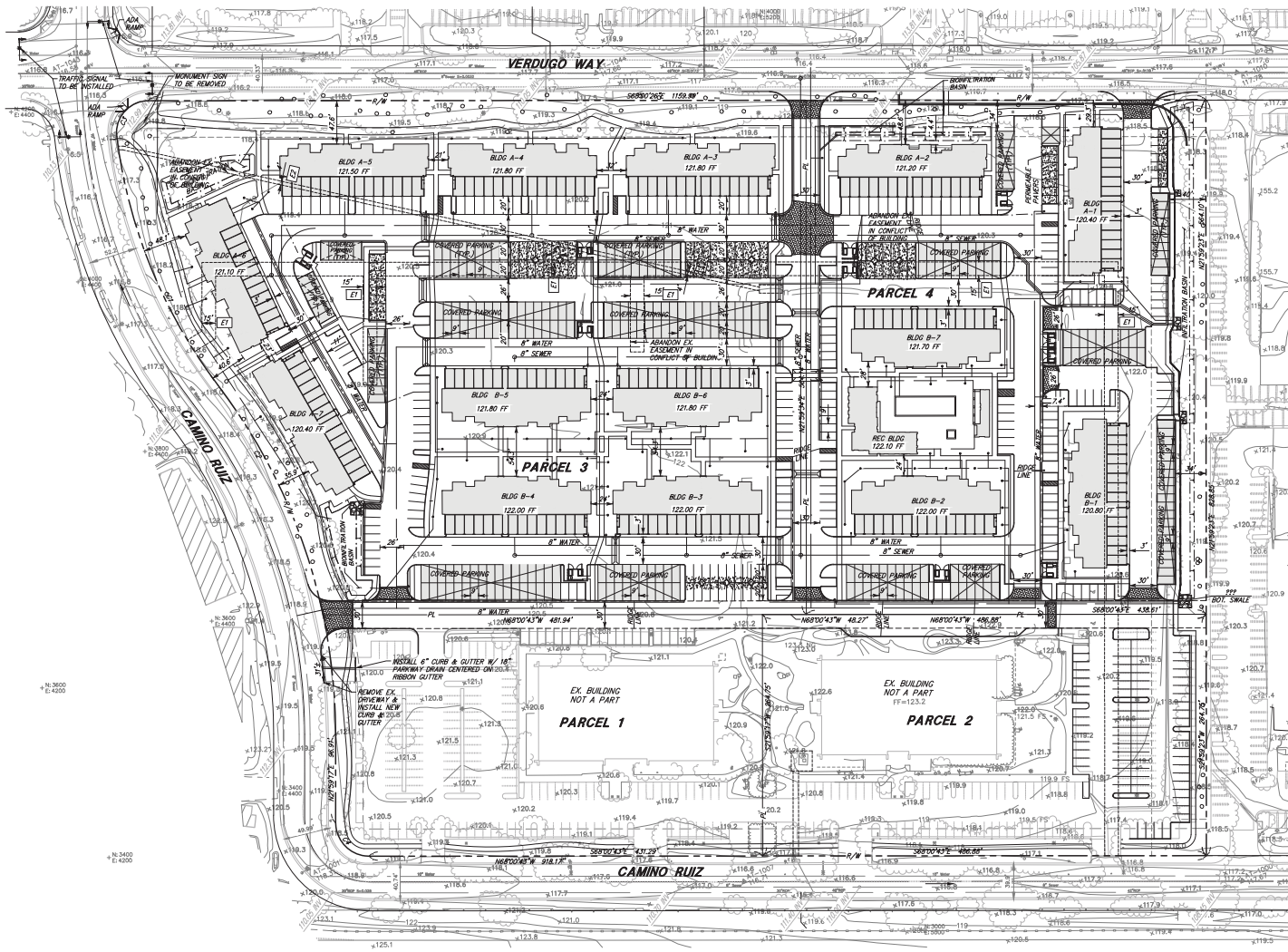
DEVELOPMENT PLANNING SERVICES
Public Agency Entitlement
Planning Design
Project Management
Telephone (805) 484-8303 Fax (805) 484-8993

SCALE: 1"=50'
DATE: Jan 18, 2021
LXI: DEY 5824
DWG. NAME: S024-T-Map.dwg



RPD 201

Parcel 3 & 4 of Parcel Map NO. LD-539
RENTAL UNITS
CITY OF CAMARILLO, COUNTY OF VENTURA, CALIFORNIA



CITY OF CAMARILLO
LOCATION MAP
NTS

Pertinent Data	
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Density	27.2 DU/Ac.
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2 Bedroom - 133 DU (2.0/DU)	266 Spaces
Guest - 385 DU x 0.4/DU	154 Spaces
Total Parking Required	774 Spaces

EASEMENT LEGEND

- 1. AN EASEMENT FOR WATER AND SEWER LINES RECORDED SEPTEMBER 18, 1981 AS INSTRUMENT NO. 089831 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 2. AN EASEMENT FOR PUBLIC UTILITIES RECORDED DECEMBER 18, 1981 AS INSTRUMENT NO. 191717 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

BENCHMARK

BENCHMARK: 75-2A RM 2012
THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) PER GPS CONVENTIONAL TIES AND SECOND ORDERING (GEOID14) TO VENTURA COUNTY BENCHMARK 75-2A RM 2012 AS SHOWN ON VETS 2012-014 HAVING AN ELEVATION OF 157.24.

BASIS OF BEARINGS

THE BEARING OF N 65°31'40" W ALONG THE CENTERLINE OF CAMINO RUIZ PER PARCEL MAP LD-1758 BY THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

Curve Table (This sheet only)

Curve #	L	R	i	T
C1	297.73'	566.00'	30°08'22"	152.39'
C2	411.32'	634.00'	37°01'17"	213.18'
C3	59.28'	35.00'	97°02'11"	39.58'
C4	58.12'	37.00'	90°00'00"	37.00'

UTILITIES

GAS SOUTHERN CALIF. GAS CO. 8400 CHAGRELE AVE. CHATHAM, CA 91313-2300	WATER CAMARILLO WATER DISTRICT 1000 TELEGRAPH AVE. CAMARILLO, CA 93004	SEWER SOUTHERN CALIF. EDISON CO. 1000 TELEGRAPH AVE. VENTURA, CA 93004
TELEPHONE FRONTIER 2508 W. HILLCREST DR. ROCKWOOD HILLS, CA 91320	SEWER CAMARILLO WATER DISTRICT CAMARILLO, CA	CABLE SPECTRUM 101 CAMINO RUIZ CAMARILLO, CA 93012

DEVELOPMENT PLANNING SERVICES, INC.

Applicant

CAMINO RUIZ, LLC

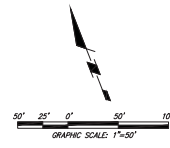
OWNER

DEVELOPMENT PLANNING SERVICES
Public Agency Entitlement
Planning Design
Project Management
dps
Telephone (805) 484-8303 Fax (805) 484-8993

CITY OF CAMARILLO
Public Agency
Landscape Planning
Title Block
Telephone (805) 484-8303 Fax (805) 484-8993
SCALE: 1"=50'
DATE: Jan 18, 2021
LVL: DEV 5824
DWG. NAME: 5824_T-Map.dwg

RPD 201 SITE PLAN
FOR
CAMINO RUIZ, LLC
CAMINO RUIZ & VERDUGO WAY
City of Camarillo
COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET
2
OF 2





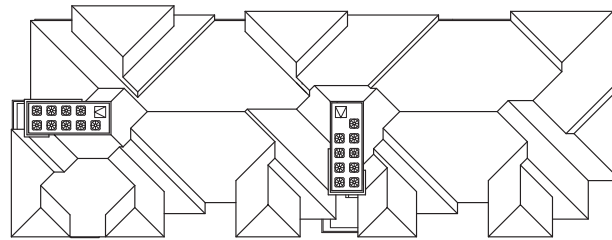
Left Elevation



Front Elevation



Right Enhanced Elevation



Roof Plan Scale: 1/16" = 1'-0"

Material Legend

- 1. S-Tile Roof
- 2. Stucco
- 3. Metal Garage Door
- 4. Metal Railing
- 5. Stucco Corbels
- 6. Light Fixture
- 7. Brick Veneer
- 8. Metal Awning



Right Elevation



Rear Elevation

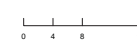


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CAMINO RUIZ
211 VILLAGE COMMONS BLVD. SUITE 15
CAMARILLO, CA 93012

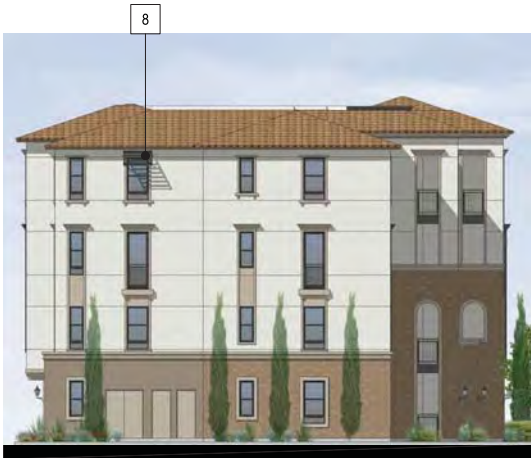
MISSION OAKS
CAMARILLO, CA # 2017-0452

SCHEMATIC DESIGN
RPD-201
OCTOBER 8, 2020

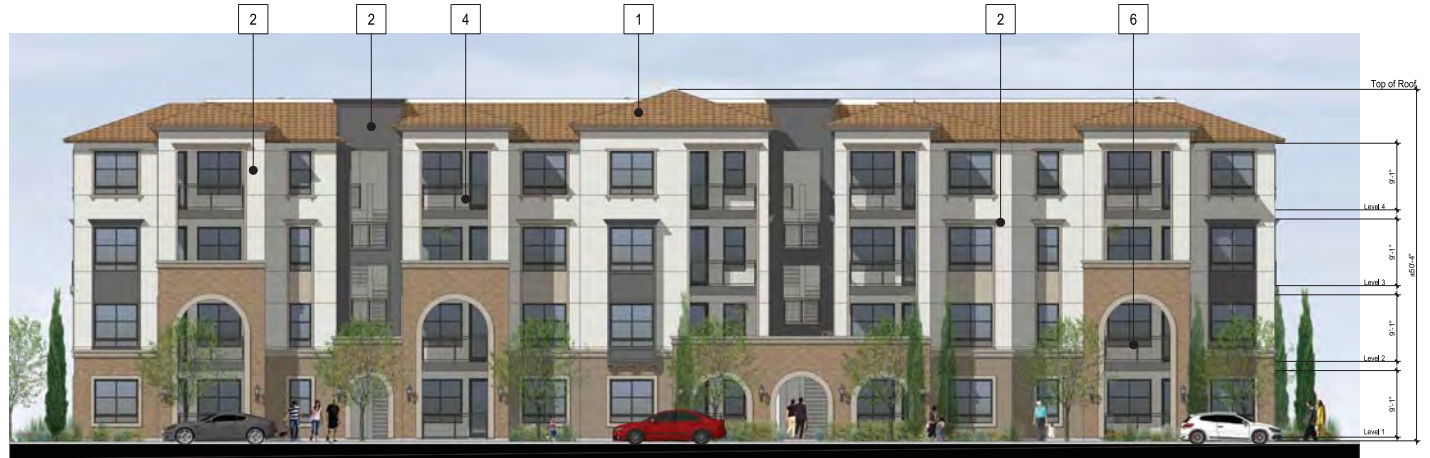


BUILDING ELEVATIONS
BUILDING A

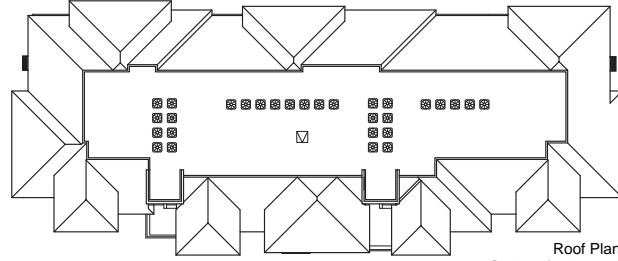
A2.0



Left Elevation



Front Elevation



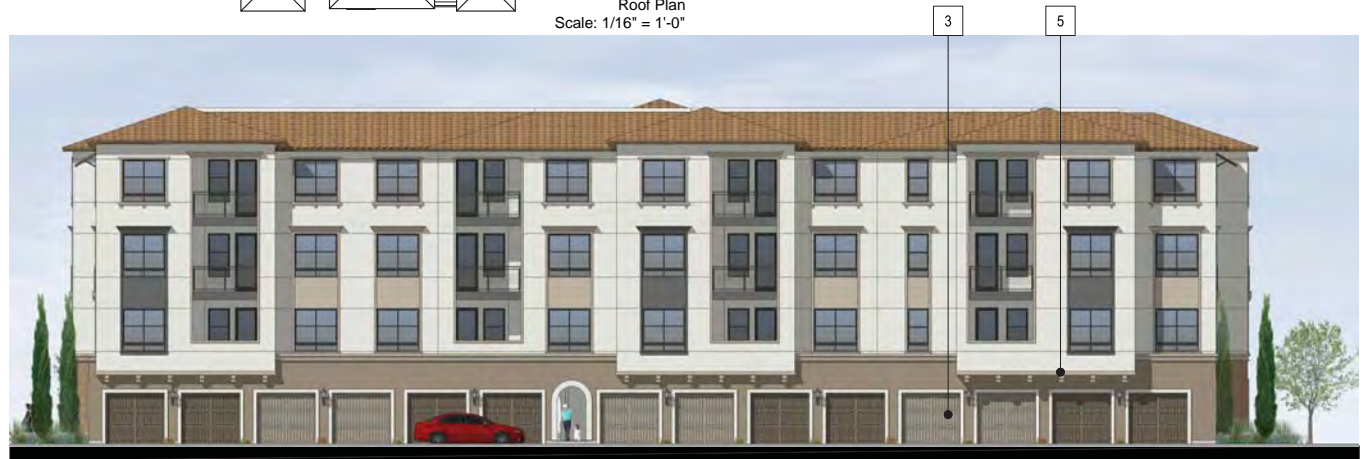
Roof Plan
Scale: 1/16" = 1'-0"

Material Legend

- 1. S-Tile Roof
- 2. Stucco
- 3. Metal Garage Door
- 4. Metal Railing
- 5. Stucco Corbels
- 6. Light Fixture
- 7. Brick Veneer
- 8. Metal Awning



