



Camarillo Planning Commission

AGENDA REPORT

Date: October 15, 2024

To: Planning Commission

From: David Sanchez, Director of Community Development

Submitted by: Jaclyn Lee, Planning Manager

Subject: Addendum to Final Mitigated Negative Declaration 2009-6, Village at the Park Specific Plan Amendment, Change of Zone No. 336, and Commercial Planned Development Permit No. 255, Hiji Investment & TFR Investment Companies

BACKGROUND

The City is considering requests from Hiji Investment & TFR Investment Companies for the following:

- An amendment to the Village at the Park Specific Plan to change the Specific Plan designation from Mixed Use to Commercial on 0.94 acres and allow for drive-through uses within the Commercial Specific Plan designation.
- Change of Zone (CZ-336) to change the zoning on Parcel A of Lot Line Adjustment 563A, consisting of 0.94 acres from Village Commercial Mixed Use (CMU) to Commercial Planned Development (CPD).
- Commercial Planned Development Permit (CPD-255) to construct a 2,190-square-foot Starbucks coffee shop with a drive-through lane and pick-up window on 0.94 acres. The project includes the grading of Lots 1 through 6 of Tract 5753 on approximately six acres to provide parking and access, located in the Village at the Park Specific Plan area, south of U.S. 101, between Village at the Park Drive and Westpark Court.

Pursuant to the Camarillo Municipal Code (CMC) Section 19.26.200, the Planning Commission is the decision-maker for the requested CPD. However, since the City Council is the approving body for the Amendment to the Village at the Park Specific Plan and Change of Zone, the Planning Commission is making a recommendation to the City Council on the Addendum to Mitigated Negative Declaration (MND) 2009-6, Specific Plan Amendment, CZ-336, and CPD-255.

Applicant: Hiji Investment & TFR Investment Companies, 203 Village Commons Boulevard, Suite 11, Camarillo, California 93012

Property Owner: Hiji Investment & TFR Investment Companies, 203 Village Commons Boulevard, Suite 11, Camarillo, California 93012

Assessor's Parcel Number: 229-0-320-145, -155, -165, -175, -185, -195, -205, and -215

General Plan Designation: General Commercial

Specific Plan Designation: Village at the Park – Mixed Use

Zoning Designation: Village Commercial Mixed-Use (CMU)

DISCUSSION

Parcel and Area Characteristics

The project site is located in the southeast area of the city, south of U.S. Highway 101, between Village at the Park Drive and Westpark Court in the Village at the Park Specific Plan area.

The site is currently vacant and is surrounded by the following land uses:

	GENERAL PLAN LAND USE DESIGNATION	ZONING DESIGNATION	CURRENT LAND USE
PROJECT SITE	General Commercial	Village Commercial Mixed-Use (CMU)	Vacant
NORTH	U.S. Highway 101	N/A	U.S. Highway 101
SOUTH	General Commercial	Village Commercial Mixed-Use (CMU)	Townhomes and Mixed Use
EAST	Residential and public (City Wide Park)	Open Space (O-S)	Park
WEST	General Commercial and High Density Residential	Commercial Planned Development (CPD) and Residential Planned Development (RPD-30U)	Hotel and Apartments

Project Site



View of project site from Village at the Park Drive, via Google Maps on August 22, 2024.

Entitlement History

The Village at the Park Specific Plan was adopted by the City Council in 2001. In accordance with Tract 5350 that subdivided the nearly 330-acre Specific Plan area, including the project site, the backbone infrastructure, grading and drainage improvements were completed.

In 2009, the City Council approved Tract 5753 for the subdivision of 10 acres into eight lots, located on the triangular piece of land south of U.S. 101, between Village at the Park Drive and Westpark Court. Additionally, CUP-307 and CPD-236 were approved for the development of 42,630 square feet of commercial space and 36 townhome units. The 36 townhomes have been developed; however, the commercial buildings were never constructed. The project proposes to develop a drive-through on 0.94 acres and grade the remaining six acres of vacant land to complete the internal circulation through the site and provide parking.

General Plan Consistency

The Camarillo General Plan Land Use Map designates the property for general commercial use. The proposed Specific Plan Amendment to change the land use designation from Mixed Use to Commercial and the zoning from CMU to CPD on the 0.94-acre Starbucks lot is consistent with the underlying General Plan General Commercial designation. There are no pending General Plan changes for the site. Primary access to the proposed development will be from Village at the Park Drive. The General Plan Circulation Element identifies Village at the Park Drive as a secondary arterial across the project frontage.

Zoning Compliance

The project involves a Change of Zone from CMU to CPD on Parcel A of Lot Line Adjustment 563A, consisting of 0.94 acres. The Change of Zone application has been submitted to facilitate the development of a drive-through use, as the CMU Zone does not allow drive-through uses, however, are permitted in the CPD Zone. The proposed zone change to CPD will allow drive-through use with the approval of a planned development permit, pursuant to CMC 19.26.030.

The proposed Starbucks coffee shop with drive-through use is permitted in the CPD Zone, subject to the approval of a CPD permit, as stated above. The proposed project complies with the height, lot coverage, setback requirements of the proposed CPD zoning, as shown in the table below:

Development Standards Compliance

	Building Height Maximum	Lot Coverage Maximum	Front Setback to Nearest Public Right-of-Way	Minimum Rear Setback	Minimum Side Setback
Required	35 feet	30%	10 feet / 50 feet	10 feet	0 feet
Provided	22 feet to rooftop, 35 feet to top of tower	5.3%	48 feet	80 feet	47' (south) 132' (north)

Additionally, the proposed coffee shop with drive-through use is consistent with the commercial and industrial performance standards as described in CMC Chapter 19.54 because there will be no hazardous elements, smoke, noxious matter, glare, nor excessive noise and vibrations caused by the proposed uses.

Project Description

The request is to allow the development of a new 2,190-square-foot, one-story Starbucks coffee shop with a drive-through, indoor seating, and outdoor patio seating. The drive-through will have two lanes to enter for greater queuing capacity that will merge into one lane for ordering and pick-up. The project provides 26 parking spaces on the Starbucks lot. The area north of the Starbucks site adjacent to the freeway is within a Structural Setback Zone for the Camarillo fault. As no structures are permitted in this area, it will be improved as a paved parking lot and landscaping and will provide an additional 134 parking spaces for the project and future uses.

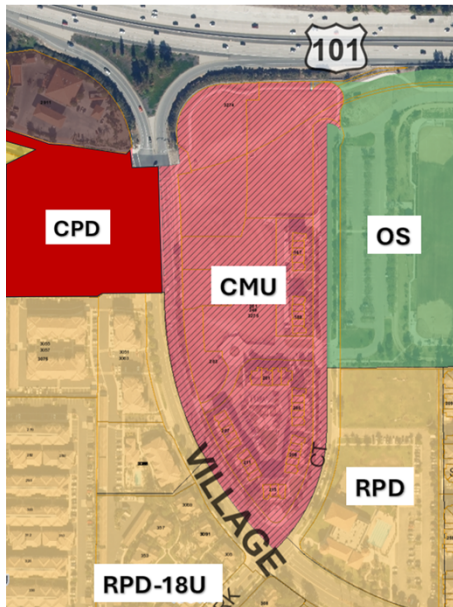
The Starbucks drive-through will employ 20-30 people and will operate from 4:30 a.m. to 10:00 p.m., seven days per week. The drive-through speaker is conditioned to have automatic volume control that will adjust the outbound volume based on the outdoor, ambient noise level. When ambient noise levels naturally decrease in the early morning and night, the outbound speaker volume will also decrease. Additionally, the ordering area at the drive-through will be situated along Village at the Park Drive so noise at the order board will be directed away from existing and future residential uses.

The project proposes to grade Lots 1 through 6 of Tract 5753, which consists of six parcels totaling six acres in Village at the Park Specific Plan Area, excluding the concrete bike path and area north of the bike path within Lots 1 and 2. Grading of lots 1 through 6 will allow the on-site circulation to be completed, extending the driveway from the existing traffic circle on the south end of the property to the cul-de-sac at the end of Westpark Court. There are no pending applications on the remaining lots within Tract 5753, however, it is designated in the certified 2021-2029 Housing Element as a by-right high density residential site.

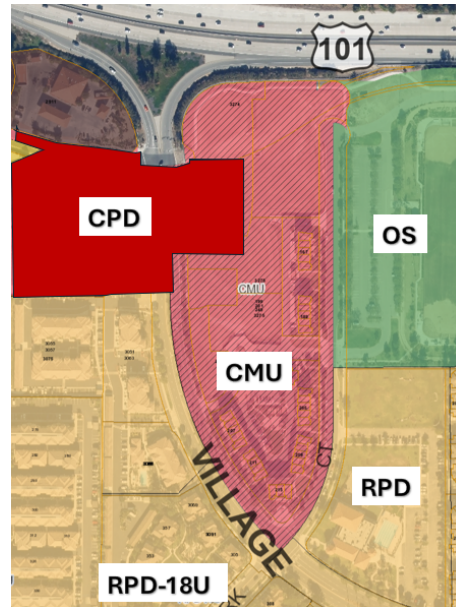
The applicant is also requesting approval of a Change of Zone from CMU to CPD for Parcel A of Lot Line Adjustment 563A, which is a 0.94-acre portion of current Lot 1. The purpose of the zone change is to allow for the drive-through component of the Starbucks

coffee shop, which the current CMU zoning does not allow. The drive-through coffee shop use is consistent with the underlying General Plan land use designation of General Commercial, therefore, no amendment to the General Plan is required.

Current Zoning

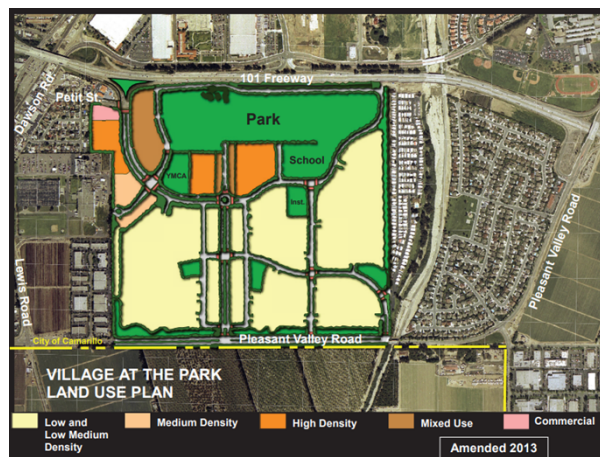


Proposed Zoning

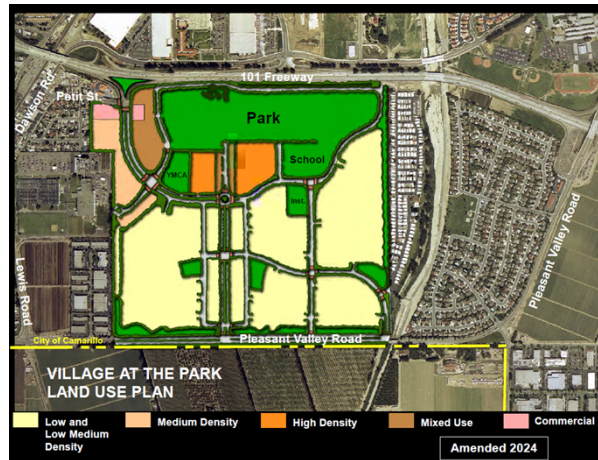


The applicant is requesting an amendment to the Village at the Park Specific Plan to redesignate the Specific Plan designation on the 0.94-acre Starbucks site from Mixed Use to Commercial to align with the Change of Zone from CMU to CPD. Additionally, the Specific Plan Amendment proposes changes to section 3.2.3.c – Commercial Development Standards (page 3-9) to delete the following text, “Drive thru uses are discouraged” and to add the following text, “ Drive through uses are allowed, subject to review and approval of the drive-through design by the Planning Commission under the planned development permit process.”