Right Elevation



Rear Elevation



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CAMINO RUIZ
211 VILLAGE COMMONS BLVD. SUITE 15
CAMARILLO, CA 93012

MISSION OAKS
CAMARILLO, CA # 2017-0452

SCHEMATIC DESIGN
RPD-201
OCTOBER 8, 2020



BUILDING ELEVATIONS
BUILDING B

A2.1



STUCCO 1



STUCCO 2



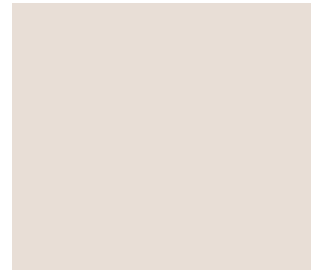
BRICK



ROOF



TRIM 1



TRIM 3



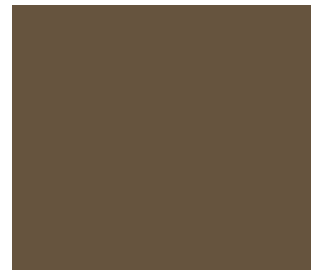
GARAGE 1



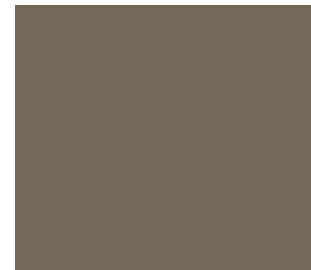
WINDOW FRAME



TRIM 2



TRIM 4



GARAGE 2



METAL

MISSION OAKS

CAMINO RUIZ
211 VILLAGE COMMONS BLVD. SUITE 15
CAMARILLO, CA 93012

MATERIAL BOARD

CAMARILLO, CA
KTGY # 2017-0452

01.19.2021

EXHIBIT A

RESIDENTIAL

KTGY Group, Inc.
Architecture+Planning
17911 Von Karmen Ave., Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com





STUCCO 1



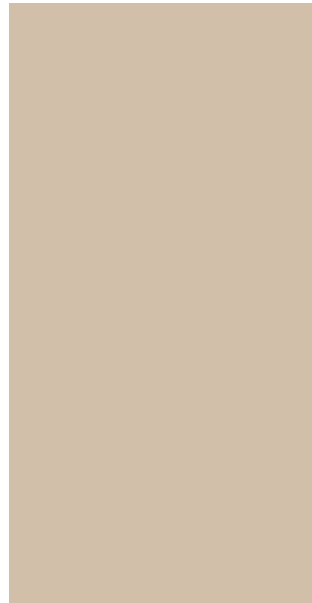
TILE 1



TILE 2



ROOF



TRIM 1



TRIM 2



DOOR 1



WINDOW FRAME



METAL

MISSION OAKS

CAMINO RUIZ
211 VILLAGE COMMONS BLVD. SUITE 15
CAMARILLO, CA 93012

MATERIAL BOARD

CAMARILLO, CA
KTGY # 2017-0452

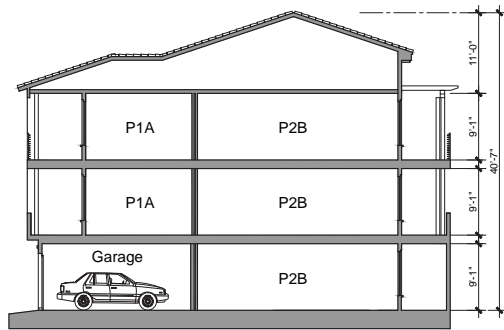
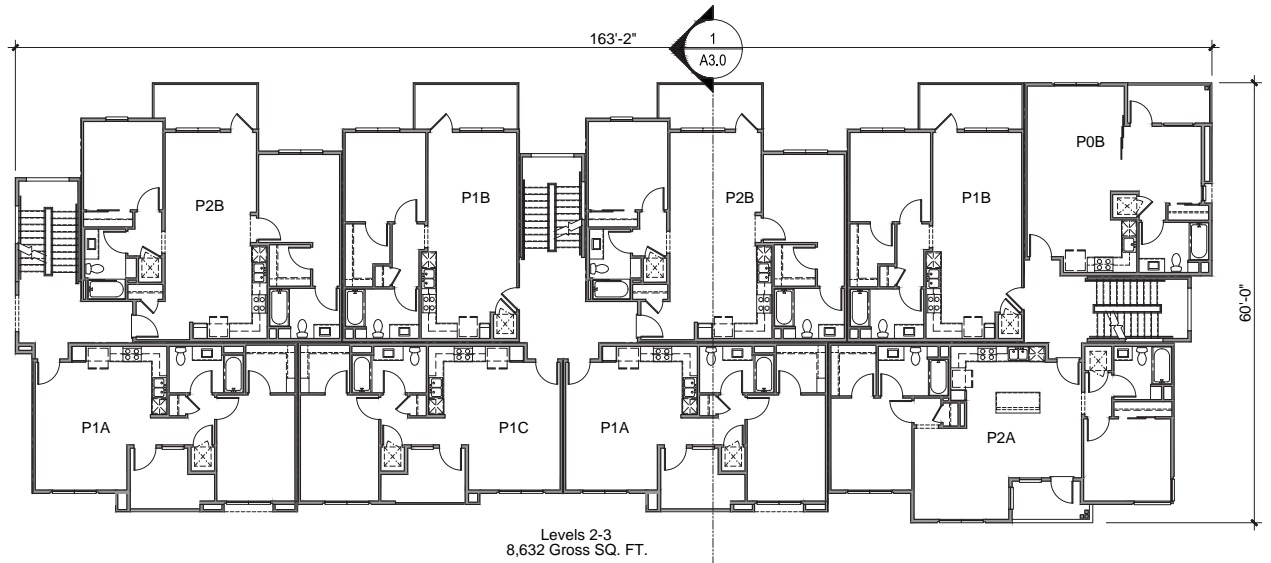
01.19.2021

EXHIBIT A

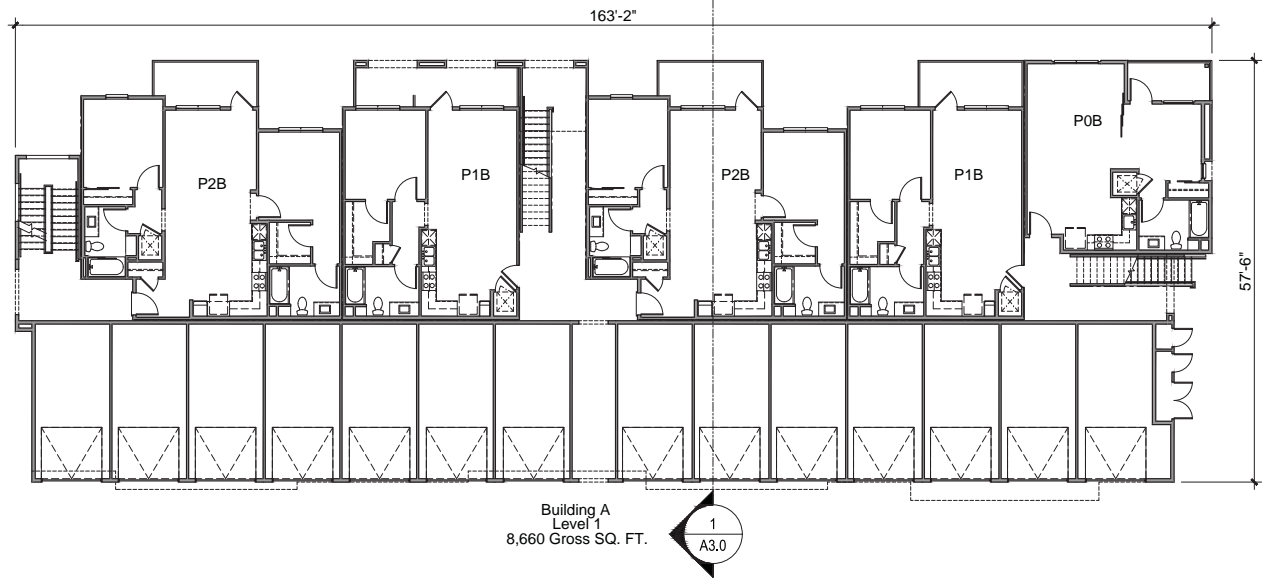
AMENITY AND POOL BUILDING

KTGY Group, Inc.
Architecture+Planning
17911 Von Karmen Ave., Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com





1 Building Section



Architecture + Planning
888.456.5849
ktgy.com

CAMINO RUIZ
211 VILLAGE COMMONS BLVD. SUITE 15
CAMARILLO, CA 93012

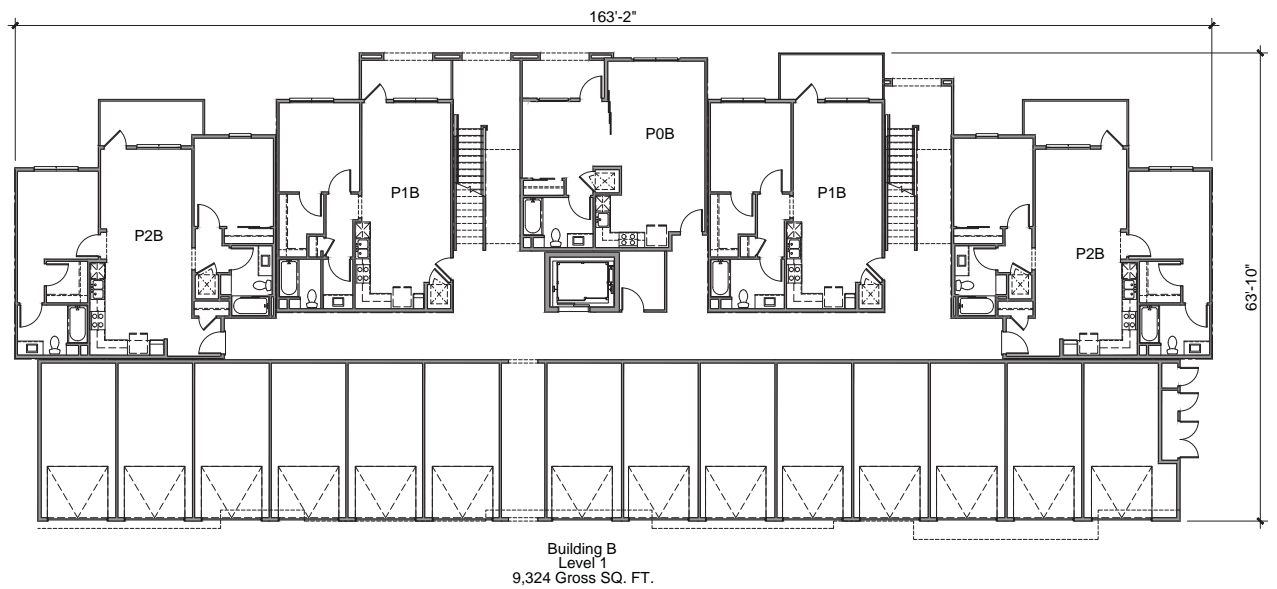
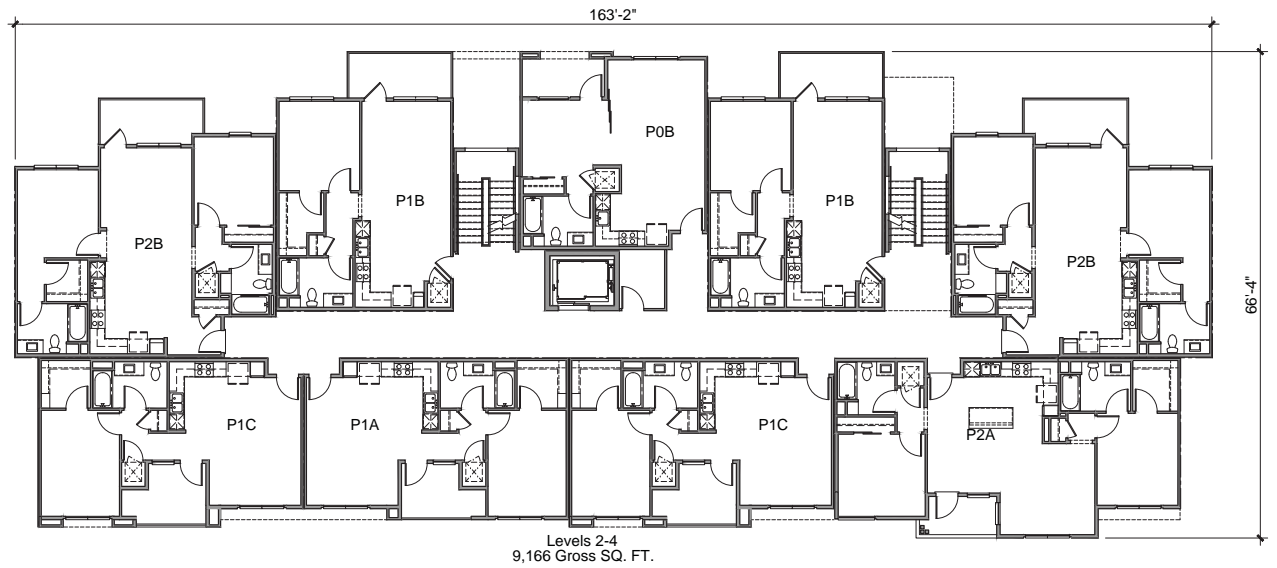
MISSION OAKS
CAMARILLO, CA # 2017-0452

SCHEMATIC DESIGN
RPD-201
OCTOBER 8, 2020



BUILDING PLANS
BUILDING A

A3.0



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CAMINO RUIZ
211 VILLAGE COMMONS BLVD. SUITE 15
CAMARILLO, CA 93012

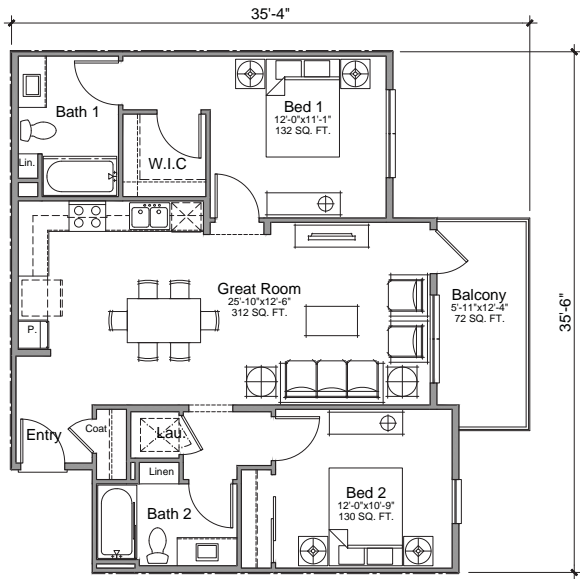
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SCHEMATIC DESIGN
RPD-201
OCTOBER 8, 2020