Current Specific Plan Map



Proposed Specific Plan Map



Access and Circulation

Vehicular access to the proposed project will be provided via a new driveway on Village at the Park Drive to the west and two new driveways on Westpark Court to the east. Access is also provided by the existing driveways on Village at the Park Drive and Westpark Court that currently serve the residential development.

After accounting for pass-by trips (which are made as an intermediate stop on the way from an origin to a primary trip destination), the proposed project is anticipated to generate 32 trips during the peak a.m. hour, 14 trips during the peak p.m. hour, and 199 new daily trips, according to the Traffic Analysis Memorandum provided by Translutions (Attachment 5).

The drive-through lane will have two separate entrances that will merge into one lane prior to ordering and pick-up. This will provide queuing for 15 vehicles, which is a higher queue length than other Starbucks queue lengths previously analyzed, which range from 10 to 13 spaces. The provided queue length also meets the required minimum of ten vehicle stack-up spaces pursuant to CMC 19.44.105(A)(1). Therefore, the project is anticipated to accommodate the maximum observed queue length typical for Starbucks locations. Vehicles are unlikely to spill over to City streets, as the access to the drive-through lanes are internal roadways of the project site.

Parking

Pursuant to CMC Section 19.44.080(11), parking required for restaurants is determined based on the following:

- One parking space for each three fixed seats or for each 45 square feet available for seating, whichever is greater.
- One parking space for each 100 square feet of noncustomer area including storage areas and utility space.
- In no event may less than ten parking spaces be provided regardless of the number of fixed seats, dining area, noncommercial area or number of employees.

The project proposes 270 square feet of customer seating area, requiring six spaces (at 1:45) and 1,920 square feet of non-customer area, requiring 19 spaces (at 1:100), for a

total of 25 spaces required. The proposed project has been designed to provide a total of 26 parking spaces within the project parking lot, which meets the required parking amount. The area to the north of the drive-through coffee shop will be paved to provide an additional 134 parking spaces that can be used by the project and future development.

In addition, CMC Section 19.46.030(D) states that a restaurant shall have the number and size of loading spaces determined in conjunction with review of the planned development permit. The project will be adequately serviced by the proposed 11-ft by 12-ft 4-in loading space within the parking lot.

Building Height and Architecture

The proposed Starbucks coffee shop building measures 35 feet in height to the top of the tower, the tallest portion of the building. The Village at the Park Specific Plan and Commercial Design Guidelines in the Community Design Element (Section 10.4 of the General Plan) promotes good architectural design through the use of building proportions, massing, materials, textures, and colors that complement the surrounding area and encourages the commercial character of Camarillo to implement the historically used Spanish-style architecture, constructed substantially of smooth stucco, stone, and brick. The proposed project is designed with Spanish-style architecture, including stucco walls, and colors consistent with the architectural style, which consist of red barrel tile for the roof and beige, bronze, and brown for the walls, trims, and tints.

The main entrance consists of outdoor seating with a canopy trellis to create an attractive, pedestrian-welcoming outdoor setting. The building roofline is broken up by varied parapet heights. Additionally, a mixture of horizontal and vertical surface detailing elements has been implemented to reduce the massing.

STAFF REVIEW AND RECOMMENDATION

Staff has reviewed and found the proposed project to be consistent with the applicable policies of the City of Camarillo's General Plan, Village at the Park Specific Plan and Economic Development Strategic Plan.

General Plan Land Use Element Commercial Standard: *The freeway commercial classification includes those commercial uses which are located adjacent to and directly related to the uses of the freeway. Typical uses would include gasoline service stations, other automotive service facilities, restaurants, hotels, motels and similar related uses. Freeway commercial also includes other retail uses; such as, outlet centers and membership retail or regional retail; such as, furniture, appliances, etc. Freeway service commercial uses, where possible, should be concentrated in areas most appropriate for such development with convenient access to the freeway but designed to be a complement to the area. Development standards for freeway commercial uses should assure that such uses can be served by public streets to carry traffic, and should not detract from the aesthetic quality of the community at large.*

- The proposed project is a drive-through coffee shop, located adjacent to the U.S. Highway 101 and Village at the Park interchange, which serves as an exit off the U.S. Highway 101 onto Petit Street/Village at the Park Drive. The

proposed project includes a drive-through element with a 15--vehicle queuing lane to avoid spill-over of queued vehicles into City streets. In addition, the Spanish style architecture is consistent with the architectural design of the surrounding area and with the Commercial Design Guidelines in the Community Design Element (Section 10.4 of the General Plan) and therefore will not detract from the aesthetic quality of the community at large.

General Plan Land Use Element Commercial Standard: *Provide adequate land and proper location for the various types of commercial activities so that they can provide optimum service to the community and surrounding service area.*

- The proposed project will involve the construction of a new coffee shop on a vacant lot that will serve the residents of the City and surrounding areas. Upon approval of the Change of Zone, the proposed coffee shop and drive-through element will be a permitted use and comply with the development standards of the CPD Zone and is consistent with the General Plan Land Use designation for Commercial use.

Community Design Element Policy CS-1.4.2 a. through h.: *Enhance design for all new development and redevelopment through application of materials and design elements including:*

- a. *Richness and authenticity of material surface and texture.*
 - b. *Muted earth tone colors (such as off-whites, ochres, siennas, umbers, beiges, tans, browns or other similar subdued colors) for primary building surfaces, with more intense colors limited to accents.*
 - c. *Significant wall articulation (insets, canopies, wing walls, trellis features, arcades, colonnades).*
 - d. *Full-sloped roofs, multi-planed roofs (combination of pitched and flat roofs).*
 - e. *Roof overhangs, articulated eaves, and parapets.*
 - f. *Window configurations compatible with the design of the building.*
 - g. *Articulated building mass and form.*
 - h. *Landscape elements, which include planting and hardscape that complement the style of architecture, enhance building site design and are integrated into the surrounding context.*
- The proposed design is in keeping with the scale and character of the adjoining sites because of the similar Spanish architecture and because the proposed bulk and mass are broken up by architectural elements such as entry architectural features, windows and glazing, building articulation, and the use of a variety of wall planes and building heights. The proposed design also utilizes Spanish architecture and earth tone colors, such as beige, brown, and bronze, similar to nearby buildings. The project design also utilizes wooden trellises and parapets varying in height.

Village at the Park Specific Plan Commercial Uses Development Standard 3.2.3(a):

Summary:

- *Work with the Public Realm to enhance the individual businesses.*
 - *Variety of architecture and facades within the “Spanish” style.*
 - *Incorporate pedestrian-oriented details.*
- The proposed design utilizes Spanish style architecture, which is similar to the adjacent commercial and residential buildings. In addition, the project site includes a pedestrian walkway to access the project site, as well as a covered outdoor seating area. These projects incorporated the Public Realm aspect specified in the Specific Plan by providing a smooth transition for the public to access and utilize the project site.

Economic Development Strategic Plan 4d, Retail Repositioning: *Coordinate with commercial property owners on retail/restaurant tenant recruitment to support long-term market strengthening and/or needed repositioning of existing retail shopping facilities.*

- The proposed project will serve the Village at the Park Specific Plan community, as well as those staying at the Residence Inn or visiting the Pleasant Valley Fields, as it provides convenient food options that are currently lacking in the area.

Staff has reviewed and found the proposed project to be consistent with the applicable goals and policies of the City’s General Plan, the Village at the Park Specific Plan, the Economic Development Strategic Plan, and the development standards set forth in the Zoning Ordinance.

CEQA DETERMINATION

In 2009, Final Mitigated Negative Declaration (MND) 2009-6 was adopted for a Tentative Tract Map (TT-5753), Conditional Use Permit (CUP-307), Commercial Planned Development (CPD-236), and Change of Zone (CZ-310) for a commercial mixed-use project on approximately 10 acres within the Village at the Park Specific Plan area. The proposed drive-through coffee shop development is located within the site previously evaluated under MND 2009-6.

An Addendum to MND 2009-6 was prepared for the proposed project, in accordance with Section 15164 of the State CEQA Guidelines, which concluded that substantial changes are not proposed nor have substantial changes occurred that will require major revisions to the adopted Final MND 2009-6. The project will result in no new impact or mitigation information of substantial importance that will generate new, more severe impacts or require new mitigation measures compared to those identified in the adopted Final MND 2009-6. The proposed project will not result in conditions identified in State CEQA Guidelines Section 15162 requiring Subsequent environmental review or a Subsequent

EIR. The proposed project will remain subject to all previously adopted mitigation measures included in the adopted Final MND 2009-6.

RECOMMENDATION

1. Adopt a resolution recommending to the City Council approval of an Addendum to Mitigated Negative Declaration 2009-6;
2. Adopt a resolution recommending to the City Council approval of an Amendment to the Village at the Park Specific Plan;
3. Adopt a resolution recommending to the City Council approval of Change of Zone No. 336 on 0.94 acres from Commercial Mixed Use to Commercial Planned Development; and
4. Adopt a resolution recommending to the City Council approval of Commercial Planned Development Permit No. 255, subject to the recommended conditions of approval.

ATTACHMENTS

1. Resolution for MND 2009-6
2. Resolution for Village at the Park Specific Plan
3. Resolution for CZ-336
4. Resolution for CPD-255
5. Traffic Analysis Memorandum provided by Translutions
6. Location Map
7. Public Hearing Notice

RESOLUTION NO. PC 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO RECOMMENDING THE APPROVAL OF AN ADDENDUM TO FINAL MITIGATED NEGATIVE DECLARATION (MND) 2009-6

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

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

A. The proposed Village at the Park Specific Plan Amendment, Change of Zone (CZ-336), and Commercial Planned Development Permit (CPD-255) were considered under an Addendum to the Final Mitigated Negative Declaration (MND) 2009-6, in accordance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines. A public review period is not required by CEQA.

B. Per section 15164(b) of the CEQA Guidelines, an addendum to a negative declaration is the appropriate environmental document as only minor technical changes or additions are necessary and none of the conditions described in Section 15261 calling for the preparation of a subsequent negative declaration have occurred.

C. The City has contracted with Rincon Environmental Consultants to prepare the Addendum to MND 2009-6, in accordance with the provisions of CEQA and the City of Camarillo Environmental Guidelines.

D. A duly noticed public hearing was held by the Planning Commission for the City of Camarillo on October 15, 2024, at which time testimony was heard on the proposed Project and Addendum to Final MND 2009-6.

E. The Planning Commission has considered the Addendum to MND 2009-6 together with all comments received during the public review process, including the public hearing.

F. The Planning Commission finds that the Addendum to MND 2009-6 adequately complies with the requirements of CEQA.

SECTION 2. Recommendation of Approval of Addendum to the Final MND 2009-6. Based on the above findings, the Planning Commission of the City of Camarillo recommends to the City Council approves the adoption of Addendum to the Final MND 2009-6 as shown on Exhibit A, copies of which are on file with the Department of Community Development.