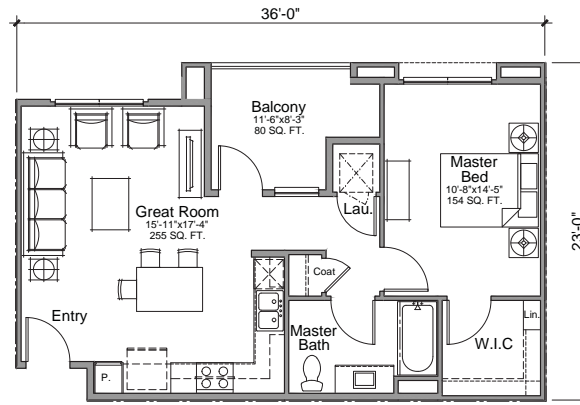


BUILDING PLANS
BUILDING B

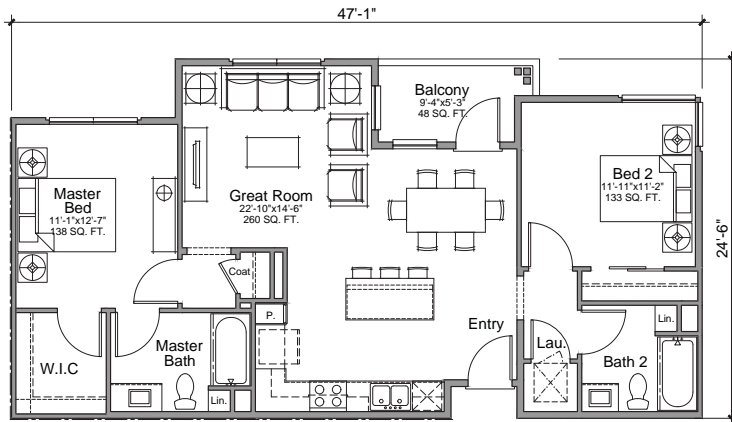
A3.1



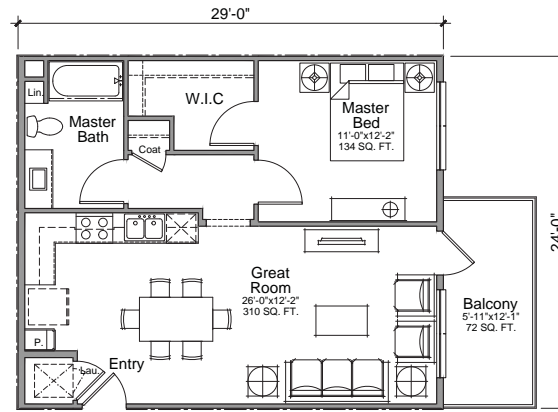
P2B
971 SQ. FT. Gross



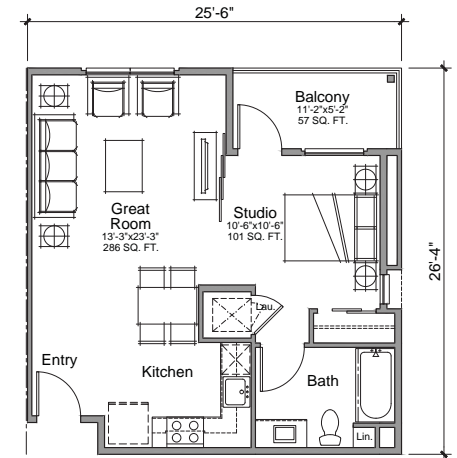
Plan 1A
683 SQ. FT. Gross



P2A
1010 SQ. FT. Gross



Plan 1B
694 SQ. FT. Gross



Plan 0B
584 SQ. FT. Gross



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CAMINO RUIZ
211 VILLAGE COMMONS BLVD. SUITE 15
CAMARILLO, CA 93012

MISSION OAKS
CAMARILLO, CA # 2017-0452

SCHEMATIC DESIGN
RPD-201
OCTOBER 8, 2020



UNIT PLANS

A5.0



Front Perspective



Rear Perspective



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SCHEMATIC DESIGN
RPD-201
OCTOBER 8, 2020



BUILDING PERSPECTIVES
BUILDING A

A6.0



Front Perspective



Rear Perspective

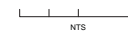


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SCHEMATIC DESIGN
RPD-201
OCTOBER 8, 2020



BUILDING PERSPECTIVES
BUILDING B

A6.1



Left Elevation



AMENITY BUILDING

Front Elevation



Right Elevation



Rear Elevation

POOL BUILDING



Right Elevation



Rear Elevation



Right Elevation



Rear Elevation

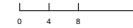


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CAMARILLO, CA # 2017-0452

SCHEMATIC DESIGN
RPD-201
APRIL 14, 2020



AMENITY ELEVATIONS

A5.3



Amenity Building Perspective



Pool Building Perspective



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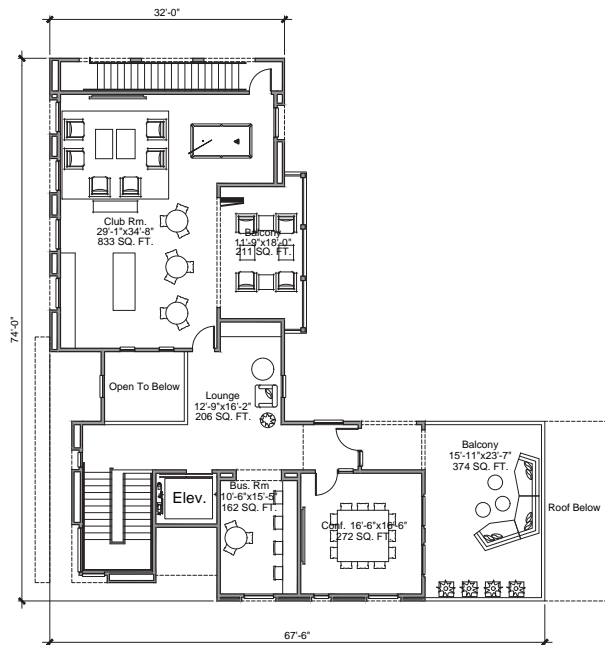
MISSION OAKS
CAMARILLO, CA # 2017-0452

SCHEMATIC DESIGN
RPD-201
APRIL 14, 2020

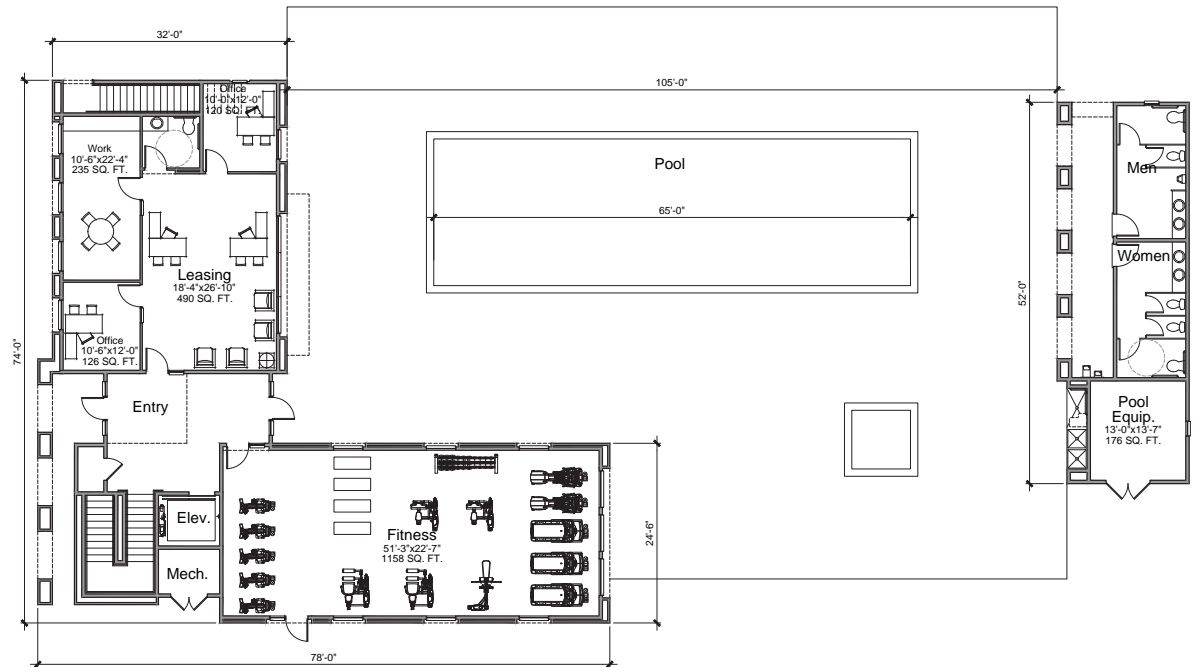


BUILDING PERSPECTIVES
AMENITY BUILDINGS

A6.2



Amenity Building
2nd Floor
2132 SQ. FT.



Amenity Building
1st Floor
2966 SQ. FT.

Pool Building
393 SQ. FT.



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CAMINO RUIZ
211 VILLAGE COMMONS BLVD. SUITE 15
CAMARILLO, CA 93012

MISSION OAKS
CAMARILLO, CA # 2017-0452

SCHEMATIC DESIGN
RPD-201
APRIL 14, 2020



AMENITY BUILDING PLANS

A5.1

**RPD-201
PROJECT CONDITIONS**

The developer must comply with the following conditions before the city issues the grading permit unless otherwise specified.

STREETS

1. Trees and Landscaping:
 - a. The developer must plant private trees based on an approved landscape plan along Verdugo Way and Camino Ruiz. Trees must be of the species and size as required by the city. All required trees will be private and must be planted before occupancy of the first building.
 - b. The landscape plan must be coordinated with the grading plans to avoid conflicts of trees with BMP's for stormwater quality, storm drains, water lines and sewer lines.
 - c. The developer must install private landscape/hardscape features, and irrigation systems within Verdugo Way and Camino Ruiz right-of-way adjacent to the project before occupancy of the first building, as required by the Community Development and Public Works Departments.
 - d. The developer must enter into a License Agreement with the City of Camarillo for the owner to own, operate and maintain the private landscaping, private trees, private irrigation system and private walkways/hardscape within the public right-of-way parkway along Verdugo Way and Camino Ruiz. The developer must prepare and submit required legal descriptions, and sketches for review and approval by Department of Public Works.
 - e. ** The Landscaping Plan must be coordinated with the right of way and parking area Lighting Plan. Trees must not be planted within 20 feet of any light source intended to illuminate public space.
2. Before the city issues a grading permit, the developer must obtain Consent for Offsite Construction from adjacent property owners for any improvements within the adjacent properties.
3. ** The developer must submit deed, legal description and sketch for dedication of easements for sidewalk and pedestrian purposes, outside of the public right-of-way, for review and approval by the Department of Public Works.

* - Project Condition Modified
** - New Condition
MC - Mitigation Condition

CS - City Security Required
SS - Sanitary Security Required
GS - Grading Security Required

4. All street or road improvements inside and adjacent to the project boundaries must be as directed and approved by the Department of Public Works. Sidewalks must be constructed to meander where required.
5. ** The offsite walking path located in the properties south of the project (Parcels 1 and 2 of LD-539) adjacent to Camino Ruiz, as shown on the Preliminary Site Plans, is subject to review and approval by the Department of Community Development and Department of Public Works.
6. Before the city issues the grading permit, traffic circulation and control on adjacent streets, including all curb openings, control signs for regulation, warning, and guidance of traffic, must be designed as required by the City Traffic Engineer. These include, without limitation, stop signs, speed signs, turn prohibition signs, one-way signs, parking signs, together with required pavement striping, raised pavement markers, and road symbols. Traffic circulation and control onsite must meet the approval of the Director of Community Development and the City Traffic Engineer.
7. ** Traffic signs and pavement markings on public streets must conform to the California Manual on Uniform Traffic Control Devices (CAMUTCD), latest edition.
8. Before the city issues a certificate of occupancy, all signs must be installed, and before final acceptance, the city may require the developer to add traffic control devices, such as signing and striping, the need for which is not apparent at time of plan approval but which are warranted due to actual field conditions. The developer must install the traffic control devices before final acceptance.
9. ** Before the city issues grading permit, the developer must post a security for the design and construction of a traffic signal at the intersection of Verdugo Way and Camino Ruiz. If within five years after issuance of the last certificate of occupancy the city determines that traffic conditions at the intersection warrant a traffic signal, the developer must design and construct a traffic signal. After the city accepts the traffic signal, the developer may request the cash-out of securities posted by others, if any, for reimbursement towards the design and construction of the signal. If after five years of occupancy a signal is not warranted, as determined by means of a developer prepared traffic study, this condition will no longer apply to the developer and the posted security will be exonerated. **(CS)**
10. * Ramps and other accessible path of travel elements (sidewalk, walk, appurtenances) must be constructed in locations specified by the City Engineer and the Director of Community Development. Accessible facilities must be constructed, and existing facilities reconstructed within and adjacent to the limits of the project limits as necessary to comply with California Title 24 accessibility requirements of the California Building Codes and Americans with Disabilities Act (ADA). **(CS)**

The developer must install ramps at the northeast and southeast corner of the intersection of Verdugo Way and Camino Ruiz.

- | | |
|--------------------------------|---------------------------------|
| * - Project Condition Modified | CS - City Security Required |
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Concrete curb ramps must be installed per city standards and in accordance with ADA regulations. Concrete curb ramps must include truncated domes per city standards. Truncated dome material must be Armor-Tile Tactile Systems, Colonial Red Color (Federal No. 20109) cast in place detectable warning tiles or approved equal. Pin type embedment systems or adhesive attachment type must not be used. Coordinate with City Traffic Division for requirements related to signing, striping and signals. Comply with ADA requirements for pedestrian push button locations for traffic signals. Upon completion of curb ramp construction in city right-of-way, provide a letter indicating location and map showing where ramp was completed, addressed to the CIP Division.

11. All underground irrigation, water, and other pipes or openings which are encountered during construction of site improvements must be removed or sealed in a manner satisfactory to the Department of Public Works.
12. Sight Distance:
 - a. Before the city issues the grading permit, the developer must design and, before occupancy, provide intersection visibility as set forth in CMC § 19.38.050 and in a manner acceptable to the City Traffic Engineer. The sight distance requirements apply to all intersections with public streets and private drive aisles.
 - b. Before the city issues the grading permit, the developer must design frontage landscaping that will not obstruct a motorist's line of sight above three feet nor below seven feet within the corner cutoff area of an uncontrolled intersection, or within the sight triangle of a controlled intersection.
 - c. The developer must plant trees based on an approved landscape plan or planted parallel to the street centerline along the sidewalks with a 15-foot setback. All trees within the corner cutoff area of an uncontrolled intersection or within the sight triangle of an uncontrolled intersection must be spaced no closer than 40 feet apart to avoid creating a "fence post condition that may restrict a driver's vision."
13. The road construction (pave-out) policy of the city will apply: **(CS)**
 - a. The developer must remove and reconstruct any existing public improvements adjacent to the limits of the project found to be damaged before or during the construction of this project.
 - b. ** Before the city issues the grading permit, the developer must design and, before the city issues zone clearance, construct the driveways on Verdugo Way and Camino Ruiz in a manner acceptable to the Department of Public Works.
 - c. ** Before the city issues the grading permit, the developer must design and, before zone clearance, remove the existing driveway approaches and construct sidewalk, curb and gutter along Verdugo Way and Camino Ruiz in a manner acceptable to the Department of Public Works and Caltrans.