SECTION 3. Construction. This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 4. Reliance on Record. Each and every one of the determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the matter. The determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 5. Limitations. The Planning Commission's analysis and evaluation of this matter is based on the best information currently available. It is inevitable that in evaluating the matter that absolute and perfect knowledge of all possible aspects of the matter will not exist. One of the major limitations on analysis of the matter is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 6. Preservation. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 7. Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 8. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 9. 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 matter.

SECTION 10. Effective Date. This Resolution is effective upon adoption.

SECTION 11. The Planning Commission Chair, or presiding officer, is hereby authorized to affix their signature to this Resolution signifying its adoption by the Planning Commission of the City of Camarillo, and the Planning Commission Secretary is directed to attest thereto.

APPROVED AND ADOPTED on October 15, 2024, by members of the Planning Commission voting as follows:

AYES:

NOES:

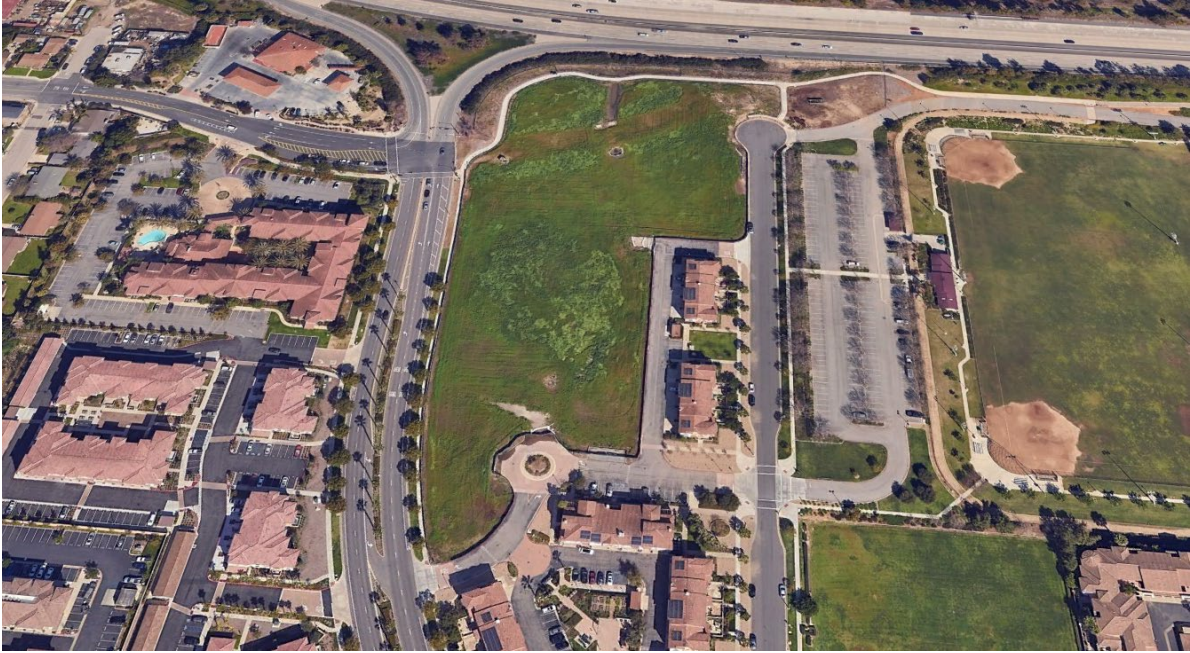
ABSENT:

ABSTAINED:

Chair

Secretary

c: General Services Department (Information Systems Division)
Community Development Department
Dennis Hardgrave (applicant)



Village at the Park Specific Plan Amendment Commercial Component

Addendum to Mitigated Negative Declaration 2009-6

prepared by

City of Camarillo
Department of Community Development
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Contact: Jaclyn Lee, AICP, Planning Manager

prepared with the assistance of

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October 2024

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Appendices

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Appendix C Proposed Plans for Coffee Shop Drive-Through with Grading
Appendix D Translutions Traffic Analysis Memorandum

Acronyms and Abbreviations

AB	Assembly Bill
BMPs	Best Management Practices
CALGreen	California Green Building Standards
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CLUP	Compatible Land Use Plan
CMC	Camarillo Municipal Code
CMU	Commercial Mixed Use
CNEL	Community Noise Equivalent Level
CPD	Commercial Planned Development
CLUP	Compatible Land Use Plan
dBA	decibels A
DOC	California Department of Conservation
EIR	Environmental Impact Report
GHG	Greenhouse Gas
HVAC	Heating, Ventilation, and Air Conditioning
IS-MND	Initial Study – Mitigated Negative Declaration
MLD	Most Likely Descendant
MMRP	Mitigation Monitoring and Reporting Program
mt	metric tons
NAHC	Native American Heritage Commission
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
OS	Open Space
RPD	Residential Planned Development
SB	Senate Bill
SCAG	Southern California Association of Governments
SCH	State Clearinghouse
sf	square foot/feet

SPA	Specific Plan Amendment
SQUIMP	Stormwater Quality Urban Impact Management Plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TDM	Transportation Demand Management
TGM	Technical Guidance Manual for Stormwater Quality Control Measures
TTM	Tentative Tract Map
UBC	Uniform Building Code
VCAPCD	Ventura County Air Pollution Control District
VCOG	Ventura Council of Governments
VCTC	Ventura County Transportation Commission
VMT	Vehicle Miles Traveled
ZEVs	Zero-Emission Vehicles

1 Introduction

This document is an Addendum to the Mitigated Negative Declaration 2009-6 for TT-5753/ CZ-310/ CPD-236/ CUP-307 (hereinafter referred to as the 2009 IS-MND) and includes project background information included in the 2001 Village at the Park Specific Plan Final Environmental Impact Report (adopted October 10, 2001, SCH #2000011063), hereinafter referred to as the 2001 Final EIR, located in the City of Camarillo, California. The document has been prepared in compliance with the California Environmental Quality Act (CEQA), Public Resources Code §21000, et seq., as amended, and implementing *CEQA Guidelines*, Title 14, Chapter 3 of the California Code of Regulations. The 2009 MND document and its associated MMRP are attached as Appendix A.

Project No. CPD-255 (“proposed project”) includes development of approximately 6.0 acres on Lots 1 through 6 within the 329.51-acre Village at the Park Specific Plan (Specific Plan) area in the City of Camarillo, near the U.S. 101 and Village at the Park interchange. The proposed changes would require a zone change from Commercial Mixed-Use (CMU) to Commercial Planned Development (CPD) on Lot 1 (Parcel A of Lot Line Adjustment 563A) and a Specific Plan Amendment (SPA), both of which are currently being processed concurrently with the CPD-255 permit application. This Addendum analyzes an amendment to the Specific Plan to accommodate the zone change. Specifically, the proposed project would amend the adopted Specific Plan to change the Specific Plan land use designation on Parcel A of Lot Line Adjustment 563A from Mixed Use to Commercial, permit drive through uses in the Commercial Specific Plan d and provide flexibility in drive through standards in accordance with the planned development permit. The proposed project would grade Lots 1 through 6 of Tract 5753, with the exception of the existing concrete bike path and the area northerly of the bike path within Lot 1 and Lot 2. Tract 5753 is attached as Appendix B. The proposed project includes the development of a coffee shop with a drive-through lane to be developed on Lot 1. The coffee shop drive-through plans are attached as Appendix C. This proposed use resulted in need for a proposed zone change for Tract 5753, which is supported by this Addendum. The approval of the grading, coffee shop with drive-through, and zone change are referred hereinafter as the “Commercial Component.” The details of the Commercial Component are described in Section 3, *Project Description*.

This Addendum has been prepared in accordance with the relevant provisions of CEQA and the *CEQA Guidelines* as implemented by the City of Camarillo. According to Section 15164(b) of the *CEQA Guidelines*, an addendum to an adopted mitigated negative declaration is the appropriate environmental document in instances when “only minor technical changes or additions are necessary or none of the conditions described in Section 15261 calling for the preparation of a subsequent EIR or mitigated negative declaration have occurred.” Section 15162(b) of the *CEQA Guidelines* states no subsequent document shall be prepared for a project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to

the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration,
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR,
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project includes a drive-through, which under the current CMU zoning for the project site is not allowed, thus the applicant is requesting a change of zone on Lot 1 to CPD. The drive through would allow patrons to advance to drive-through window for payment, similar to other development projects with drive-throughs. The coffee shop operation does not include a separate employee collecting payment.

Under the existing zoning the project site is precluded from being developed with a drive-through at the site. Therefore, in order to confirm with the requirements of CEQA, the City has prepared an Addendum to the 2009 IS-MND (with background information for the site provided in the 2001 EIR) to analyze that no environmental impacts would occur beyond those previously analyzed in the 2009 IS-MND. In order to determine if impacts would occur as a result of the development of the proposed drive through, a Traffic Analysis Memorandum was prepared by Translutions, dated August 15, 2024 and attached as Appendix D. In the memorandum, it was determined that the drive-through would not increase patrons anticipated to frequent to the project site. The Commercial Component would not create potentially significant environmental impacts, nor would it substantially increase the magnitude or severity of impacts that were previously identified in the 2009 IS-MND. This Addendum does not require public circulation because it does not provide significant new information that changes 2009 IS-MND in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Commercial Component or a feasible way to mitigate or avoid such an effect.

This Addendum includes a description of the proposed changes to the Specific Plan, specifically at the Commercial Component, and a discussion of the environmental consequences of the proposed changes and comparison of all environmental issue areas contained in the City of Camarillo CEQA Guidelines.

The City of Camarillo shall consider this Addendum in conjunction with the 2009 IS-MND prior to considering the Commercial Component changes. The 2009 IS-MND are available for review at the City of Camarillo website.

2 Project Background

2.1 Project Location

The Village at the Park Specific Plan (Specific Plan) area is bordered on the north by the U.S. Highway 101 (Ventura Freeway), between Pleasant Valley Road and Lewis Road. Specifically, the project site is located at Village at the Park Drive on the west, Westpark Court on the east, and a roundabout that connects the Village at the Park Drive and Westpark Court to the south.

This Addendum is located on a 6-acre undeveloped site consisting of Lots 1 through 6 of Tract 5753 (“project site”). Figure 1 shows the regional location of the Specific Plan. Figure 2 and Figure 3 shows the Commercial Component within the existing neighborhood context and Specific Plan area. Figure 4 depicts the current Specific Plan Area zoning, Figure 5 depicts the proposed project’s zoning change, and Figure 6 shows the General Plan Land Use designations. Finally, Figure 7 shows the site plan for the proposed coffee shop and grading project.

2.2 Land Use Designation

The Camarillo General Plan land use designation for the Specific Plan includes High, Medium, and Low Density Residential, General Commercial, and Public (City-Wide Park) uses. The Commercial Component of the Specific Plan is designated as General Commercial. Figure 6 below shows the General Plan land use designation of the Specific Plan, including the Commercial Component.

2.3 Zoning Designation

The Specific Plan zoning includes Commercial Mixed Use (CMU), Commercial Planned Development (CPD), Residential Planned Development (RPD), and OS (Open Space) zones. The Commercial Component is zoned CMU. Figure 4 below shows the zoning of the Specific Plan.

Figure 1 Regional Location



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23-14900 Northwest Corner of Springville Ventura
Fig 1 Regional Location

★ Project Location

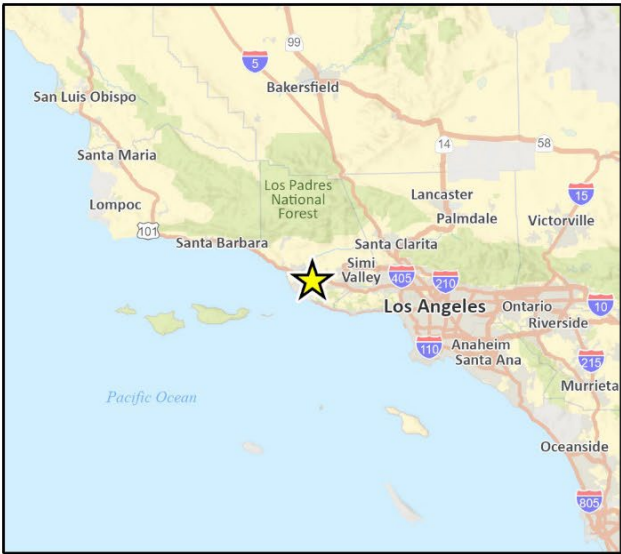
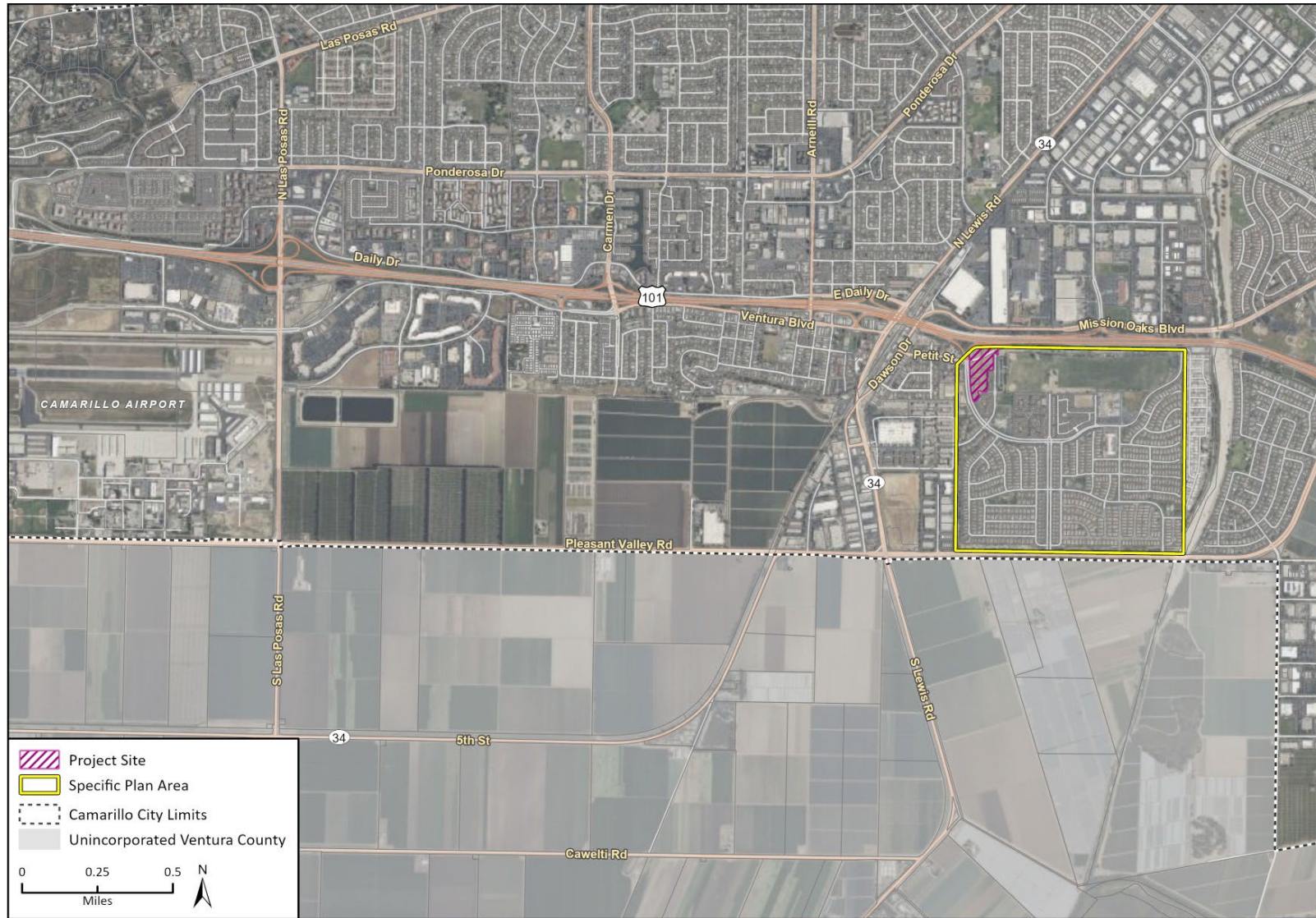


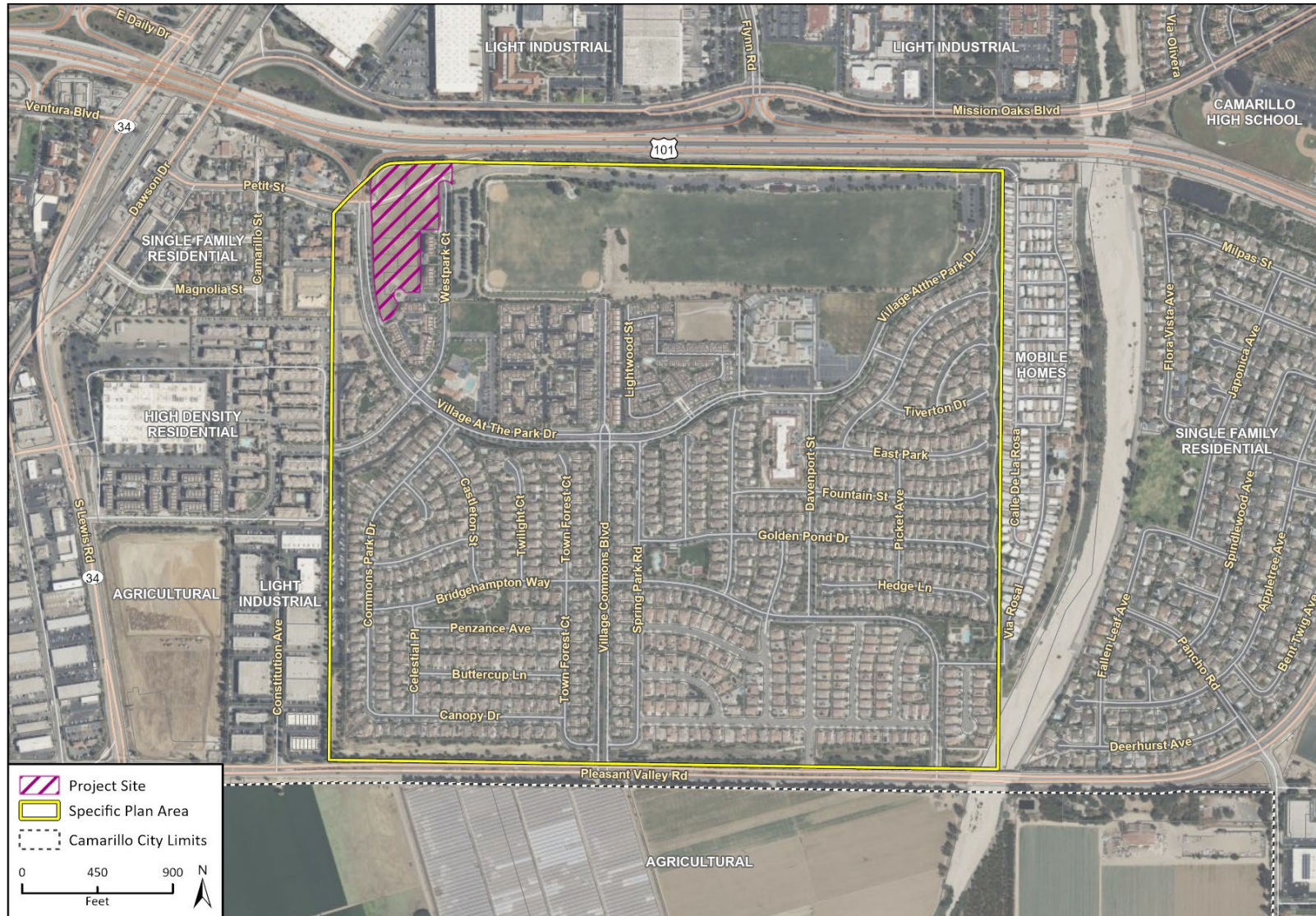
Figure 2 Village at the Park Specific Plan Area



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24-16142 EPS EIR
Fig 2 Specific Plan Area

Figure 3 Surrounding Land Uses



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24-16142 EPS EIR
Fig 3 Surrounding Land Uses