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- d. ** Before the city issues the grading permit, the developer must design and, before occupancy of the first building, apply Slurry Seal (Type II) over the full width of Verdugo Way from Camino Ruiz to easterly boundary of the project and Camino Ruiz from Verdugo Way to southerly boundary of the project, as designated by the Department of Public Works.
- e. All final paving on Verdugo Way and Camino Ruiz must be placed, as required by project improvement plans, before final inspection.
- 14. * Before on-site paving, the developer must submit a Structural Pavement Recommendation Letter for review and approval by the City Engineer. All utilities must be installed before paving is placed. No pavement may be placed until an approval letter from the City Engineer has been issued.
- 15. ** Before the city issues the grading permit, the developer must design and, before the city issues zone clearance, construct curb, gutters and on-site paving, in a manner acceptable to the City Traffic Engineer. The drive aisles must be a minimum of 26 feet wide.
- 16. The developer must submit evidence to the city of existing corner lot monumentation before project approval and at the completion of the project to ensure that existing corner monumentation and witness markings are not disturbed by construction activities or were reset.
- 17. The developer must pay the Traffic Mitigation Fee as established by CMC § 11.68 before the city issues a zone clearance. If the developer sells this project before construction, in whole or part, the developer must inform the subsequent owner that not all fees have been paid.
- 18. Ventura County Benchmark No. 75-2A RM1 2012 may be used as datum in conjunction with this project.
- 19. Before the city issues a zone clearance, the developer must furnish to the Department of Public Works a street lighting plan. The plan must include all street lumens proposed or existing within the project boundaries. For street lights located on local streets, the lights must be located a maximum of 220 feet apart and have 5.8 KHPS. For street lights located on collector streets, the lights must be located a maximum of 200 feet apart and have 9.5 KHPS. Before occupancy, the developer must construct street lights in accordance with the approved street lighting plan. This includes decorative electroliers of the lumen rating called for on the plan, trenching, and installing underground electrical power to the lighting fixtures. Differential costs of the electroliers and the cost of trenching must be paid by the developer. Developer must contract with Southern California Edison for installation of street lights and must prepay all fees.

GRADING AND DRAINAGE

- 20. All grading must conform to CMC Chapter 16.04. **(GS)**

* -	Project Condition Modified	CS -	City Security Required
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21. ** All grades and elevations shown on the Site Plan are preliminary and will be verified during detailed design review by the Department of Public Works.
22. ** The site must be raised as needed to provide standard clear cover and standard slopes for sewer, water and storm drains, in a manner acceptable to the City Engineer.
23. * The developer must prepare and submit to the City Engineer a soils and geologic study, or update, as required by CMC Chapter 16.38 and in accordance with the requirements of Resolution No. 88-57 (and all subsequent amendments). The study must include, without limitation, liquefaction, hydroconsolidation and seismically-induced settlement testing and analysis (contact the Public Works Department for guidelines). The developer must comply with the recommendations of the soils and geologic study as determined by the city. Any restricted use zones must be shown on the grading plan.
24. Before the city issues the grading permit, the site must be cleared of trash and deleterious materials.
25. The building pads must be individually certified as geotechnically suitable for their intended use.
26. Construction phasing:
 - a. Unless phasing is approved, the entire development must be graded in total and not phased in order to mitigate the noise, dust, air quality, and construction traffic impacts. Erosion control plans, open space landscape plans, and irrigation plans must be approved and implemented immediately upon completion of grading.
 - b. The developer may request construction phases by submitting a preliminary phasing plan to the Department of Community Development for review and approval by the Department of Community Development and Department of Public Works.
 - c. Before the city issues a zone clearance for the first building permit of each phase of the onsite improvements associated with the zone clearance, the developer must complete all curb, gutters and onsite paving. All utilities must be installed before paving is placed.
 - d. All construction and occupancy phasing will be subject to review and approval by the Department of Community Development and the Department of Public Works
27. The developer must prepare and submit a hydrology and hydraulics study for the project to the City Engineer for review and approval. The study must include, without limitation, the hydraulic analysis for the sizing of the required storm drain system. Appropriate facilities for proper drainage within the development must be provided and constructed as directed and approved by the City Engineer.
 - a. All areas must be graded in such a manner that there will be no undrained depressions.

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- b. All storm drain facilities must be designed to convey the Q50 storm runoff.
 - c. Pads must be protected from the Q100 storm and the overflow path must be shown on the hydrology map.
 - d. Provide Water Surface Pressure Gradient (WSPG) calculations using WSPG Program for all pipes 18-inches or larger.
 - e. ** Before the city issues the grading permit, the developer must design and, before zone clearance, construct the radii and deflections of the storm drain system in a manner acceptable to the Department of Public Works.
 - f. No grated drain inlet may be located within the drive aisles and/or middle of the parking areas, except at locations approved by the City Engineer.
28. No storm drain facility may be located in conflict with trash enclosures, planters and light fixtures, which obstruct the storm drains function and maintenance. Locations of storm drain facilities must be in a manner acceptable to the City Engineer.
29. Before the city issues the grading permit, the developer must design and, before zone clearance, construct concrete swales behind retaining walls and at slopes in a manner acceptable to the City Engineer.
30. The development must be protected from offsite drainage, and any water concentration and/or increase as a result of the construction of the development must be conveyed by means of adequate facilities to the existing storm drain system designed to convey the development's runoff.
31. The developer must design and construct the slopes throughout the development in the following manner:
- a. The developer must design and construct the concrete gutters with a minimum flowline slope of 0.5 percent and in a manner acceptable to the City Engineer.
 - b. The developer must design, and before zone clearance, construct the asphalt drive aisles, with a minimum of 1 percent cross fall slope, in a manner acceptable to the City Engineer.
 - c. Landscaping must be designed and installed with a minimum flowline slope of 1 percent and a minimum cross fall slope of 2 percent, and in a manner acceptable to the City Engineer.
32. The developer must provide storm water acceptance deeds on any and all lots subject to runoff water from adjacent lots or properties.

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STORMWATER QUALITY

33. Development must be undertaken in accordance with conditions and requirements of the Ventura County Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002; Order No. 2010-0108.
34. The project must be designed to comply with the Post Construction Stormwater Management Plan (PCSMP) SW0040 dated June 18, 2020, which was approved for stormwater quality design only by the Public Works Department on June 25, 2020. Supplemental documents, such as the Drainage/Geotechnical Report, submitted with the PCSMP have been reviewed for stormwater quality only and are subject to change. Proposed stormwater mitigation devices must not be built within the public right of way. Any changes to the PCSMP must approved by the Public Works Department and be designed in accordance with the planning and land development requirements outlined in the Ventura County Municipal Stormwater Permit; Order No. 2010-0108 and further detailed in the July 13, 2011 Technical Guidance Manual. These requirements include implementation of criteria related to low impact development, hydromodification, and water quality treatment.
35. State General Construction Permit requirement for projects that disturb 1 acre or more of soil or are part of a larger common plan of development. Before the city issues the grading permit, the developer must submit a copy of the project receipt of the Notice of Intent (NOI) and Waste Discharge Identification (WDID) from the California State Water Resources Control Board (SWRCB), Storm Water Permit Unit, for coverage under the General Construction NPDES Permit (GCP) (Permit No. CAS000002/ Order No. 2009-009-DWQ as amended). The developer must comply with all requirements of the General Permit.
36. All development subject to the State GCP, must prepare a local Stormwater Pollution Prevention Plan (SWPPP) based on the template available in the California Construction BMP Handbook Portal available at www.casqa.org. The SWPPP must all be submitted to the city for review and approval, and once approved; the developer must submit the SWPPP in electronic format to the city.
37. If a change of ownership takes place for the entire development or portions of the common plan of development where construction activities are still on-going, development must provide city with Proof of a Change of Information form (COI) with the State GCP.
38. The project construction plans must incorporate Best Management Practices (BMPs) applicable to the development for the review and approval of the City Engineer. Suggested construction BMPs are listed in the California Stormwater BMP Handbook for Construction, which can be downloaded at www.cabmphandbooks.com.
39. All onsite storm drain inlets, whether newly constructed or existing, must be labeled “Don’t Dump – Drains to Creek” before occupancy in accordance with city requirements. The labels are to be provided by the city to the developer at cost; this does not include installation of the labels. There will be additional labor charges for installation by the city.

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- 40. No architectural copper should be used that is exposed to stormwater runoff. This area drains to a watershed that has been listed by the State Water Resources Control Board as being impaired for copper per Los Angeles Regional Water Quality Control Board Resolution No. 2006-012.
- 41. All exterior metal building surfaces, including roofs, must be with rust-inhibitive paint to prevent corrosion and release of metal contaminants into the storm drain system prior to occupancy.
- 42. Certified full capture trash devices must be installed to address the trash total maximum daily load (TMDL) requirements imposed under Los Angeles Regional Water Quality Control Board Resolution No. 2007-007 or the Statewide Trash Amendments adopted April 7, 2015. Contact the City's Stormwater Program Manager for a list of certified devices and more information. Existing storm drain inlets located within this project must be retrofitted to address the above trash policies.

 ** Existing City storm drain inlets No. L-13105 and M-13110 on Verdugo Way must be retrofitted to address the trash policies listed above.
- 43. Trash enclosures and/or recycling area(s) must include a lattice structure to cover the enclosure with a solid roof design below to direct stormwater away from entering the enclosure. All litter/waste material must be kept in leak-proof containers. Area(s) must be paved with impermeable material. No other area may drain onto these areas. The trash enclosure and/or recycling area(s) may not drain to the storm drain system or the sanitary sewer and all cleanups must be performed using dry cleanup methods. There must be no slope on the interior floor of the enclosure and the waste handling area must be bermed to prevent run-on of stormwater. Post sign on trash enclosure informing users that hazardous materials are not to be disposed of therein. Enclosures for air compressors must include a roof installation similar to trash enclosures, if feasible, to direct water from entering the enclosure.
- 44. Landscape areas must be designed and maintained with efficient irrigation to reduce runoff and promote surface filtration and minimize the use of fertilizers and pesticides which can contribute to urban runoff pollution.
- 45. Parking and associated drive areas with five or more spaces must be designed to minimize degradation of stormwater quality. BMPs, such as bioretention, bioswales, oil/water separators, sand filter basins or approved equals, must be installed to intercept and effectively prohibit pollutants from discharging to the storm drain system. The design of the BMP must be submitted to the City Engineer for review and approval before the city issues the grading permit.
- 46. If applicable, all material storage and handling areas must be covered, constructed on impermeable pavement, be designed to eliminate run-on from other areas, must be graded and constructed to prevent runoff from the area, and the development must be designed and constructed with no drain in this area. If these conditions cannot be met, BMPs such as oil/water separators, sand filters, and/or detention basins must be installed to treat all stormwater runoff before it is discharged to the storm drain system. If other

<ul style="list-style-type: none"> * - Project Condition Modified ** - New Condition MC - Mitigation Condition 	<ul style="list-style-type: none"> CS - City Security Required SS - Sanitary Security Required GS - Grading Security Required
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areas drain onto the area, treatment for these areas must be included in the design of BMPs. The design must be submitted to the City Engineer for review and approval before the issuance of grading permit.

47. If applicable, food facilities must be designed with contained areas for cleaning mats, equipment and containers. This wash area must be inside, or covered and designed to prevent run-on or runoff from the area. The area may not discharge to the storm drain; indoor wash waters must drain through a grease interceptor to the sanitary sewer or be collected for ultimate disposal to the sanitary sewer or an authorized location (pumped/trucked offsite). Wash areas located outside must be covered and bermed; wash water must be collected and not allowed to drain to storm drain unless treatment is provided. Employees must be instructed and signs posted indicating that all washing activities be conducted in this area.
48. If applicable, decorative fountains and ponds must be designed with no connection to the storm drain system. The discharge of non-stormwater from fountains and ponds must not be allowed to drain to the storm drain system.
49. Air-conditioning condensate flows must be segregated to prevent introduction of pollutants and must be directed to pervious areas for percolation where possible.
50. All property areas must be maintained free of litter/debris.
51. All onsite storm drains must be cleaned at least twice a year; once immediately before October 1 (the beginning of the rainy season), and once in January. Additional cleaning may be required by the City Engineer.
52. Sidewalks and parking lots must be maintained free of litter/debris. Sidewalks and parking lots must be swept at least on a monthly basis, with a minimum of two (2) sweepings occurring during the month of October, prior to the beginning of the rainy season. Such sweepings must be a minimum two (2) weeks apart. When swept or washed, debris must be trapped and collected to prevent entry to the storm drain system. The applicant must provide a program for the compliance with this requirement prior to issuance of zoning clearance.
53. Material storage areas and trash enclosures must be dry swept/cleaned at least on a monthly basis, with a minimum of two (2) sweepings occurring during the month of October, prior to the beginning of the rainy season. Such sweepings must be a minimum two (2) weeks apart. When swept, debris must be trapped and collected to prevent entry to the storm drain system. The facility must have a spill prevention, control and cleanup plan.
54. There must be no pressure washing of parking areas, material and waste storage areas, or building site, unless the city approves a collection system to keep water from entering the storm drain.
55. Waters from salt-chemistry pools or spas, filter waste and acid-wash or other cleaning wastewater are prohibited and illegal to discharge to either the storm drain system or to

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the sewer system. Water from fresh-water swimming pools may be discharged to the storm drain system as long as the discharge meets the city's Municipal Stormwater Permit requirements. There must not be any swimming pool drains directly connected to the storm drain system.

- 56. The owner is responsible for maintaining and operating all on-site private improvements. The owner is responsible for submitting a stormwater quality mitigation device Maintenance Plan and is responsible for providing a Stormwater Treatment Device Access and Maintenance Agreement on the form provided by the city for all post-construction stormwater treatment devices, as required by the Ventura County Municipal Stormwater Permit Order 2010-0108. The agreement will be subject to the review and approval of the City Engineer and City Attorney. Before final acceptance of project improvements, the owner or his/her designated representative must certify that the treatment device was constructed and installed in accordance with the approved plans.

WATER AND FIRE PROTECTION

- 57. No pre-grading or grading permits, map recordation or building permits will take place until a water will-serve letter is issued by the Camrosa Water District indicating that adequate water supply is available to service the proposed application.
- 58. In order to provide for reasonable fire protection during the construction period, the developer must maintain passable vehicular access to all buildings. Adequate fire hydrants with required fire flow must be installed before structural framing as recommended by the Fire Department and Camrosa Water District.
- 59. The project is within the city limits but outside the city Water Division service area. The developer must comply with or exceed "Minimum Standards for Water Systems" as adopted by Camrosa Water District's standards. Such development must furnish a water network analysis/written report on the source and amount of water available and that it conforms to said "Minimum Standards."
- 60. ** The developer must comply with the following conditions based on a letter dated January 4, 2021 from Camrosa Water District (District):
 - a. The developer must dedicate all water pipeline and access easements for the development. All required landscaping within these easements shall not interfere with operation and maintenance of these utilities and will be maintained by the owner.
 - b. Developer must provide a hydraulic network analysis that identifies general layout, pipe sizing, service pressures, and fire flow for both residential and commercial in accordance with Camrosa's Water Design & Construction Standards Section 2.2 B & C. Since Parcel 1 and 2 previously shared a common distribution line within the property, fire flow analysis may be required for the two existing buildings shown as Parcel 1 and Parcel 2. Please note that Camrosa's fire flow standards meet or exceed the Ventura County Fire Protection Standards and should be designed in accordance with Camrosa Standards.