Figure 4 Current Zoning



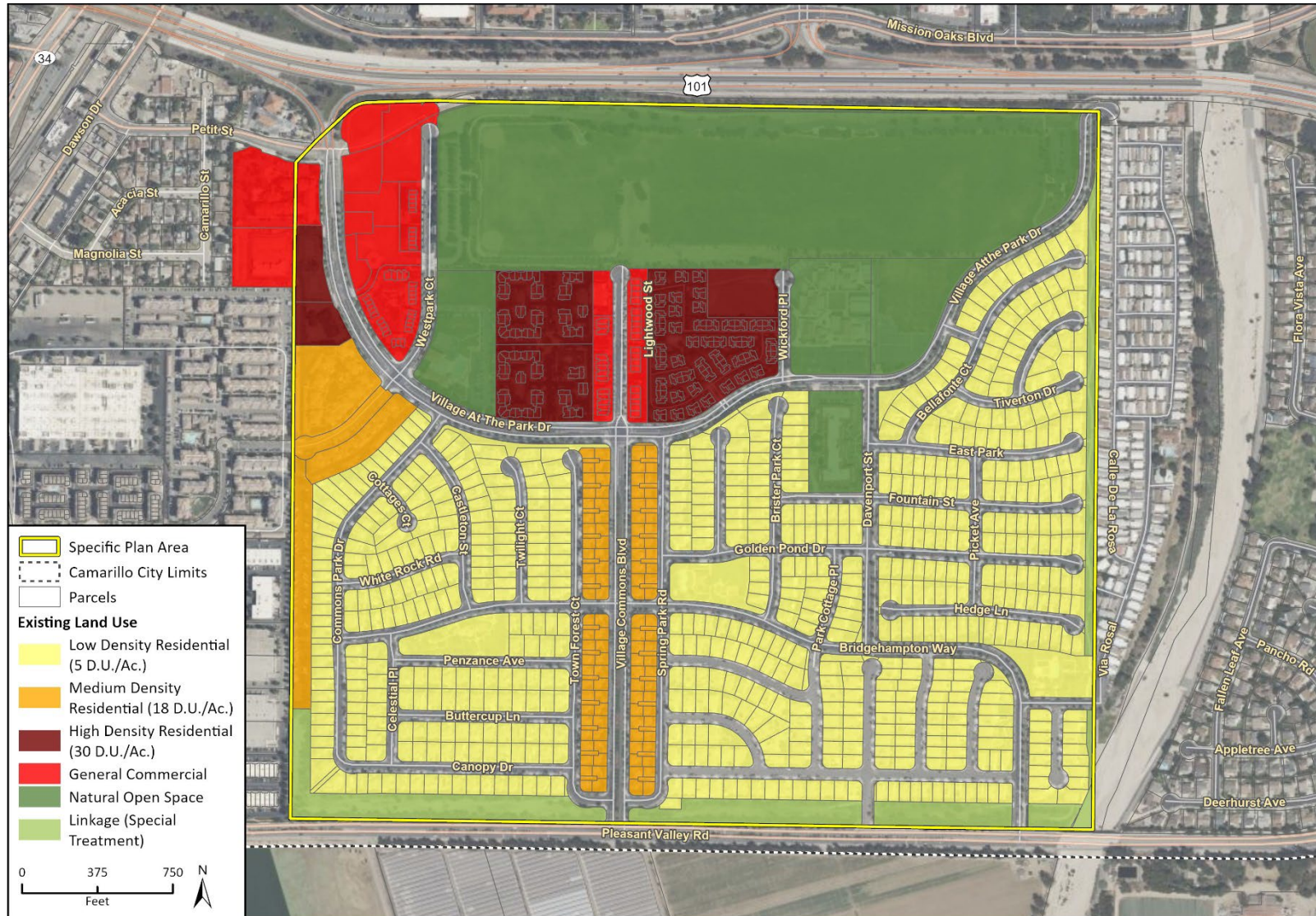
Figure 5 Proposed Zoning



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24-16142 EPS EIR
Fig 5 Proposed Zoning

Figure 6 General Plan Land Use Designations



Imagery provided by Microsoft Bing and its licensors © 2024.

24-16142 EPS EIR
Fig 6 Existing Land Use

2.4 Project History

The Specific Plan 2001 Final EIR was prepared to analyze the potential impacts from changing the land use designation at the Specific Plan area from Agriculture to a combination of residential, commercial, recreational and institutional uses on a 330-acre site, including the proposed project site generally located south of U.S. Highway 101, between Pleasant Valley Road and Lewis Road. The EIR identified impacts related to aesthetics, land use, and agriculture that could not be mitigated to a level of insignificance, even after the imposition of all feasible mitigation measures identified in the EIR. Findings of facts indicated that certain social and economic factors outweighed the significant adverse impacts associated with the conversion of the visual character of the site from an open field to an urban setting. A Statement of Overriding Considerations was adopted by the City Council for those significant and adverse impacts in compliance with the provisions of the California Environmental Quality Act Guidelines. All other impacts were found to be mitigatable to a level of insignificance through the imposition of the mitigation measures. The 2009 IS-MND and 2001 Final EIR is available for review at the City of Camarillo Community Development Department.

Subsequently, an initial study was previously prepared and circulated on July 27, 2009, for TT-5753/CZ-310/CPD-236/CUP-307. In 2013, a modification to CUP-307 was approved to modify the previously-approved building elevations and floor plans.

3 Project Description

3.1 Lead Agency Name and Contact

Jaclyn Lee, AICP, Planning Manager
Phone: 805-383-5616
e-mail: jlee@cityofcamarillo.org

City of Camarillo
601 Carmen Drive
Camarillo, California 93010

3.2 Project Sponsor's Name and Contact

Dennis Hardgrave, Hiji Investments & TFR Investment Companies
Phone: 805-402-1589
e-mail: dennis@devplan.net

Hiji Investments & TFR Investment Companies
434 Park Cottage Place
Camarillo, CA 93012

3.3 Existing Conditions

The project site consists of approximately 6 acres within the City of Camarillo (City) and occupies a portion of the Village at the Park Specific Plan (Specific Plan). The project site is an infill site that has been previously graded as part of the 2004 certified grading plan as part of an overall approved Village at the Park Master Tract 5350. The grading that occurred in 2004 was analyzed in the certified 2001 Final EIR for Village at the Park, which addressed all native soil conditions for the project site prior to the start of initial grading in 2004. Additional grading and certification of additional compaction subsequently occurred in 2014. The project site is currently vacant and there is no vegetation. The site is surrounded by roadways and development.

The Village at the Park Specific Plan Environmental Impact Report (EIR) was prepared for the Specific Plan area in 2001. The Final Map for Tract 5350 was subsequently recorded and all improvements were made per the Final Map and City Improvement Plans. Those improvements included the completion of all compacted, certified grading and drainage improvements identified on the Tract 5350 plans. That includes the proposed project site, which was Lot 2, Tract 5350. Lot 2, Tract 5350 was re-subdivided under subsequent Tentative Tract 5753 by the original/current owners, Hiji Investment/TFR Investment Co., LLC, and now consists of six lots total.

The following approvals were subsequently granted along with Tentative Tract 5753 in late 2009:

- Zone Change CZ-310
- Conditional Use Permit CUP-307
- Commercial Planned Development Permit CPD-236
- 2009 Mitigated Negative Declaration

Lot 1 of Tract 5753 was identified on the approved TTM site plan as a “Future Building” and its land use designation was proposed as “Restaurant.” No other uses are proposed for this parcel.

Tract 5753 was recorded by the current owners and Lot 7 and Lot 8 were developed with mixed-use/townhomes from approximately from 2010 to 2013. Minor grading occurred in conformance with approved Tract 5753, and a public access bike path has been installed along the north edge of the site.

3.4 SPA and Commercial Component

The Specific Plan is 329.51 acres, and the proposed Specific Plan Amendment (SPA) and the Commercial Component would modify the adopted Specific Plan relevant to Tract 5753 consisting of approximately 6 acres of Village at the Park. CPD-255 involves approval of grading Lots 1 through 6 of Tract 5753, with the exception of the concrete bike path and the area northerly of the bike path within Lots 1 and 2.

The proposed project would amend the adopted Specific Plan to change the Specific Plan land use designation on Parcel A of Lot Line Adjustment 563A from Mixed Use to Commercial, permit drive through uses in the Commercial specific plan designation and provide flexibility in drive through standards in accordance with the planned development permit.

CPD-255, which is proposed to be developed in what would be Lot 1 after Lot Line Adjustment approval within Tract 5753. CPD-255 (the project) includes the development of a 2,910 square foot (sf) coffee shop with a drive-through lane and pickup window (Starbucks) with indoor seating, outdoor patio seating, and 28 parking spaces along with a loading area and trash enclosure on a 0.94-acre portion of the project site. The project site is currently zoned Village Mixed Use (CMU), which does not allow drive-throughs. A Zone Change is proposed to change Lot 1 zoning from Commercial Mixed Use (CMU) to Commercial Planned Development (CPD), which allows drive-throughs.

The grading set to occur for the Commercial Component would consist of shallow excavations, estimated to be between two to four feet in depth, to remove and recompact loose surface soils that may not meet certification standards for structural or parking lot/driveway purposes in their existing condition. Figure 7 below depicts the overall site plan for the Commercial Component.

3.5 Project Objectives

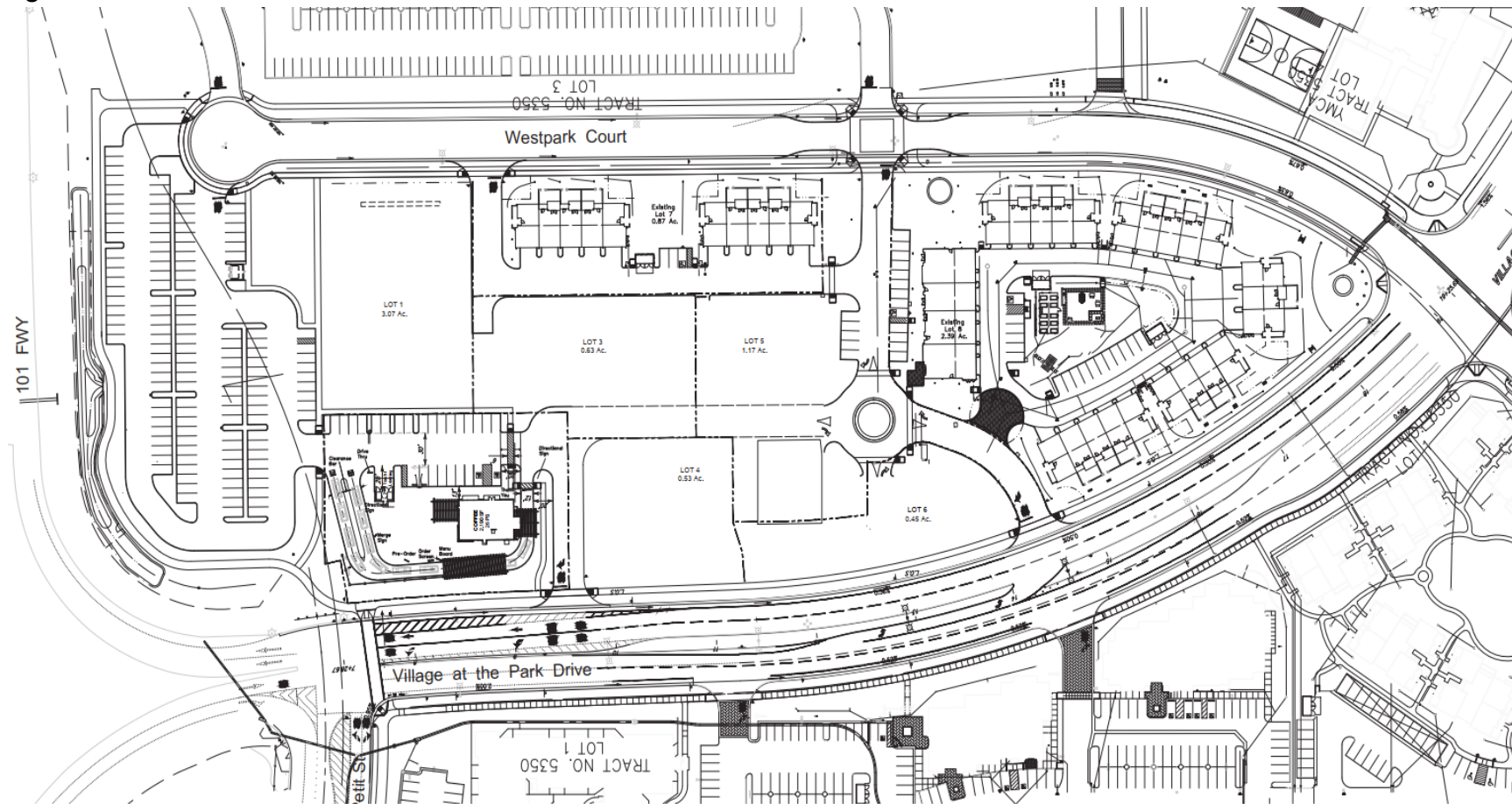
The objectives of the project are to update the Specific Plan to provide additional flexibility to the pattern of development in the Specific Plan area, including the retail project CPD-255 with a drive-through between Westpark Court and Village at the Park Drive.

3.6 Required Approvals

The proposed SPA would require the following discretionary approvals from the City of Camarillo City Council, with initial recommendations by the City of Camarillo Planning Commission.

- Addendum to the 2009 MND
- Village at the Park Specific Plan Amendment
- Commercial Planned Development Permit (CPD-255)
- Zone Change (CZ-336)

Figure 7 Overall Site Plan



4 Impact Analysis

This Addendum evaluates potential environmental impacts that could result from the proposed Commercial Component and Specific Plan Amendment. The proposed project was reviewed in relation to the certified 2009 IS-MND, in addition any applicable background information from the 2001 Final EIR is provided for context to the project.

A comparative analysis of the potential impacts associated with the proposed Specific Plan Amendment and those of the approved project analyzed in the adopted 2009 IS-MND has been prepared using Appendix G of the CEQA Guidelines as a guide. The CEQA Appendix G checklist is consistent with the format and environmental topics and questions of the checklist used in the 2009 IS-MND, but also includes recent updates to reflect the most recently adopted checklist provided in Appendix G of the State CEQA Guidelines.

The checklist considers the full range of environmental issues subject to analysis under CEQA (in rows), and then poses a series of questions (in columns) aimed at identifying the degree to which the issue was analyzed in the 2009 IS-MND. The checklist also includes a column identifying whether the Proposed Specific Plan Amendment constitutes new information of substantial importance relative to each environmental issue.

4.1 Aesthetics

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do the 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
--	---	---	--	--	--

Would the project:

- | | | | | | |
|---|---------|----|----|----|-----|
| a. Have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor? | Page 8 | No | No | No | N/A |
| b. Substantially alter or damage a scenic resource that is visible from a City scenic corridor? | Page 8 | No | No | No | N/A |
| c. Conflict with applicable General Plan policies or zoning regulations governing scenic quality? | Pages 8 | No | No | No | N/A |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | Page 9 | No | No | No | N/A |

-
- a. *Would the project have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?*
- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Would the project conflict with applicable General Plan policies or zoning regulations governing scenic quality?*

The project site is relatively flat and has been previously rough graded and is covered with ruderal vegetation. No significant visual features, such as trees and rock outcroppings, are located on the property. Due to the lack of topographical relief, the project site is visible from surrounding areas. This includes views from U.S. Highway 101, which is designated a scenic highway adjacent to the site and provides a prominent view of the site.

The 2009 IS-MND described how the Final 2001 FINAL EIR identified the effect on scenic vistas and the existing visual character as a significant adverse impact (2001 FINAL EIR, page 5.4-18). Findings of facts indicated that certain social and economic factors outweighed the significant adverse impacts associated with the conversion of the visual character of the site from an open field to an urban setting. A Statement of Overriding Considerations was adopted by the City Council for those

significant and adverse impacts in compliance with the provisions of the California Environmental Quality Act Guidelines.

The Village at the Park Specific Plan was established for the purpose of providing a comprehensive planning program to direct the orderly development of the site. The project proposes to change the existing zoning from CMU to CPD on Lot 1, change the Specific Plan land use designation from Mixed Use to Commercial, and permit drive through uses in the Commercial specific plan designation. This change would allow the project site to be graded and allow the development of a coffee shop with a drive through. No new impacts are anticipated due to aesthetics as a result of the project. Given the developed nature of the properties surrounding the proposed project, the project would be consistent with the Specific Plan design guidelines for the CPD zoning and provides for a cohesive, attractive commercial use development. The Village at the Park Specific Plan would continue with the planned orderly development of all lands within the Specific Plan area. No new impacts would occur than those identified in the 2009 IS-MND.

- d. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The Commercial Component consists of the development of a 2,190 square foot coffee shop with a drive through. Thus, there is a potential for the introduction of new sources of light and glare.

Nighttime sources of light would include vehicle headlights, streetlights, interior and exterior security building lights, parking lot, and other security lighting. These sources of light would be very similar to the existing lighting in the industrial and residential area to the west. As described in the 2009 IS-MND, compliance with Camarillo Zoning Ordinance standards would ensure that there will not be excessive nighttime lighting beyond that necessary for function and safety. Exterior lighting would be located and designed to preclude direct spill beyond the parking lot or service area. In addition, the Commercial Component would comply with lighting standards included in the Hardscape Design Elements of the Specific Plan and the City's Lighting Ordinance CMC Chapter 19.47.

Based on this information the Commercial Component would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area and would result in no new or more severe impacts beyond those identified in the 2009 IS-MND.

4.2 Agriculture and Forestry Resources

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do the 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Page 9	No	No	No	N/A
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	Page 10	No	No	No	N/A
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	Page 9	No	No	No	N/A

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

Presently, the project site is covered in ruderal vegetation and is vacant and is not being used for agricultural purposes. The loss of agriculture was previously analyzed in 2001 FINAL EIR for the Village at the Park Specific Plan. Under the EIR, the project site was identified as Prime Farmland and Farmland of Statewide Importance (2001 FINAL EIR, page 5.2-8). Findings of Facts indicated that certain social and economic factors outweighed the significant adverse impacts associated with the conversion of agricultural land to non-agricultural uses and a Statement of Overriding Considerations was thereby adopted. The implementation of the Village of the Park Specific Plan would continue the planned orderly conversion of all lands within the Specific Plan area into urban uses. Therefore, the conversion of the project site from a vacant former agricultural site to non-agricultural uses has already been considered and approved and is currently designated and zoned for mixed-use commercial uses. No new impact would occur.

- b. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*

The project site is not subject to a Williamson Act Contract (DOC 2024). The proposed project would not conflict with zoning for agricultural uses since the property is currently designated and zoned for mixed-use commercial uses. There are no property owners currently under a Williamson Act contract.

4.3 Air Quality

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Conflict with or obstruct implementation of the current Ventura County Air Quality Management Plan?	Pages 10 - 14	No	No	No	Yes
b. Result in a cumulatively considerable net increase of ROC and/or NOx emissions?	Pages 10 – 14	No	No	No	Yes
c. Expose sensitive receptors to substantial pollutant concentrations of fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores?	Pages 10 - 14	No	No	No	Yes
d. Result in other emissions that create objectionable odors adversely affecting a substantial number of - people?	Page 14	No	No	No	N/A

- a. *Would the project conflict with or obstruct implementation of the current Ventura County Air Quality Management Plan?*
- b. *Would the project result in a cumulatively considerable net increase of ROC and/or NOx emissions?*
- c. *Would the project expose sensitive receptors to substantial pollutant concentrations of fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores?*

Impacts to air quality were previously analyzed in 2001 FINAL EIR for the Village at the Park Specific Plan. Short-term air quality impacts would result primarily from vehicle emissions, equipment emissions, and fugitive dust generation during normal site preparation and construction phases of the proposed development. Due to the short-term nature of construction activities, the Ventura County Air Pollution Control District (VCAPCD) does not consider normal construction-related air quality impacts to be significant. The VCAPCD requires Mitigation Measure 5 to be implemented during project construction in order to minimize air quality impacts (2001 FINAL EIR, page 5.6-11).

Emissions associated with the operation of the proposed project would be generated by both stationary and mobile sources on a day-to-day basis, were previously considered in both the 2001 Final EIR and the 2009 IS-MND.

Village at the Park Specific Plan Amendment Commercial Component

2001 FINAL EIR indicated that the buildout of the Village of the Park Specific Plan area would result in exceeding VCAPCD-recommended significant thresholds for ROC and NO_x. The proposed project would be required to comply with the mitigation measures contained in 2001 FINAL EIR to reduce impacts to less than significant (2001 FINAL EIR, pages 5.6-12, 5.6-13). The Commercial Component would be required to implement the mitigation measures contained in 2001 FINAL EIR and 2009 IS-MND.

Mitigation Measure 5.6-1

The contractor shall prepare a dust control plan at the time that grading permits are requested. The dust control plan shall include, but not be limited to, the following measures, which should be implemented by the contractor.

- *Sufficiently water active portions of the construction site.*
- *Replace ground cover, cover bare soil, or apply environmentally safe soil stabilizers on inactive portions of the construction site.*
- *Apply water or environmentally safe soil stabilizers to unpaved parking or staging areas or unpaved road surfaces.*
- *Suspend all excavating and grading operations when wind speeds exceed 20 mph averaged over one hour. Contact the VCAPCD meteorologist for current information about average wind speeds.*
- *Sufficiently water or securely cover all material transported off site and all fill material transported on site.*
- *Provide employees involved in grading operations with face masks during dry periods to reduce inhalation of dust, which may exacerbate health problems of the respiratory tract.*
- *Limit speeds on all unpaved roads to 15 mph or less.*
- *Sweep streets at the end of the day if visible soil material is carried over the adjacent roads.*

Monitoring: The developer shall comply with the above mitigation measures during grading and construction activities.

Result After Mitigation: Less than significant.

Mitigation Measure 5.6-2

Contractors shall keep records on the project site demonstrating that equipment engines are maintained in good condition and in proper tune as per manufacturers' specifications to prevent excessive emissions. Such records will be available for review during grading and construction inspections.

Monitoring: The developer shall comply with the above mitigation measure during grading and construction activities.

Result After Mitigation: Less than significant.

Mitigation Measure 5.6-3

Emissions generated by demolition activities shall be reduced by the following:

- *Trucks transporting loose debris such as waste asphalt and wallboard off site shall be covered.*
- *All diesel-powered equipment should be turned off when not in use for more than 30 minutes and gasoline-powered equipment should be turned off when not in use for more than 5 minutes.*

Monitoring: The developer shall comply with the above mitigation measures during grading and construction activities.

Result After Mitigation: Less than significant.

Mitigation Measure 5.6-4

Lighting for public streets, parking areas, and recreational areas shall utilize energy-efficient mechanical, computerized, or photo cell switching devices to reduce energy usage.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation Measure 5.6-5

Solar or low emission water heaters shall be installed into proposed buildings to reduce natural gas consumption and emissions.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation Measure 5.6-6

Energy-efficient, automated controls for air conditioners shall be installed into proposed buildings to reduce energy consumption and emissions.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation Measure 5.6-7

Automatic lighting on/off controls and energy-efficient lighting shall be installed into proposed buildings to reduce electricity consumption and associated emissions.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation Measure 5.6-8

Light-colored roofing materials as opposed to dark roofing materials shall be used on proposed buildings. Light-colored materials reflect sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation Measure 5.6-9

Wall and attic insulation shall be provided in proposed buildings beyond the requirements of Title 24, California Code of Regulations.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation Measure 5.6-11

Special sunlight filtering window coatings or double-paned windows shall be installed into proposed buildings to reduce thermal gain in hot weather and loss in the cold weather, thus reducing emissions associated with heaters and air conditioners.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation Measure 5.6-12

Shade trees shall be provided to reduce heating/cooling needs.

Monitoring: The developer shall comply with the above mitigation measure during landscape plan check.

Result After Mitigation: Less than significant.

Mitigation Measure 5.6-13

The project shall mitigate 24.84 pounds per day of ROC and 34.64 pounds per day of NO_x. Specifically, the project applicant shall contribute funds to an off-site Transportation Demand Management (TDM) plan. The fee shall be in the amount of \$1,150.00 per residential dwelling unit plus the amount for the commercial share of the air quality impacts as determined by the Village at the Park Specific Plan EIR, in accordance with the VCAPCD Air Quality Assessment Guidelines. The contributions shall be calculated based on the amount of emissions that must be reduced to bring the project below the thresholds established by the VCAPCD, and will be based on the year of completion of the development. The applicant shall submit the calculations for air quality fees to be reviewed and approved by the Director of Community Development.