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- c. Prior to issuance of a Water Will-Serve letter, applicant shall pay all Capital Improvement fees, Mitigation Fees, bonds, plan check fees, inspection fees, material testing, and incidental charges as outlined in Camrosa’s Developer Checklist and Water Service Project Participation Agreement.
- d. Prior to issuance of a Water Will-Serve letter, applicant shall enter into the following agreements with Camrosa:
 - i. Subdivision Improvement Agreement
 - ii. Water Rights Dedication
 - iii. Mitigation Agreement
 - iv. Oversizing Agreement
- e. Camrosa’s Draft Facilities Master Plan has identified a storage deficiency in its Pressure Zone No. 1, the same Pressure Zone as the Camino Ruiz Apartment Project. A new tank is needed to serve those portions of the development in Pressure Zone No. 1. The development boundaries do not have sufficient area or elevation to construct a new water tank. The developer may be required to enter into an oversizing agreement and work with the District in good faith towards facilitating construction of a new tank (size to be determined) as follows:
 - i. Camino Ruiz Apartments are required to design and construct off-site water storage tank (“Water Tank”) sized to meet the project’s required storage demand for RPD-201;
 - ii. Whereas, the District desires to have constructed a larger storage tank (“Oversized Water Tank”) to reduce storage deficiency within this zone;
 - iii. Oversizing cost sharing will be based on incremental size increase above RPDs 201 infrastructure needs and no based on proportion to benefit or capacity percentage;
 - iv. Tank design and construction for the Oversize Water Tank shall include but not necessarily be limited to, surveying, geotechnical, site grading, fencing, site drainage, electrical supply lines, access road, site paving, retaining walls, slope control & protection, demolition of existing facilities, tank foundation, tank shell and roof, tank appurtenances, tank coating and painting, electrical controls, specialty inspection, warranty inspection, and bonding.

SANITARY

61. The developer must provide the necessary backflow prevention control devices as required by the Ventura County Department of Environmental Health.

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|--------------------------------|---------------------------------|
| * - Project Condition Modified | CS - City Security Required |
| ** - New Condition | SS - Sanitary Security Required |
| MC - Mitigation Condition | GS - Grading Security Required |

62. The developer must design and construct the private sewer system in a manner acceptable to the Camrosa Water District (District).
 - a. Sewerage system design, including connections to the District system, must be submitted to the District for approval.
 - b. The developer must perform an analysis of the existing and proposed sewer system to determine if the facilities are adequate to provide service.
 - c. The developer must design and construct the separation between sewer and other utilities (i.e. water, storm drain, etc.) in accordance with the District Standard.
63. Before project approval in the Camrosa Water District (District) service area, the developer must comply with all requirements as set forth in the District ordinances and standards. All sanitary system facilities and/or appurtenances will be approved by the District.
64. The developer must provide the city with an unconditional sanitary will-serve letter from the Camrosa Water District indicating that adequate sewer conveyance and treatment capacity is available to service the proposed project.
65. ** The developer must comply with the following conditions based on a letter dated January 4, 2021 from Camrosa Water District (District):
 - a. Developer is required to provide a Sewer Master Plan as outlined in Camrosa's Sewer Standards.
 - b. Developer shall install, within selected manholes, ultrasonic data collection units that monitor sewer flow and depth.
 - c. All sewer line facilities shall be designed in accordance with Camrosa's Sewer Design & Construction Standards. Any new manholes dedicated to the District shall be Dura Plate lining system.
 - d. The developer must dedicate all sewer pipeline and access easements for the development.
 - e. Prior to issuance of a Sewer Will-Serve letter, applicant shall pay all Capital improvement Fees, bonds, plan check fess, inspection fees, material testing, and incidental charges as outlined in Camrosa's Developer Checklist.

UTILITIES

66. All utility lines and stub connections to property lines of each lot must be installed underground before any paving is placed.
67. The developer must underground new utilities in the following manner:

<p>* - Project Condition Modified</p> <p>** - New Condition</p> <p>MC - Mitigation Condition</p>	<p>CS - City Security Required</p> <p>SS - Sanitary Security Required</p> <p>GS - Grading Security Required</p>
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- a. The developer must contact the Southern California Edison Company, Frontier Communications (telephone), and Spectrum to make a determination of the requirement for the aboveground structures necessary to serve and to be constructed for this project.
 - b. The developer must provide easements for these structures outside of the public right-of-way and must provide screening for these structures. The location and screening will be subject to the approval by the City Engineer and the Director of Community Development.
 - c. All utility lines and stub connections to property lines of each lot must be installed underground before any paving is placed
68. Developer must obtain all necessary encroachment permits before project approval. This includes, without limitation, City of Camarillo, Southern California Edison Company, Southern California Gas Company, Frontier Communications (telephone), and Spectrum.
69. The developer must provide trenching for conduit and miscellaneous substructures necessary for the installation of cable television and electronic gear.
70. ** Before the city issues the grading permit, the developer must design and, before certificate of occupancy, install transformers such that their locations do not interfere with other improvements. The developer must coordinate locations of transformers with Southern California Edison Company, Department of Public Works and Department of Community Development.

MISCELLANEOUS

71. The development is subject to the subdivision requirements of CMC Title 18.
72. Before the city issues the grading permit (or approves the final tract map, whichever occurs first), the developer must submit to the Department of Public Works improvement plans, grading plans, and erosion control plans for the development. These plans must include proposed street and site improvements, proposed drainage facilities and structures as required by the city, sewer system, water supply system, and a plan showing the layout of all underground utilities proposed to be installed.

The project agreements, securities, and documents must be approved by the City Council after said improvement plans, grading plans, and erosion control plans are ready to be approved by the City Engineer.

73. No permanent building construction may be commenced until the Public Works Department approves final grading and improvement plans, the Community Development Department issues a zone clearance, and the Department of Building and Safety issues a building permit.
74. All persons doing business in the city in connection with the project must have a current Business License Tax Certificate before commencing construction.

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75. All improvement and grading plans must be on 24" x 36" drawing size. Originals must be **inked on 4 mil Mylar. No "cut and paste," "sticky-backs," "zip-a-tone," "kroy lettering," or other tape** will be permitted on final originals.
76. There will be no burning or burying of materials at any time during the development or agricultural burning before development.
77. The conditions of approval of this project supersede all conflicting notations, specifications, dimensions, typical sections, and the like, which may be shown on the tentative project plans.
78. All ordinances, policies, resolutions and standards of the city in effect at the time of approval of this project must be complied with as a condition of this approval. This condition will not apply to the amount of fees to be paid.
79. The amount of fees to be paid will be those in effect at the actual time of payment of such fees. All fees must be paid before the city issues the grading permit, unless otherwise required by law.
80. The developer must make an appointment with the Public Works Administrator to review agreements, securities, and documents of the project to determine eligibility to be placed on the City Council agenda for City Council approval. This meeting must take place a minimum of ten (15) working days before the City Council meeting.
81. The city will not issue a Certificate of Occupancy, or any other final clearance needed before occupancy, until all other conditions are met and the developer has submitted "As-built" improvement plans and grading plans to the Department of Public Works for review and approval.
82. Any deposit or security required by any ordinance, resolution, policy or condition must be delivered to the city in a form acceptable to the city.
83. No parking space may be located within ten feet of vehicular entrance to the property. All areas shown as parking areas must be surfaced with asphaltic concrete or PCC in accordance with City Standards and must be suitably marked, outlining individual parking spaces and traffic flow.
84. Responsibility:
 - a. Before commencing work, the developer must designate in writing an authorized representative with complete authority to represent and act for the developer. Developer's authorized representative must be present at the site of the work at all times while work is actually in progress. During periods when work is suspended, arrangements acceptable to the City Engineer must be made for any emergency work which may be required.
 - b. In the absence of the developer and the developer's authorized representative from the project site, required decisions will be made by the City Engineer. If

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warranted, the City Engineer will order completion of work to protect the general public. If such orders are not acted upon immediately by the developer's authorized representative, the city may complete the work or have such work completed at the developer's expense.

c. The developer must be responsible for all actions of his contractors and subcontractors until the improvements have been approved and accepted by the City Council.

85. There will be no ingresses or egresses to the property except for those shown on the Site Plan labeled Exhibit A, and as approved by this proposed development permit: RPD-201. Any such ingresses or egresses must have a width acceptable to the Department of Public Works. All entrances must be surfaced and improved as to include necessary pave-out to join existing pavement as required and in accordance with City Standards.

86. Before commencing work, the developer must schedule a pre-construction meeting with the city public works inspector, city storm water inspector, Camrosa inspector and city landscape supervisor.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

CONDITIONS OF APPROVAL**RPD-201, CAMINO RUIZ, LLC****FIRE PROTECTION**

87. **Site Access** - Two (2) means of ingress/egress must be provided to the development in accordance with Fire District access standards.
88. **Aerial Ladder Fire Apparatus Access** - Multi-Family, Commercial or Industrial Buildings or portions of buildings or facilities with perimeter eave lines exceeding 30 feet in height above the lowest level of fire department access must require an approved aerial ladder fire apparatus access roads and driveways. Aerial fire apparatus access roads and driveways must have a minimum clear width of 30 feet. Overhead utility and power lines must not be located within the aerial ladder fire apparatus access roads and driveways. At least one of the required access routes meeting this condition must be located a minimum of 15 feet and a maximum of 30 feet parallel to one side of the buildings, as approved by the Fire District. Buildings exceeding 50,000 SQFT must have the required access route along a minimum of two sides. Parking must be prohibited along the required width of the access roads and driveways. Landscaping and other improvements between the required access and the buildings must not interfere with aerial ladder fire apparatus operations, as approved by the Fire District.
89. **Construction Access** - Prior to combustible construction, a paved all-weather access road / driveway suitable for use by a 20 ton Fire District vehicle must be installed at locations approved by the Fire District.
90. **Access Road Width**- An onsite access road/driveway width must be a minimum of 30 feet and off-street parking must be provided. Applicant must submit an access plan to VCFD for review and approval prior to obtaining final grading plans.
91. **Fire Lanes - Prior to construction** the applicant must submit two (2) site plans to the Fire District for approval of the location of fire lanes. **Prior to occupancy**, all fire lanes must be posted "NO PARKING-FIRE LANE-TOW AWAY" in accordance with California Vehicle Code, the International Fire Code and current VCFPD Fire Lane Standards. All signs and or Fire Lane markings must be within recorded access easements.
92. **Turning Radius** - The access road must be of sufficient width to allow for a 40 foot centerline turning radius at all turns in the road.
93. **Access Road Gates** - Any gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the intersecting roadway. A minimum clear open width of 15 feet in each direction must be provided for separate entry / exit gates and a minimum 20 for combined entry / exit gates. If gates are to be locked, a Knox system must be installed. The method of gate control, including operation during power failure (battery back-up), must be subject to review by the Fire Prevention Division. Gate plan details must be submitted to the Fire District for approval prior to installation. A final acceptance inspection by the Fire District is required prior to placing any gate into service.
94. **Walkways** - Approved walkways must be provided from all building openings to the

public way or fire department access road / driveway.

95. **Walk and Pedestrian Gates** - If gates are to be locked, a Knox system must be installed. The method of gate control, including operation during power failure (battery back-up), must be subject to review by the Fire Prevention Division. Gate plan details must be submitted to the Fire District for approval prior to installation. A final acceptance inspection by the Fire District is required prior to placing any gate into service.
96. **Address Numbers (Commercial, Industrial, Multi-family buildings)** - Building address numbers, a minimum of ten inches (10") high, must be installed prior to occupancy, must be of contrasting color to the background, and must be readily visible at night. Brass or gold plated numbers must not be used. Where structures are set back more than 150 feet from the street, larger numbers will be required so that they are distinguishable from the street. In the event a structure(s) is not visible from the street, the address number(s) must be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers must be a minimum of 4 inches in height and must be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.
97. **Address Directory** - An address directory must be provided at all entrances to the project at locations approved by the Fire District. Design must be in accordance with Fire District Addressing Standards. Directory plans must be submitted to the Fire Prevention Division for review and approval prior to installation.
98. **Accessory Room Door Labeling** - All accessory room doors must be labeled on the doors indicating use of the room (i.e., Electrical Room, Riser Room, Fire Alarm Panel Inside, Storage Room, Janitor, Roof Access, etc).
99. **Fire Hydrant Plan** - Prior to construction, the applicant must submit plans to the Fire District for placement of fire hydrants. On plans, show existing hydrants within 500 feet of the development. Indicate the type of hydrant, number and size of outlets.
100. **Emergency Lighting** – Emergency lights with a backup power source must be installed throughout all exit corridors and hallways of the occupancy inclusive of storage rooms and public restroom areas.
101. **Exit Signage** – Exit signs must be installed and made readily visible from any location. A backup power source must be provided.
102. **Landscaping Plan** – Trees and other landscaping must not be planted in areas where future growth will obscure any building address numbers, building Fire Department Connections (FDC's) or within three feet of fire hydrants.
103. **Stairway Access to Roof** – All stairways must be provided with full access to the roof. Such stairway must be marked at street and each floor level with a sign indicating that the stairway continues to the roof.
104. **Knox Box** – Exterior access leading to fire sprinkler riser rooms and alarm control panels must be provided with a Knox Box for emergency access.
105. **Fire Hydrant Design (Commercial, Industrial, Multi-family buildings)** - Fire hydrants must be installed and in service prior to combustible construction and must conform to the minimum standard of the City of Camarillo Water Works Manual and the following;
 - a. Each hydrant must be a 6 inch wet barrel design and must have (1) 4 inch and (2) 2 ½ inch outlet(s).

- b. The required fire flow must be achieved at no less than 20-psi residual pressure.
 - c. Fire hydrants must be spaced per CFC appendix C not to exceed 150' of any Fire Department Connection.
 - d. Fire hydrants must be set back in from the curb face 24 inches on center.
 - e. No obstructions, including walls, trees, light and sign posts, meter, must be placed within three (3) feet of any hydrant.
 - f. A concrete pad must be installed extending 18 inches out from the fire hydrant.
 - g. Ground clearance to the lowest operating nut must be between 18 to 24 inches.
106. **Fire Flow Verification** - Prior to map recordation, the applicant must provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow of 1000 gallons per minute at 20 psi for a minimum 2 hour duration.
107. **Fire Sprinklers** - All structures must be provided with an automatic fire sprinkler system in accordance with current NFPA13 and VCFPD Ordinance at time of building permit application.
108. **Fire Protection System Plans** - Plans for all fire protection systems (sprinklers, dry chemical, hood systems, etc.) must be submitted, with payment for plan check, to the Fire District for review and approval prior to installation. Note: Fire sprinkler systems with 20 or more heads must be supervised by a fire alarm system in accordance with Fire District requirements.
109. **Fire Alarm System** - A fire alarm system must be installed in all buildings in accordance with California Building and Fire Code requirements.
110. **Fire Alarm/Sprinkler Monitoring Plans** - Plans for any fire alarm system or sprinkler monitoring system must be submitted, with payment for plan check, to the Fire District for review and approval prior to installation.
111. **Building Plan Review** - Building plans of all A, R-1, R-2 occupancies must be submitted, with payment for plan check, to the Fire District for review and approval prior to obtaining a building permit.
112. **Fire Extinguishers** - Fire extinguishers must be installed in accordance with the International Fire Code. The placement of extinguishers must be subject to review by the Fire District.
113. **Trash Dumpster Locations** - Commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater must not be stored or placed within 5 feet of openings, combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers.
114. **Fire Department Clearance** - Applicant must obtain VCFD Form #610 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.

POLICE

115. Applicant must provide adequate and proper lighting of parking lot, driveways, passageways, and exterior ground. Illumination must be provided with the lighting devices mounted high enough to eliminate anyone on the ground from tampering with them. Lighting

must maintain sufficient wattage to provide adequate illumination during the hours of darkness.

116. Applicant must maintain a lighting plan, with copies provided to the Camarillo Police Department and the Community Development Department
117. Applicant must implement and maintain a landscaping maintenance plan with ground covering/shrubs to not exceed 2 feet high, and all tree canopies trimmed not to hang lower than 6 feet from the ground.
118. No landscaping or manmade structures are to be placed along the outside of the premises which would lead to easy roof access.
119. If the premises contains an alarm system, the alarm system must be registered with the Camarillo Police Department as required by the City of Camarillo Municipal Code.
120. Applicant must maintain a security plan with a copy provided to the Camarillo Police Department.
121. Address markings must be elevated to be easily viewed from vehicular and pedestrian pathways. Address marking must be illuminated during the hours of darkness and be positioned to be viewed by emergency responders.
122. The following are recommended measures for access and control:
 - a. Perimeter fencing of open design, such as wrought iron or tubular steel should be installed in order to establish territorial reinforcement.
 - b. Hostile vegetation surrounding the perimeter of the building.
 - c. Video surveillance security system.
 - d. Register video surveillance system with the Ventura County Sheriff's Office (ARTIC).

AIR QUALITY

123. The development must meet all regulations of the Ventura County Air Pollution Control District and must be in compliance with the Air Quality Management Plan (AQMP).

LANDSCAPING

124. That a detailed landscaping, irrigation plan, and specifications prepared by a registered Architect or by a registered Landscape Architect must be submitted for all green areas, walking paths, public or semi-public areas, including required street trees. Said landscaping must include an automatic irrigation system with moisture sensors and automatic rain shut-off devices and consist of a combination of trees, shrubs, and groundcover utilizing drought-resistant materials with careful consideration given to eventual size, spread, susceptibility to disease and pests, and durability and adaptability to existing soil and climatic conditions. Plans must also include a program for maintenance. The landscaping of the development, the Village Park, and parkways along Verdugo Way and Camino Ruiz must be completed and maintained in accordance with the landscape plans submitted and approved by the City Landscape Architect consultant and the Director of Community Development.
125. Landscaping and irrigation must be in compliance with the City's Landscape and Irrigation Guidelines and Chapter 14.14 – Water Efficient Landscapes of the Camarillo Municipal Code.

126. The developer must submit a landscape irrigation audit report to the Department of Community Development in compliance with the State Model Water Efficient Landscape Ordinance prior to occupancy of the final residential unit.
127. The developer must install landscaping and irrigation in all common areas in accordance with the approved landscape plans prior to occupancy.
128. All planting area must be filled to within two inches (2") of the top of curbs. Planting areas must be cleared of debris, rocks, concrete, and other foreign material preparatory to planting. The Department of Community Development must approve curb design adjacent to planters and no asphalt or concrete must extend into planters.
129. Landscape plans must be at a minimum scale of 1" = 20'; except that slope planting plans may be at 1" = 30' minimum scale.
130. That any tree within five feet (5') of any public sidewalk, or other public improvement, must be provided with a root barrier as approved by the Assistant Director Public Works/City Engineer and Director of Community Development.
131. That the Developer, or his representative, must contact the Department of Public Works for an inspection for final approval of any landscaping within the parkway of the city right-of-way by contacting the City Landscape Inspector (805.388.5338) at least 48 hours prior to the inspection.
132. That *prior* to final inspection, the Developer must submit *written certification* from the Landscape Architect that the landscaping has been completed in accordance with the approved plans and specifications.
133. All landscape plan check and inspection fees must be paid at the time of submittal of landscape plan.
134. Irrigation must be provided to street trees.
135. Driveways and parking areas must be separated from landscape areas by means of concrete curbing a minimum of six inches (6") above the parking area.
136. All trees are to be double staked per City Standard S-2 or appropriately supported, as approved by the Director of Community Development.
137. Planting fingers must be five feet (5') minimum in width and must be provided where required by Ordinance.
138. That where a parking space's vehicle overhang extends a maximum of two feet (2') into an adjacent planter area, the planter area must remain level within that area.
139. That the 75 of the 94 mature perimeter trees identified in the Tree Health Assessment dated October 7, 2020, along Verdugo Way, Camino Ruiz, and the property line to the east, that are in good or fair health, must be protected in place. Of the 75 trees, 12 were identified in Fair condition that will be subject to a tree wellness program to improve the health of the trees. The wellness program must be prepared by a licensed Landscape Architect or Certified Arborist to be submitted for review by the developer and approved by the Director of Community Development prior to the issuance of a Zone Clearance. Should any of the 75 mature perimeter trees die or be removed, the tree must be replaced with a specimen tree of a size no less than a 48-inch box, with the final size and location at the discretion of the Director of Community Development.

140. The Developer must record a covenant to hold the parcels as one and to provide maintenance of the common area, including parkway landscaping. The covenant must be submitted for review and approval by the City Attorney and Director of Community Development *prior* to the issuance of a Zone Clearance.

PARKING/ACCESS

141. All private drives less than thirty-two feet (32') in width must be posted "No Parking" with the location of the signs approved by the Assistant Director Public Works/City Engineer and the Director of Community Development.

142. That garages must be available for parking of vehicles. No construction must obstruct the ability to use the garages for vehicles. The property owner must enforce this requirement and require that lease agreements prohibit the use of garages for any use other than storing vehicles.

143. That a directory panel and map be provided at driveway entrances and that directional signs be provided in the development.

144. Private streets permitted on the interior portion of the project must be maintained by the property owner. The private streets must be posted with "No Parking" signs and must meet City standards for construction, which include a seal coat.

145. That the project driveway entries must provide a decorative pavement.

146. All parking spaces must meet City ordinance requirements with handicapped and compact car spaces being signed.

147. All parking areas must be screened from view from the street through the use of earth mounds and/or landscaping, with a height of the screening to be three feet (3') as measured from the higher side between the street and parking lot area.

148. Covered parking spaces that are not enclosed garages must provide solar panels on the roof.

PARKS

149. That the developer must pay a contribution in the amount of \$1,771,314.00 to the Pleasant Valley Recreation and Park District (PVRPD) *prior* to the issuance of a grading permit.

SCHOOLS

150. The Developer must provide all prospective tenants with a written notice that the schools in the area are currently impacted and that students may not be able to attend the local schools in the area, as determined by the Pleasant Valley Elementary School District.

151. The Developer must pay school facilities fees as determined by the school districts and the City *prior* to building permit issuance in accordance with City and/or State regulations.

RECYCLING/REFUSE

152. That the user must submit a recycling plan illustrating the programs that will be employed by the apartment complex.

153. In addition to the usual trash receptacles, that space be provided in the trash enclosure for the storage of containers for recycling and organic waste; or a separate enclosure must be provided depending on the amount of recyclable and organic waste material.
154. During construction, the developer must divert 65 percent of all non-hazardous construction materials from landfill (CalGreen Building Code Part II of Title 24 California Code of Regulations. Recycling bins must be made available during construction and labeled "Recycling Only," or bins containing mixed material must be sent to a State-approved recycling center or transfer station where the material is to be sorted for proper recycling.

Prior to issuance of a building permit, the developer must submit a Construction and Demolition Materials Management Plan Estimate to the Building and Safety Division for recycling of waste materials consistent with the aforementioned requirement. The Construction and Demolition Materials Management Plan Estimate must include estimated quantities for each type of material to be diverted or landfilled.

Prior to final inspection, the developer must submit a Final Report Construction and Demolition Waste Letter of Documentation to the Building and Safety Division, demonstrating compliance with the Construction and Demolition Materials Management Plan Estimate and indicate the total amount of construction and demolition waste diverted.
155. Development must include post-consumer recycled materials in the construction of the project with a minimum of five percent (5%) of the total estimated project cost--excluding land costs and grading costs and government fees to be used as the guide. *Prior* to zone clearance, the Developer must submit a list of material to be used and an indication of the total percentage of the construction cost. Prior to final inspection, the Developer must submit written certification describing compliance with this condition.
156. Trash enclosures of a matching masonry material, as used in the building, must be provided with solid-screen gates with overhead trellis and solid roof. Said trash enclosures must be of sufficient size to accommodate the needs of the users and must be constructed in accordance with the Standard Plate S-1, or approved alternate design, to screen the storage of refuse. In addition to the area for trash receptacles, space must be provided for storage/collection of recyclables and organic waste, or a separate enclosure must be provided, to accommodate the amount of recyclable or organic waste material.
157. Trash enclosures must include a lattice structure to cover the enclosure with a solid roof design below to direct stormwater away from entering the enclosure itself. All litter/waste material must be kept in leak-proof containers. The area must be paved with impermeable material. No other area must drain onto these areas. The trash enclosure area must not be designed nor constructed with a drain that is connected directly to the storm drain system or the sanitary sewer.

NOISE

158. Site preparation and construction activities must be limited to between the hours of 7 a.m. and 7 p.m., and *not* on Sundays or holidays, in accordance with the City's Noise Ordinance.
159. That residential units comply with the interior noise levels under CMC section 10.34.050.

160. The final architectural drawings must include a provision for the detail of common walls, windows, exterior doors, floors, ceilings, and roofs and include the reference for a test number that assures a minimum 50 STC (Sound Transmission Class).

GENERAL

161. That the applicant must obtain appropriate permits and a zone clearance must be obtained from the City Departments of Community Development, Public Works/Land Development Division, and Building and Safety. Additional information and fees may be required from these departments, including such fees as: school, traffic, police, soils reports, geologic studies, grading plans, utilities, encroachment permit, and building code requirements. The building plans will also be coordinated with other governmental agencies (i.e., fire, water, environmental health, etc.). It is the applicant's responsibility to ensure that all City of Camarillo and interested parties' requirements have been met.
162. That the permit is granted for the land, as described in the application, and any attachment thereto, and shown on the plot plan and elevations submitted and labeled as Exhibit "A".
163. That the location of all buildings, fences, roadways, parking areas, landscape and other facilities or features must be substantially as shown on the plan labeled, Exhibit "A," and in conformance with the conditions labeled, Exhibit "B".
164. The applicant must sign a statement that he is aware and understands and agrees to abide and adhere to all conditions attached to the Residential Planned Development Permit prior to zone clearance.
165. The development must be provided with bicycle racks in a location and of a suitable design, as approved by the Director of Community Development.
166. Common access ways with adjoining parcels must be provided with appropriate agreements implementing this condition, to be recorded and run with the land, must name the City as a party, and must be subject to the approval of the Director of Community Development and the City Attorney.
167. That, if archaeological or historical artifacts are uncovered during land modification activities, the site must be preserved until a qualified Archaeologist is consulted for proper disposition of site and a concurrence received from the Department of Public Works/Engineering and the Department of Community Development.
168. That unless the use is inaugurated, or the construction of the structure is commenced and diligently pursued not later than twelve (12) months from the date this permit is granted, this permit will automatically expire on that date. However, if there have been no changes in the proposed plot plan or adjacent area, the Director of Community Development may grant additional time extensions for use inauguration.
169. That the final colors, textures, and materials be submitted for approval by the Director of Community Development prior to issuance of the zone clearance.
170. All exterior light fixtures and location be approved by the Director of Community Development. On-site lighting must be shielded and directed from adjoining properties, so as to produce no annoyance or nuisance or traffic hazard. That a photometric lighting plan

be submitted for review and approval by the Director of Community Development prior to issuance of a zone clearance.

171. All exterior mechanical equipment must be shown on plans and screened by appropriately-designed treatment approved by the Director of Community Development.
172. The Developer must construct a minimum six-foot-high (6') masonry wall (the six-foot height is measured from the highest point of ground adjacent to the wall), or a wall of other type of materials approved by the Director of Community Development on the lot line adjacent to adjoining land uses to the east.
173. The Developer must submit a wall plan for review and approval by the Director of Community Development prior to issuance of a grading permit.
174. The final design of the recreation building must complement the exterior design of the buildings in the project through the use of similar materials and design features. The final design of the recreation building, and recreation area must be subject to review and approval by the Director of Community Development *prior* to approval of a grading plan, landscape plan, or zoning clearance (whichever occurs first). The recreation area must be completed prior to occupancy of the first residential unit. The final design must include the following:
 - e. recreation building with men's and women's restrooms
 - f. kitchenette in recreation building
 - g. storage area in recreation building
 - h. meeting room in recreation building
 - i. exercise room in recreation building
 - j. showers (minimum of two (2))
 - k. handicapped accessible requirements (including handicapped parking space) in accordance with local, state, and federal requirements
 - l. bike rack
 - m. postal kiosk, including bulletin board area
 - n. barbecue area with minimum of two (2) barbecues; plus, picnic table having convenient accessibility to kitchenette
 - o. pool with minimum dimensions of 65 feet by 20 feet
 - p. spa with minimum dimensions of seven feet by seven feet (7' x 7')
 - q. tot lot with playground equipment and benches in an area visible and accessible to pool area
 - r. listing of patio furniture to be provided for pool area, including chairs, tables, and lounge chairs
 - s. patio trellis/cover for lounge chairs with a minimum dimension of 12 feet by 20 feet
 - t. solar-assisted heating for pool and spa
 - u. lighting for the pool deck area and surrounding recreation area

- v. fencing surrounding the pool deck area, in accordance with Building and Safety Department requirements for minimum height and maximum opening.
 - w. design and location of gates and doors with a plan for security, including locking devices, with final approval by the Director of Community Development.
175. The final design of the Village Park and placement of recreation facilities, including exercise equipment, seating and shade structures, pet waste stations, trash receptacles, decorative paving, the corner plaza amenities, and the walking/jogging path along Verdugo Way and Camino Ruiz is subject to review and approval by the Director of Community Development prior to approval of a grading plan. The Village Park recreation facilities and the walking/jogging path along Verdugo Way and Camino Ruiz must be completed prior to occupancy of the first residential unit. The final design must include public art to be reviewed and approved by the Planning Commission.
 176. The Director of Community Development may approve minor changes, but any substantial change must require the filing of a modification application to be considered by the Planning Commission.
 177. The Department of Community Development must be notified of any transfer of ownership of the apartment development.
 178. Additions, changes, exterior modifications, rooftop equipment, storage, or equipment enclosures may be built only after receiving Department of Community Development approval and appropriate permits.
 179. That a construction sequencing plan be submitted for review and approval by the Director of Community Development prior to issuance of a Zone Clearance.
 180. That the developer submit a Zone Clearance for review and approval by the Departments of Community Development and Public Works for any temporary construction trailer, sales office, and temporary power poles.
 181. All temporary and permanent signage must be submitted under a sign permit for review and approval by the Department of Community Development prior to issuance of a building permit. All signage must comply with the requirements of the Camarillo Municipal Code.
 182. Applicant agrees, as a condition of issuing this permit, to pay all legal and expert fees and expenses of the City in defending any legal action brought against the City, other than one by the applicant, challenging the issuance of the permit, or any action or failure to act by the City relating to the environmental review process pursuant to the California Environmental Quality Act. In the event such a legal action is filed against the City, City must estimate its expenses for the litigation, and applicant must deposit said amount with the City, or enter into an agreement with the City, to pay such expenses, as they become due.
 183. Developer/Applicant must reimburse the City for all attorneys' fees expended by the City, which are directly related to the processing of this development/project. No Certificate of Occupancy or other final occupancy approval must be given until the attorneys' fees billed to date have been paid.
 184. There must be no outdoor storage, sales, or displays in accordance with the RPD-30U Zone.
 185. The project must comply with the requirements of the RPD-30U Zone.