Monitoring: The developer shall comply with the above mitigation measure prior to issuance of building permits.

Result After Mitigation: Less than significant.

d. Would the project result in other emissions that create objectionable odors adversely affecting a substantial number of people?

The 2009 IS-MND, found the City's Municipal Code Commercial/Industrial Performance Standards regulate odors from industrial and commercial uses. These standards prohibit commercial land from being used in any manner so as to create any dangerous, injurious, noxious, or any other hazardous elements such as fire, explosive, noise or vibration, smoke, dust, odor, or other form of pollution. Any new business would be subject to these regulations. Therefore, the Commercial Component would not result in new or more severe impacts related to the creation of objectionable odors beyond those identified in the 2009 IS-MND.

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4.4 Biological Resources

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Page 16	No	No	No	N/A
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Page 16	No	No	No	N/A
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Page 16	No	No	No	N/A
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery project sites?	Page 16	No	No	No	N/A

Village at the Park Specific Plan Amendment Commercial Component

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Page 16	No	No	No	N/A
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Page 16	No	No	No	N/A

-
- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery project sites?*
- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The proposed project has been rough graded as approved under Tract 5350 and is disturbed and contains ruderal vegetation. The project site is located in a highly urbanized area which has been previously disturbed due to the construction of adjacent infrastructure to serve the property. As such, any natural habitat or sensitive species that may have been at the project site in the past are no longer present. Therefore, the project site does not provide conditions to develop habitat for fish and wildlife on the property. The project is located in an urbanized area and does not provide a suitable habitat for wildlife species or interfere with the movement of any wildlife species. There are

also no existing trees at the project site nor is the site considered to be part of an established migratory wildlife corridor. The project will not result in a conflict with any local policies or ordinances protecting biological resources or habitat conservation plan.

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4.5 Cultural Resources and Tribal Cultural Resources

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	Pages 17	No	No	No	N/A
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Pages 17	No	No	No	N/A
c. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a Project site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	N/A	N/A	N/A	N/A
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?					
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public					

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	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Resources Code Section 5024.1?					
d. Disturb any human remains, including those interred outside of formal cemeteries?	N/A	No	No	No	N/A
<hr/>					
a. <i>Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?</i>					
b. <i>Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</i>					
c. <i>Cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a project site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is</i>					
1. <i>Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?</i>					
2. <i>A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?</i>					

The project site is not listed by the State of California as a historical site or place of historic significance nor is the site identified as a place of paleontological or geological significance. There are no known burial sites in the area. The 2001 FINAL EIR for the Village at the Park Specific Plan previously analyzed impacts to cultural resources. Under CEQA criteria, no significant historic or cultural resources were identified on the project site (2001 FINAL EIR, page 5.10-9). Though not anticipated to be a concern, the City of Camarillo has a standard condition that requires if archaeological or historical artifacts are uncovered during land modification activities, the site shall be preserved until a qualified archaeologist is consulted for proper disposition of the site with concurrence by the Director of Community Development.

d. *Disturb any human remains, including those interred outside of formal cemeteries?*

The 2009 IS-MND predates the updates to the *CEQA Guidelines* requiring the evaluation of potential impacts to tribal cultural resources.

California Health and Safety Code Section 7050.5, CEQA Guidelines Section 15064.5(e), and PRC Section 5097.98 mandate the process to be followed in the unlikely event of an unanticipated discovery of human remains in a location other than a dedicated cemetery. The Ventura County Coroner must be notified within 24 hours of the discovery of potential human remains. The Coroner must then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the human remains (including bone fragments and funerary

objects) to be Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours. The NAHC then designates a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD will then have the opportunity to make recommendations to the Project proponent for disposition of the remains and associated grave goods within 48 hours of notification.

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4.6 Energy

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	N/A	N/A	N/A	N/A
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	N/A	N/A	N/A	N/A

- a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Since the approval of the 2009 Final EIR, CEQA has been revised to require an Energy section. However, recent California case law confirms that changes in the CEQA Guidelines only apply prospectively to CEQA documents that have not yet been circulated for public review and not to CEQA documents that rely on previously certified EIRs that complied with applicable CEQA requirements when publicly reviewed. The court in *Olen Properties Corp. v. City of Newport Beach* (2023) 93 Cal.App.5th 270 recognized that impacts known of and understood at the time the EIR was certified do not constitute new information that would trigger recirculation. Both the existence of impacts related to wasteful energy usage were known at the time the 2001 Final EIR and 2009 IS-MND were approved.

The Commercial Component would be subject to California Code of Regulations (CCR) Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Furthermore, new development projects constructed within California after January 1, 2017, including the Commercial Component, are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (CCR, Title 24, Part 11). Compliance with these standards during project construction and operation would ensure that the use of energy resources would not occur in a wasteful, inefficient, or unnecessary

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amount and impacts would be less than significant. Additionally, adherence to the measures of CALGreen would ensure that the Commercial Component would not conflict with state or local plan for renewable energy or energy efficiency and no impact would occur.

4.7 Geology and Soils

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Pages 18 – 19	No	No	No	N/A
b. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?	Pages 18 – 19	No	No	No	Yes
c. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?	Pages 18 – 19	No	No	No	Yes
d. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?	Pages 18 – 19	No	No	No	N/A
e. Result in substantial soil erosion or the loss of topsoil during project construction and/or operation?	Pages 19	No	No	No	N/A

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	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
f. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on site or off site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Pages 18 – 19	No	No	No	Yes
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Pages 18 – 19	No	No	No	Yes
h. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	No	No	No	N/A
i. Directly or indirectly destroy a unique paleontological resource or project site or unique geologic feature?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	No	No	No	N/A
<hr/>					
a. <i>Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?</i>					
b. <i>Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?</i>					
c. <i>Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?</i>					
d. <i>Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?</i>					

- f. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-project site landslide, lateral spreading, subsidence, liquefaction, or collapse?*
- g. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

As discussed in the 2009 IS-MND, according to the City of Camarillo General Plan, the project site is not underlain by an active fault, not located in an Alquist-Priolo Earthquake Fault Hazard zone and is not located within a landslide/mudslide hazard zone. Although the property is located in an area with liquefaction potential, the suitability of the land to support non-residential development, including industrial uses, has been evaluated in the *Preliminary Due Diligence Geotechnical Investigation, 50 Acre Agricultural Property, South of 101 Freeway and Bajo Agua, City of Camarillo, California* prepared by Geolabs – Westlake Village (Appendix F of the 2009 IS-MND). Updates to this report were prepared by Geolabs – Westlake Village in 2010 and 2023 to account for revisions to the California Building Code. The City of Camarillo has independently reviewed and approved the information presented in the reports.

The aforementioned reports demonstrate that the development of the proposed project with non-residential uses, including industrial uses, is feasible from a geotechnical perspective with no unusual risk or geotechnical hazard. Standard engineering practices as specified in the technical reports would ensure that the project developments would not pose a significant risk to people or structures in the event of a seismic activity. These types of measures are required of all new development in Camarillo including the project site. Therefore, the 2009 IS-MND determined that potential impacts associated with geology and soils would be less than significant.

As discussed in the 2009 IS-MND, the extension of the Camarillo fault which is considered an active fault has been assigned a Structural Setback Zone that extends 50 feet north and south of the active fault area. This Structural Setback Zone would affect the northern portion of the Specific Plan Area. The Specific Plan site plan shows all proposed buildings to be located outside the Structural Setback Zone. All building foundations and structures would be constructed in accordance with the specifications identified in the Uniform Building Code (UBC) that are in effect at that time. Within the structural setback would be paved parking areas and landscaping. Mitigation measures below were implemented to reduce geology and soils impacts to less than significant.

A geotechnical report was prepared by Geolabs-Westlake Village, dated September 25, 1998 for the Village at the Park EIR. According to the report, based upon the moisture in the sample borings, and consideration of the past agricultural use, the potential for hydroconsolidation is considered low. In addition, the lack of near-surface groundwater at the project site makes the potential for liquefaction and liquefaction-induced settlement very low.

With the implementation of the following mitigation measures from the 2009 IS-MND, the Commercial Component would not result in new or more severe impacts related to potential adverse geologic effects beyond those identified in the 2009 IS-MND.

Mitigation Measure 5.8-1

Prior to the design and construction of any structural improvements, the project developers shall have comprehensive design level geotechnical evaluations conducted that include subsurface exploration and laboratory testing. Recommendations for grading/earthwork, surface and subsurface drainage, foundations, pavements structural sections, and other pertinent geotechnical

design considerations shall be formulated and implemented based on the findings of this evaluation.

Monitoring: The developer shall comply with the above mitigation measure prior to the issuance of grading permits and at the time of submittal of building plans.

Result After Mitigation: Less than significant.

Mitigation Measure 5.8-2

In order to safeguard against major seismic-related structural failures, all buildings within the project site shall be constructed in conformance with the Uniform Building Code, as adopted by the City Council.

Monitoring: The developer shall comply with the above mitigation measure at the time of submittal of building plans.

Result After Mitigation: Less than significant.

Mitigation Measure 5.8-3

The fault hazard area and Structural Setback Zone shall be identified on the tract map or other appropriate document to provide notice to property purchasers of the limitation on the use of the property.

Monitoring: The developer shall comply with the above mitigation measure prior to recordation of the tract map.

Result After Mitigation: Less than significant.

e. Would the project result in substantial soil erosion or the loss of topsoil?

As discussed in the 2009 IS-MND, the project site is relatively flat and has been rough graded and is therefore not an area of soil erosion or the loss of topsoil.

There are no natural watercourses at the project site and does not drain towards any natural watercourse. Drainage plans and patterns are provided as part of the proposed coffee shop drive-through project. In addition, the project proposes to fine grade the already rough graded areas, therefore there will be no soil on site., the Commercial Component would not result in new or more severe impacts related soil erosion beyond those identified in the 2009 IS-MND.

h. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

As discussed in the 2009 IS-MND wastewater from the project site would be conveyed by sewer lines and treated by the Camarillo Sanitary District. Therefore, the 2009 IS-MND determined that the project would not require new treatment facilities for the Specific Plan area.

The Commercial Component would be served by new and existing sewer lines and treated by the Camarillo Sanitary District. Drainage plans are provided with the project plans provided in Appendix C. Therefore, the Commercial Component would not involve the use of septic tanks or alternative wastewater disposal systems and would not result in new or more severe impacts related to the use of septic tanks or alternative wastewater disposal systems beyond those identified in the 2009 IS-MND.

- i. Would the project directly or indirectly destroy a unique paleontological resource or project site or unique geologic feature?

Section E (Cultural Resources) of the 2009 IS-MND determined that there are no known paleontological resources within the project site. Given that past agricultural activities and rough grading of the project site likely eliminated any surface or subsurface paleontological remains, and that the project will involve only fine grading, the Commercial Component is not expected to introduce new or more significant impacts to paleontological resources beyond those already identified in the 2009 IS-MND.

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4.8 Greenhouse Gas Emissions

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	No	No	No	N/A
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	No	No	No	N/A

The 2009 MND did not address greenhouse gas (GHG) emissions and climate change, because these checklist questions were not included in Appendix G of the State CEQA Guidelines or the City's IS Checklist at the time the MND analysis was prepared. Therefore, the analysis below determines the level of impacts for the modified project relative to compliance with the most current plans or policies for the reduction of GHG emissions and with consideration of the development envisioned for the project site under the original project.