186. The owner of the property must regularly and promptly remove any and all graffiti from the project, must maintain exteriors in a clean and attractive condition, and must maintain all landscaping required for the project in a healthy, orderly, and aesthetically-pleasing condition. In instances where the Department of Community Development determines that a violation of this condition exists, the owner must act promptly to correct the condition, in accordance with the direction of the Director of Community Development.
187. That handicapped ramps and parking spaces be provided to serve all buildings with required signage and blue markings.
188. That transformer and cable television locations are shown on the plot plan *prior* to the issuance of the zone clearance with appropriate landscape or wall screening.

SECURITY REQUIREMENTS

189. All persons doing business in the City of Camarillo in connection with the project must have a current Business Tax Certificate prior to commencing construction.
190. Any deposit or security required by any ordinance, resolution, policy, or condition must be delivered to the City of Camarillo in a form acceptable to the City.
191. Any fee, deposit, or security required by any City of Camarillo regulations governing conditions for construction projects and for the purpose of guaranteeing the performance of any act or agreement by a Developer must be delivered to the City in the form of a time certificate of deposit or passbook account with principal only payable to the City of Camarillo. An assignment agreement must be executed and delivered to the City setting forth the conditions for the time certificate of deposit or passbook account.

SPECIAL

192. The owners must sign all necessary documents for conditions that are required to be recorded and run with the land.
193. That the Developer provides a written notice to all prospective tenants of all existing and proposed future land uses within proximity of the development, including the proximity to Naval Base Ventura County and the potential for aircraft noise. The Sales Office must provide a map depicting surrounding land uses, both existing and proposed.
194. That public art be provided in the Village Park at the corner of Verdugo Way and Camino Ruiz to be reviewed and approved by the Planning Commission prior to the issuance of a building permit. The public art must be installed prior to the first Certificate of Occupancy.
195. All garages with less than twenty-foot (20') driveways be provided with automatic garage door openers.
196. Developer, by acceptance of the approval of this Residential Planned Development Permit (RPD-201), agrees to indemnify, defend, and hold the City harmless from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney fees and disbursements (collectively, "Claims"), which the City may suffer or incur, or to which the City may become subject by reason of, or arising out of, the City's approval of this project, or the activities undertaken by the Developer under this permit and any related project approvals. If any Claim is brought against the City by legal action or otherwise,

Developer agrees to defend the City at the City's request and with counsel satisfactory to the City. For the purposes of this section, "City" includes the City of Camarillo's officials, officers, employees, and agents.

197. The proposed walking/jogging path must include a paved looped trail system around the apartment development. Should the property owner pursue the trail connection from the project to an adjacent property also owned by the developer, then a modification to the Industrial Planned Development Permit (IPD-63), including any necessary environmental analysis, must be completed for the portion of the walking/jogging path along the properties to the south of the subject site.

INCLUSIONARY HOUSING

Affordable Housing Agreement

112. The applicant is requesting an exception from the Camarillo Municipal Code development standards as an incentive for offering lower income housing. The Camarillo Municipal Code under Section 19.49 Density Bonus and Other Incentives Ordinance permits the waiver of a development standard when at least five percent (5%) of the housing units are affordable to very-low income households. Prior to issuance of a zoning clearance for the building permit, the applicant must enter into an affordable housing development agreement, which must specify the exception from the Camarillo Municipal Code development standards that are being requested subject to review and approval of the Director of Community Development. The exception that is being requested is:
 - Waiver of the recreational vehicle parking required under Section 19.44.030 of the Camarillo Municipal Code.
113. Prior to the issuance of a building permit, the applicant must enter into an affordable housing development agreement with the City of Camarillo to implement the requirements of Camarillo Municipal Code Section 19.49, Density Bonus and Other Incentives Ordinance and provide at least five percent (5%) of the housing units are affordable to very-low income households. Additionally, the affordable housing development agreement with the City of Camarillo must provide five percent (5%) of the housing units affordable to moderate income households. The agreement will be subject to review and approval by the City Attorney and the Director of Community Development.
114. The affordable housing development agreement between the applicant and the City of Camarillo for the very-low and moderate income households must be recorded with the Ventura County Recorder's office prior to issuance of the first building permit for RPD-201, and must include, but is not limited to, the following provisions:
 - a. That the required 5 percent of the units will be affordable to "persons or families of very-low income" as such term is defined under California Health and Safety Code section 50105 for households whose income does not exceed 50 percent of area median income.
 - b. That the required 5 percent of the units will be affordable to "persons or families of moderate income" as such term is defined under California Health and Safety Code section 50093 for households whose income does not exceed 120 percent of area median income.
 - c. The price of the affordable housing units and how rent prices will be calculated.
 - d. That twenty (20) affordable housing units for very-low income households will be provided and that twenty (20) affordable housing units for moderate income

households will be provided within RPD-201, which provides for a 385-unit for-rent apartment project. The units will be dispersed throughout the project.

- e. That the affordable units will comply with the City Council's Inclusionary Housing Policy, adopted on June 14, 2006 and revised on March 25, 2015.
 - f. The marketing programs for the affordable housing units.
 - g. That preference for the affordable housing units is given to persons who work or live within the Camarillo area.
 - h. That the twenty (20) very-low income affordable units will be provided through seven (7) studios units, seven (7) one bedroom units, and six (6) two bedroom units.
 - i. That the twenty (20) moderate income affordable units will be provided through seven (7) studios units, seven (7) one bedroom units, and six (6) two bedroom units.
 - j. The method used to calculate the maximum allowable rent per California Health and Safety Code 50053.
 - k. That the 20 very-low income and 20 moderate income affordable units must remain available to very-low and moderate income households for a minimum of 55 years from the issuance of a Certificate of Occupancy.
 - l. The timing and construction of the affordable housing units, which must occur earlier or concurrently, with the production of the corresponding number of market-rate units.
 - m. The process for the City application review prior to the rental of any affordable housing unit.
 - n. The affordable housing development agreement must specify the exceptions from the Camarillo Municipal Code development standards that have been provided.
115. The developer must provide a sequencing plan including the location, distribution, and construction schedule of the affordable units for review and approval by the Community Development Director prior to the issuance of a zone clearance for the first residential unit.

MITIGATION CONDITIONS PER MITIGATION MONITORING AND REPORTING PROGRAM FOR EIR 2017-4

116. **MC A-1 Aesthetics:** Prior to the issuance of building permits, lighting plans must be approved by the Director of Community Development. The lighting plan must include permanent and temporary lighting provided within the new residential buildings and the project site and, the project developer must include in contract specifications that temporary construction lighting must be shielded from the adjacent roadways.
117. **MC AQ-1 Air Quality:** During grading and construction, all developers of new buildings at the project site must implement fugitive dust control measures throughout all phases of construction. The project developers must include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following:
- Minimize the area disturbed on a daily basis by clearing, grading, earthmoving, and/or excavation operations.

- Pre-grading/excavation activities must include watering the area to be graded or excavated before the commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during these activities.
- All trucks must be required to cover their loads as required by California Vehicle Code §23114.
- All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, must be treated to prevent fugitive dust. Treatment must include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering must be done as often as necessary.
- Material stockpiles must be enclosed, covered, stabilized, or otherwise treated, to prevent blowing fugitive dust offsite.
- Graded and/or excavated inactive areas of the construction site must be monitored by a city-designated monitor at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe control materials, must be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.
- Signs must be posted on-site limiting on-site traffic to 15 miles per hour or less.
- During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations must be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor must use his/her discretion in conjunction with the VCAPCD is determining when winds are excessive.
- Adjacent streets and roads must be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.
- Personnel involved in grading operations, including contractors and subcontractors should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.

118. **MC AQ-2 Air Quality:** Prior to issuance of grading permits and during grading and construction, the project developers must provide evidence to city staff that emissions controls for heavy-duty diesel-powered equipment operating at the project site are included in construction documents. All developers of new buildings at the project site must implement and agree to enforce measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the project site throughout the project construction phases. The project developers must include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Maintain all construction equipment in good condition and in proper tune in accordance with manufacturer's specifications.
- Limit truck and equipment idling time to five minutes or less.

- Minimize the number of vehicles and equipment operating at the same time during the smog season (May through October).
 - Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, to the extent feasible.
119. **MC AQ-3 Air Quality:** Prior to the issuance of building permits, developer must show forced air ventilation with filter screens on outside air intake ducts must be provided for all residential units at the project site on building plans. The filter screens must be capable of removing at least 95% of the particulate matter including fine particulate matter (PM2.5). The property management is responsible for maintaining the filter screens on an appropriate regular basis. In addition, a notice of the diesel particulates risk hazard and the need for screen maintenance must be placed in the property title.
120. **MC AQ-4 Air Quality:** Prior to the issuance of building permits, developer must show that all windows and doors for all residential units at the project site must be fully weatherproofed with caulking and weather-stripping that is rated to last at least 20 years on building plans.
121. **MC BR-1 Biological Resources:** To avoid potential significant impacts to nesting birds, including migratory birds and raptors, one of the following must be implemented by the developers of the proposed project prior to the issuance of a grading permit:
- Conduct tree removal associated with construction from September 1st through January 31st, when birds are not nesting.
- OR...
- Conduct pre-construction surveys for nesting birds if tree removal is initiated during the nesting season with results of the survey provided to the Department of Community Development. A qualified wildlife biologist must conduct weekly pre-removal bird surveys no more than 30 days prior to tree removal to provide confirmation on the presence or absence of active nests in the affected trees. The last survey should be conducted no more than three days prior to the tree removal. If active nests are encountered, removal of the affected trees must be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist must be maintained during construction depending on the species and location. A copy of the buffer plan must be provided to the Department of Community Development prior to fencing. The perimeter of the nest-setback zone must be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds must be submitted to the Department of Community Development prior to the issuance of a grading permit. The qualified biologist must serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.
122. **MC BR-2 Biological Resources:** To avoid potential significant impacts to roosting bats, one of the following must be implemented by the developer of the proposed project prior to the issuance of a grading permit:
- Conduct tree removal associated with construction from October 1st through February 28th, which is outside of the maternity roosting season when young bats are present but are not yet ready to fly out of the roost.

OR...

- A qualified bat specialist must conduct a pre-construction survey to identify those trees proposed for disturbance that could provide hibernacula or nursery colony roosting habitat. Acoustic recognition technology must be used to maximize detection of bats. Each tree identified as potentially supporting an active maternity roost must be closely inspected by the bat specialist no more than 7 days prior to tree disturbance to determine the presence or absence of roosting bats more precisely. If maternity roosts are detected, trees determined to be maternity roosts must be left in place until the end of the maternity season. Work must not occur within 100 feet of or directly under or adjacent to an active roost and work must not occur between 30 minutes before sunset and 30 minutes after sunrise.

If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, trees must be pushed down using heavy machinery (to the extent allowed by the adjacent roadway infrastructure) rather than felling it with a chainsaw. To ensure the optimum warning for any roosting bats that may still be present, trees must be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree must then be pushed to the ground slowly and remain in place until it is inspected by the bat specialist. Trees that are known to be bat roosts must not be bucked or mulched immediately. A period of at least 24 hours, and preferably 48 hours, must elapse prior to such operations to allow bats to escape.

The bat specialist must document all demolition monitoring activities and prepare a summary report to the City of Camarillo upon completion of tree disturbance and/or building demolition activities.

123. **MC BR-3 Biological Resources:** Prior to the issuance of grading permits, the project applicant must contract with a qualified arborist to perform a tree inventory and identify all trees that will be removed from the project site and inspect those trees for contagious tree diseases including but not limited to: thousand canker fungus, Polyphagous shot hole borer, and goldspotted oak borer. A tree inventory report documenting inspection methods; number of trees inspected; scientific and common name of each tree inspected; results (i.e., a comment on the health and vigor of each tree); and conclusions, including negative findings, must be prepared. The tree inventory report must also include photographic documentation of entry/exit holes and evidence of pests/disease.

If invasive pests and/or diseases are detected, the arborist must also prepare an infectious tree disease management plan and describe how it will be implemented to avoid the transfer of invasive pests and/or diseases to other trees. To avoid the spread of infectious tree diseases, diseased trees must not be transported from the project site without first being treated using best available management practices relevant for each tree disease observed.

124. **MC CR-1 Cultural Resources and Tribal Cultural Resources:** Prior to the issuance of a grading permit, the project developers must include in construction contracts the requirement that construction activities be halted if any archaeological materials are encountered during the course of project development. The services of a professional archaeologist must be secured by contacting the Center for Public Archaeology – California State University Fullerton, or a member of the Society of Professional Archaeologists (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact.

In the event that cultural resources are discovered, the handling will differ depending on the nature of the artifacts. However, it is understood that all artifacts with the exception of human

remains and related grave goods or sacred objects belong to the property owner. All artifacts discovered at the development site must be inventoried and analyzed by the professional archaeologist. In the event that the archaeologist identifies resources of a prehistoric or Native American origin, a Native American observer of Chumash origin must be retained to accompany the archaeologist for the duration of the grading phase to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. All items found in association with Native American human remains will be considered grave goods or sacred in origin and subject to special handling pursuant to State law. The remainder of the Native American artifact assemblage will be inventoried, analyzed, and prepared in a manner for reburial at the project site and/or curation, and the archaeological consultant will deliver the materials to an accredited curation facility approved by the City of Camarillo within a reasonable amount of time.

Nonnative American artifacts will be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation or returned to the property owner, as deemed appropriate.

A report of findings, including an itemized inventory of recovered artifacts, must be prepared upon completion of the steps outlined above. The report must include a discussion of the significance of all recovered artifacts. The report and inventory, when submitted to the City of Camarillo Department of Community Development and the UCLA Archaeological Information Center, will signify completion of the program to mitigate impacts to archaeological and/or cultural resources.

125. **MC CR-2 Cultural Resources and Tribal Cultural Resources:** Prior to the issuance of a grading permit the project developer must include in construction contracts the requirement that the project be halted if any paleontological materials are encountered during the course of project development. The services of a paleontologist must be secured by contacting the Center for Public Paleontology, which can be found at the following universities; USC, UCLA, California State University at Los Angeles, or California State University at Long Beach, to assess the resources and evaluate the impact. Copies of the paleontological survey, study, or report must be submitted to the Department of Community Development.
126. **MC TC-1 Traffic and Circulation:** Prior to the issuance of certificates of occupancy for more than 300 residential units at the project site, the project applicant must install a traffic signal at the Camino Ruiz/Verdugo Way intersection. The cost of the signal installation may be reduced to the applicant if applicable fees are available from other developers that are responsible for a portion of the signal funding. Any outside funding contributions will be determined by the City of Camarillo Public Works Department.

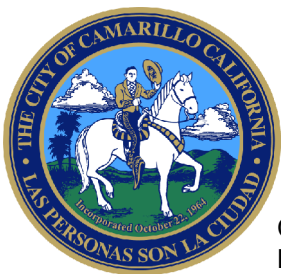
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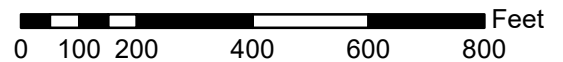
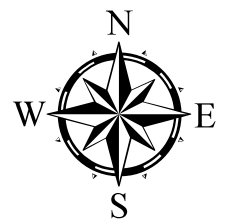


Project Site

Camino Ruiz, LLC & ZDI Inc. RPD-201



City of Camarillo
Department of Community Development
2/2/21





City of Camarillo

Department of Community Development

805.388.5360 | | 805.388.5388 fax

NOTICE OF PUBLIC HEARING

The City of Camarillo Planning Commission will conduct a public hearing on **Tuesday, February 2, 2021** at 6:30 p.m., or as soon thereafter as the matter may be heard, via Zoom, on the following agenda item:

RPD-201, Camino Ruiz, LLC & ZDI Inc.

The applicant requests approval of a Residential Planned Development Permit (RPD-201) to allow for the construction of a 385-unit apartment complex comprised of 14 buildings. Additionally, the applicant is requesting a Density Bonus or Other Incentive to remove the requirement to provide recreational vehicle (RV) parking per Camarillo Municipal Code (CMC) Section 19.44.030.2. In order to receive the concession for RV parking, the applicant will provide five percent (5%) of the project, or 20 units, to be restricted for very-low income households.

The Final Environmental Impact Report, (EIR 2017-4 State Clearinghouse #2019039127) was certified by the City Council on December 9, 2020, in accordance with City and State guidelines for a now approved General Plan Amendment (GPA 2017-1), a now approved Change of Zone (CZ-331), and the requested Residential Planned Development Permit (RPD-201) known as the project. The EIR for the proposed project contains a Mitigation Monitoring and Reporting Program (MMRP) that identifies the areas of potential impacts, mitigation measures to reduce the impacts to a less than significant level, and a monitoring program to ensure mitigation is implemented. Areas identified in the EIR that will have impacts that can be mitigated to be less than significant include Aesthetics, Air Quality, Biological Resources, Cultural Resources, and Transportation/Traffic. The MMRP contains mitigation measures that will reduce the potential impacts listed above to less than significant and are included as conditions of approval on the proposed apartment project.

The Planning Commission may make recommendations or other adjustments deemed to be appropriate or propose conditions to the application. Any person interested in this matter is invited to attend and present testimony either for or against the proposed application. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If the public hearing is held while the Ventura County Public Health Officer's Stay Well at Home Order is still in place, the chambers will be closed to the public. Please check the Agenda on the City's website for instructions on how you can participate in the hearing held via Zoom or contact the Department of Community Development at 805.388.5360, or by email at planning@cityofcamarillo.org.

For further information regarding this application, you may contact the City of Camarillo, Department of Community Development and speak with the John Novi, Senior Planner, at 805.388.5361 or via email at jnovi@cityofcamarillo.org. You may also review copies of the application materials on the City's website at www.cityofcamarillo.org/planningcommission, prior to the Planning Commission meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 805.388.5316. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure participation in this meeting. (28 CFR 35.102-35.104 ADA Title II.)

Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Monique Martinez al 805.388.5360.

Joseph R. Vacca,
Planning Commission Secretary

CEQA Reasons to oppose the high-density, 14 building Camino Ruiz complex.

1:

A. The official Stantec Inc. Traffic and Circulation Study for the project unequivocally states that critical peak hours commute times are outside acceptable limits and that a four way stop street or traffic lights would compound the congestion, resulting in the project having a significant and unmitigated traffic impact.

Answer: The statement that the project will have a significant and unmitigated traffic impact is incorrect, because the analysis and data included in the traffic study shows that the intersection of Verdugo Way and Camino Ruiz will operate at LOS A with a traffic signal. Additionally, the EIR certified by the City Council on December 9, 2020 included mitigation for the installation of a traffic signal at Verdugo Way and Camino Ruiz to reduce impacts to traffic to a less than significant level.

B. The City traffic engineer belatedly (red folder) extraordinarily repudiates this professional evaluation and proposes traffic lights anyway (with no substantiation). No inclusion is made regarding an existing traffic light intersection already on Verdugo way (at Verdugo way and Camarillo place - links the two sections of "The Plaza at Mission Oaks").

Answer: Although the significant impact was identified at this location, traffic volumes and movements did not satisfy the signal warrant criteria based on California Manual on Uniform Traffic Control Devices (CAMUTCD) guidelines.

The CAMUTCD guidelines set the minimum standard, however, municipal agencies are free to adopt higher standards. The City's General Plan identifies acceptable LOS for traffic and has a higher standard than the CAMUTCD. It was determined that the LOS at the Camino Ruiz and Verdugo Way intersection would be unacceptable based on City standards, and that a traffic signal would reduce the impacts to an acceptable level.

The revised study did not include information regarding the synchronization of traffic signals on Verdugo Way, however the City Traffic Engineer stated in the City Council public hearing that the signals would be synchronized to provide better traffic flow, as is City policy with traffic signals within a short distance.

C. CEQA requires the City to explain why the original traffic report was incorrect, but the City traffic engineer's last-minute addition fails to provide this information, or why a critical intersection was omitted in the study.

Answer: The original traffic study's data was correct, and the revisions were evaluated against the requirements of CEQA for disclosure and if it would require a recirculation. Because the revisions did not alter or collect new data, and did not change the conclusions of the EIR, a recirculation was not required. By providing the redline revisions to the study and discussing them in the public hearing, no additional measures are required by CEQA.

D. OUTCOME guaranteed peak hour traffic jams on Verdugo way, Santa Rosa road, freeway exits and entrances and beyond.

Answer: The traffic study analysis is based on industry standard traffic models that are updated on an ongoing basis. Additionally, the traffic study was reviewed by the City Traffic Engineer for adequacy, and it was determined the study is adequate and represents the expected traffic flow from the project.

2: Planning Commission speculative assumption. ONE

A. *“The proposed residential use will have less traffic impacts on the surrounding community than a mega hypothetical research and development industrial use or a professional office use”.*

Answer: Please note, the quoted text does not appear in the EIR, traffic study, or revised traffic study.

The traffic study analyzed a theoretical use for the project site based on the land use and zoning designation that was in effect at the time, in addition to analyzing the proposed project against current conditions. Had the land use and zoning not been changed, the theoretical development in the study could have been built to the project density that was analyzed. Additionally, an alternative project analysis is required under CEQA. At time of the study, the site contained a vacant office building producing no traffic was compared to the proposed apartment project and found that the installation of a traffic signal, would reduce the impact to an acceptable level. Additionally, the traffic study identified that the existing LOS at the intersection with no project is LOS B, where a traffic signal would increase LOS to level A.

B. Contrived. Only low-density traffic friendly commercial projects should be considered. CEQA requires a project’s impacts be assessed against existing conditions not hypothetical possibilities.

Answer: The Planning Commission has discretion on whether to approve the proposed RPD permit, however, there has not been an application for any low-density commercial or other proposed development for the site. The site has sat vacant since 2012, and according to the property owner, he was unsuccessful in securing commercial tenants to occupy the site.

Under the current General Plan land use approved by the City Council, only projects allowed in the RPD Zone can be developed on the subject site. Additionally, the previous General Plan and Zoning of Industrial and Limited Manufacturing, would only have allowed light industrial type uses such as office buildings or research and development and would not have allowed a low-density commercial project.

3: Planning Commission speculative assumption. TWO (cart before the horse) *“It is therefore recommended that the intersection be monitored, and traffic counts and delays collected after the project has been occupied”.* Implausible. Decisions cannot be made on data that is not current. The number of buildings-built cannot be reversed! This is improper deferred analysis and mitigation, which CEQA prohibits.

Answer: Without a traffic signal, the traffic study recommended monitoring of the intersection. However, the City is exercising its discretion to require a traffic signal which will elevate the LOS at the intersection to LOS A. Therefore, future monitoring will not be necessary.

4: Three-and four-story crammed buildings clearly visible from the freeway and beyond. The Camino Ruiz project provides for an additional 1,000 plus residents and 630 plus vehicles (787 parking spaces). The adjacent Teso Robles townhomes already house over 320 residents and over 200 vehicles. The parking and traffic projections of Teso Robles have already been unfavorably exposed.

Answer: With regards to parking, the project complies with the City's parking requirements. With regards to traffic, the traffic study shows that the traffic signal being installed will improve the LOS at that intersection, which currently operates at a LOS B, to operate at LOS A.

5: In addition, preparation has already begun for SEVEN more buildings in the immediate area (Triliad Development Inc.) with dated and undercounted projections for traffic and congestion. Only four lines are dedicated to the Triliad projects impact in the EIR. These cumulative impacts have not been fully analyzed and quantified.

Answer: The Triliad projects, the Teso Robles townhomes, and the Shea Homes 281-unit senior housing project were all included in the project and buildout analysis for the traffic study under the "Approved Projects Traffic Generation and Distribution" section.

Please note, no comments numbered 6, 7, or 8 were provided to the City.

9: The project has long been promoted as providing affordable housing in the city, but only 20 units for households in the low-income category, and 20 units in the moderate- income category (10% of 385 units) proposed! This provides minimal affordable housing, doing little to help the City meet its Regional Housing Needs Allocation for affordable housing.

Answer: The 40 units will provide additional affordable housing to the City's housing stock and help towards RHNA goals.

10: Significantly increased traffic and overcrowding promote genuine safety and health concerns, particularly for retired residents, and school children in Mission Oaks. The confined area has recently experienced nearby fires, floods, and small earthquakes. No plans are provided for evacuations (all exits are to the solitary Santa Rosa road).

Answer: The project proposal was reviewed by the Camarillo Police department and Ventura County Fire and both agencies found that the number of residents and the development was adequately serviced by emergency services and did not make recommendations for alternative projects or reduction in density for public safety.

From: [John Novi](#)
To: prlansdown@aol.com
Cc: [Joe Vacca](#); [Jaclyn Lee](#); [David Moe](#)
Subject: RE: Web Contact Charlotte Craven
Date: Thursday, January 21, 2021 1:32:00 PM

Good afternoon Philip,

We received your comments/questions submitted through our website and below are our responses.

1: We submit that the recent Planning Department's directed reporting and presentation to the City Council for the Camino Ruiz high-density apartments complex, did not meet "full and fair" disclosure requirements, as promulgated.

Answer: The Environmental Impact Report was adequately circulated for public review and comment in accordance with CEQA and was certified by the City Council as to its adequacy on December 9, 2020. A notice of determination was filed with the County of Ventura and recorded December 17, 2020.

2:

A: The department, consultant, and builders' representative selectively (and synonymously) omitted critical material from the Council's meeting of December 9, 2000

Answer: Additional clarification to the report's data was added to the addendum to the traffic study prior to the December 9, 2020 City Council meeting. No data was omitted or collected for the addendum. The changes were provided in a red line strike out to the City Council to disclose the revisions. Additionally, no new data was collected, or findings changed with the addendum and therefore, did not require additional circulation under CEQA.

B: and included hypothetical possibilities, prohibited by the California Environmental Quality Act (CEQA).

Answer: California Public Resources code Section 21002 states: "APPROVAL OF PROJECTS; FEASIBLE ALTERNATIVE OR MITIGATION MEASURES. The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof." Therefore, alternative analysis is *required* through CEQA analysis, not prohibited.

3: The untimely, undocumented and unsubstantiated changing of a crucial traffic intersection evaluation from proven LOS D to (last minute) LOS A demands serious quantitative and legitimate independent evaluation.

Answer: Mr. Lansdown's conclusion that the LOS will operate at D with a traffic signal is incorrect. The addendum to the traffic study, using the data collected in the original study clearly show that LOS D will occur with a 2 way "Stop" sign controlled intersection and LOS A will occur with a traffic signal.

4:A key intersection (already with traffic lights) on upper Verdugo way is also inexplicably omitted from the Traffic and Circulation Study per photo 1 (below).

Answer: The intersection of Verdugo Way and The Plaza Mission Oaks is in a segment of roadway between two intersections analyzed by the traffic study. Any traffic passing through the intersection of Verdugo Way and The Plaza Mission Oaks were evaluated using the surrounding intersections and is therefore accounted for in the traffic study.

John Novi, AICP

Senior Planner

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From: noreply@revize.com <noreply@revize.com>
Sent: Tuesday, January 19, 2021 8:35 AM
To: Charlotte Craven Hotmail <cravenchar@hotmail.com>
Cc: Executive Assistant <ExecAssist@cityofcamarillo.org>
Subject: Web Contact Charlotte Craven

Subject = Proposed Camino Ruiz Apartment Complex

Name = Philip Lansdown (for OCRAG)

Phone = (805) 200-6460

Email = Integra491@gmail.com

Comments = We submit that the recent Planning Department's directed reporting and presentation to the City Council for the Camino Ruiz high-density apartments complex, did not meet "full and fair" disclosure requirements, as promulgated.

The department, consultant, and builders' representative selectively (and synonymously) omitted critical material from the Council's meeting of December 9, 2000 and included hypothetical possibilities, prohibited by the California Environmental Quality Act (CEQA).

The untimely, undocumented and unsubstantiated changing of a crucial traffic intersection evaluation from proven LOS D to (last minute) LOS A demands serious quantitative and legitimate independent evaluation. A key intersection (already with traffic lights) on upper Verdugo way is also inexplicably omitted from the Traffic and Circulation Study per photo 1 (below).

Please consider responding by Friday, January 22, 2021, given impending time constraints.

Client IP = 172.115.155.68

- Buildout + Project conditions

STUDY AREA

The study area is generally bound by Los Pueblos Drive to the north, Pleasant Valley Road south, Mission Oaks Boulevard to the west and Camino Carlo to the east. Table 1 shows the intersections included in the analysis, which was determined through consultation with staff.

**Table 1
Study Area Intersections**

Intersections	
1. Mission Oaks Blvd/Adolfo Rd	6. Pleasant Valley Rd/U.S. 101 SB Ramps
2. Santa Rosa Rd/Los Pueblos Cr	7. Pleasant Valley Rd/Moncho Rd
3. Santa Rosa Rd/Adolfo Rd	8. Camino Ruiz/Adolfo Rd
4. Santa Rosa Rd/Verdugo Way	9. Camino Ruiz/Verdugo Way
5. Santa Rosa Rd /U.S. 101 NB Ramps	10. Verdugo Way /Comarilla PL

Links the two sections of
the plaza at Mission Oaks

Stantec
December 7, 2018