In response to an increase in man-made GHG concentrations over the past 150 years, California has implemented Assembly Bill (AB) 32, the "California Global Warming Solutions Act of 2006." AB 32 codifies the Statewide goal of reducing emissions to 1990 levels by 2020 (essentially a 15 percent reduction below 2005 emission levels) and the adoption of regulations to require reporting and verification of statewide GHG emissions. In 2016, the governor signed Senate Bill (Senate Bill) 32 into law, which requires the State to further reduce GHGs to 40 percent below 1990 levels by 2030. SB 32 is an extension of AB 32. The other provisions of AB 32 remain unchanged.

On December 14, 2017, the California Air Resources Board (CARB) adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 GHG emissions reduction target established by SB 32. To meet reduction targets, the 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, as well as implementation of policies such as SB 350 and SB 1383. SB 350, the Clean Energy and Pollution Reduction Act of 2015, has two objectives: to increase the procurement of electricity from renewable sources from 33 percent to 50 percent by 2030 and to double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation. Adopted in September 2016, SB 1383 requires CARB to approve and begin implementing a comprehensive strategy to reduce emissions of short-lived climate pollutants and requires CalRecycle, in

consultation with ARB, to adopt regulations that achieve specified targets for reducing organic waste in landfills. The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies.

The 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally-appropriate quantitative thresholds consistent with a statewide per capita goal of six metric tons (MT) CO₂e by 2030 and two MT CO₂e by 2050 (CARB 2019). As stated in the 2017 Scoping Plan, these goals are appropriate for plan-level analyses (city, county, subregional, or regional level), but not for specific individual projects because they include all emissions sectors in the State. In the United States, most of the emissions of human-caused GHG emissions come from burning fossil fuels for energy use in transportation and electricity generation (U.S. Energy Information Administration 2024); therefore, per capita GHG emissions reduction goals would be expected to result in corresponding reductions in per capita energy consumption.

CARB published the Final 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan Update) in November 2022, as the third update to the initial plan that was adopted in 2008. The 2022 Scoping Plan Update identifies ways to achieve new targets for carbon neutrality by 2045 and to reduce anthropogenic GHG emissions to at least 85 percent below 1990 levels, while also assessing the progress California is making toward reducing its GHG emissions by at least 40 percent below 1990 levels by 2030, as called for in SB 32 and laid out in the 2017 Scoping Plan (CARB 2022).

The 2022 Scoping Plan Update reflects existing and recent direction in the Governor's Executive Orders and State Statutes, which identify policies, strategies, and regulations in support of and implementation of the Scoping Plan. Among these include Executive Order B-55-18 and AB 1279 (the California Climate Crisis Act), which identify the carbon neutrality and GHG reduction targets for 2045 incorporated into the Scoping Plan.

In addition, the California Air Pollution Control Officers Association (CAPCOA) suggests making significance determinations on a case-by-case basis when no significance threshold has been formally adopted by a lead agency. This includes evaluating a project's sources of GHG emissions and considering project consistency with applicable emission reduction strategies and goals. The project would implement features consistent with the requirements of the most current Building Energy Efficiency Standards at the time construction begins. Additionally, the project's post-2020 GHG emissions trajectory is expected to follow a declining trend under anticipated future regulatory restrictions, consistent with the State's 2030 and 2050 and the goals of AB 32. Additionally, GHG emissions reductions would be achieved through energy-efficient lighting, installation of low-flow appliances, and water conservation. Therefore, the project would not result in new or substantially more severe impacts associated with GHG emissions and conflicts with any applicable GHG reduction plan, policy, or regulation, when compared to those under development anticipated for the project site in the 2006 MND. The 2006 MND does not include any mitigation measures for potential impacts associated with GHG emissions and none are required for the project.

The principal State GHG reduction plans and policies are AB 32, the California Global Warming Solutions Act of 2006, and the subsequent legislation, SB 32 and AB 1279. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. The goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. In 2022, the State passed AB 1279, which declares the State would achieve net-zero GHG emissions by 2045 and would reduce GHG emissions by 85 percent below 1990 levels by 2045. The latest iteration of the Scoping Plan is the 2022 Scoping Plan, which focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the

State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. The 2022 Scoping Plan's strategies that apply to the proposed project include the following:

- Reducing fossil fuel use, energy demand and VMT.
- Maximizing recycling and diversion from landfills.

The proposed project would be consistent with these goals through project design, which includes complying with the latest Title 24 Green Building Code and Building Efficiency Energy Standards. In addition, the proposed project would allocate EV charging stations and EV ready parking spaces in accordance with Title 24, and would be served by Southern California Edison, which is required to increase its renewable energy procurement in accordance with SB 100 targets. The project is an infill development that would not convert natural lands and would contribute to the job and housing balance.

Several of the State's plans and policies would contribute to a reduction in mobile source emissions from the project. These include Executive Order N-79-20, CARB's Advanced Clean Truck Regulation, CARB's Mobile Source Strategy, CARB's Sustainable Freight Action Plan, and CARB's Emissions Reduction Plan for Ports and Goods Movement.

Executive Order N-79-20 establishes the goal for all new passenger cars and trucks, as well as all drayage/cargo trucks and off-road vehicles and equipment, sold in California, will be zero-emission by 2035 and all medium and heavy-duty vehicles will be zero-emission by 2045. It also directs CARB to develop and propose rulemaking for passenger vehicles and trucks, medium-and heavy-duty fleets where feasible, drayage trucks, and off-road vehicles and equipment "requiring increasing volumes" of new Zero-Emission Vehicles (ZEVs) "towards the target of 100 percent."

CARB's Advanced Clean Truck Regulation in June 2020 requires truck manufacturers to transition from diesel trucks and vans to electric zero-emission trucks beginning in 2024. By 2045, every new truck sold in California is required to be zero-emission. The Advanced Clean Truck Regulation accelerates the transition of zero-emission medium- and heavy-duty vehicles from Class 2b to Class 8.

CARB's Mobile Source Strategy which includes increasing ZEV buses and trucks and their Sustainable Freight Action Plan which improves freight system efficiency, utilizes near-zero emissions technology, and deployment of ZEV trucks. This plan applies to all trucks accessing the project site and may include existing trucks or new trucks that are part of the statewide goods movement sector.

The project would not obstruct or interfere with efforts to increase ZEVs or State efforts to improve system efficiency. The project would also benefit from implementation of the State programs for ZEVs and goods movement efficiencies that reduce future GHG emissions from trucks. Therefore, the proposed project would be consistent with the State's long-term climate goals of carbon neutrality by 2045.

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4.9 Hazards and Hazardous Materials

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Pages 20	No	No	No	N/A
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Page 20	No	No	No	N/A
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?	Page 20	No	No	No	N/A
d. Be located on a project site that is included on a list of hazardous material Project sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Page 20	No	No	No	N/A
e. Not comply with the Adopted Land Use Compatibility Standards in the Safety Zones of the Airport Comprehensive Land Use Plan for Ventura County and/or the Height Restriction Zones for Camarillo Airport?	Page 21	No	No	No	N/A

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	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
f. Substantially physically interfere with the City's designated evacuation routes?	Page 21	No	No	No	N/A
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Page 21	No	No	No	N/A

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- d. *Would the project be located on a Project site that is included on a list of hazardous material Project sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The City's Hazardous Materials Ordinance requires, among other things, that businesses that use or manage hazardous materials or hazardous waste be reviewed by the Director of Community Development prior to occupying or building on a site in Camarillo. Businesses which generate, treat, recycle, store, utilize, dispose of, or otherwise manage hazardous waste or materials on site shall be reviewed by the Director of Community Development and developed in accordance with the Municipal Code. It is not anticipated, however, that future uses would occupy the proposed commercial center as it is intended to be occupied by typical commercial planned development uses such as restaurants and retail stores. Future uses will be reviewed to ensure that they will be compatible with the residential portion of the development. There are no properties within Camarillo that are on the State of California list of hazardous materials sites.

In addition, the Commercial Component is located on the same project site as the 2009 Project and project site conditions are the same as when it was analyzed in the 2009 IS-MND. Therefore, the Commercial Component would not result in new or more severe impacts related to hazardous materials beyond those identified in the 2009 IS-MND.

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

There are no sensitive receptors in close proximity to the Commercial Component. The nearest school, Rancho Rosal School, is located approximately 0.70 miles east of the project. Therefore, similar to what was concluded in the 2009 IS-MND, the Commercial Component would result in less than significant impacts to schools.

- e. *For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The project site is located approximately 3.7 miles east of Camarillo Airport and is not located within the Airport North Specific Plan and the Compatible Land Use Plan (CLUP) for Camarillo Airport, which is included in the Airport Comprehensive Land Use Plan for Ventura County. In addition, the project does not propose any new project features that would result in new or more severe impacts related to airport safety hazards beyond those identified in the 2009 IS-MND.

- f. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Similar to the 2009 IS-MND, the project will not interfere with an adopted emergency response plan or emergency evacuation plan.

Based on the traffic memo prepared by Translutions (Translutions 2024) in 2024, the Commercial Component would not generate an increase in traffic sufficient enough to create severe traffic congestion, nor would it interfere with emergency access. In addition, internal roadways and driveways included in the Commercial Component have been designed in accordance with all City regulations, including those pertaining to emergency access. Therefore, the Commercial Component would not result in new or more severe impacts related to emergency access beyond those identified in the 2009 IS-MND.

- g. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

The 2009 IS-MND determined that the project site is located within a developed area and there are no adjacent wildlands that would be subject to wildfire. The project site is surrounded by existing and planned commercial uses, as well as U.S. Highway 101 is located to the immediate north. The Commercial Component is located on the same project site as the 2009 IS-MND project site conditions are the same as was analyzed in the 2009 IS-MND. In addition, the proposed project does not propose any new features that would cause a significant risk involving wildfires. Therefore, the Commercial Component would not result in new or more severe impacts related to wildland fires beyond those identified in the 2009 IS-MND.

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4.10 Hydrology and Water Quality

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Pages 22 – 23	No	No	No	N/A
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Page 23	No	No	No	N/A
c. Substantially alter the existing drainage pattern of the project site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-project site?	Pages 24	No	No	No	N/A
d. Substantially alter the existing drainage pattern of the project site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-project site?	Page 24	No	No	No	N/A

Village at the Park Specific Plan Amendment Commercial Component

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
e. Substantially alter the existing drainage pattern of the Project site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Pages 24	No	No	No	N/A
f. Substantially alter the existing drainage pattern of the Project site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would impede or redirect flood flows?	Page 24	No	No	No	N/A
g. Be located in a flood hazard zone and risk release of pollutants due to project inundation? 7,8	Page 25	No	No	No	N/A
h. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	No	No	No	N/A

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*
- c. *Would the project substantially alter the existing drainage pattern of the Project site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-Project site?*
- e. *Would the project substantially alter the existing drainage pattern of the Project site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

As described in the 2009 IS-MND, the project would require a Permit coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) (Order WQ 2022-0057-DWQ) prior to the start of construction. The Construction General Permit requires that a Notice of Intent (NOI) be filed with the State Water Resources Control Board (SWRCB). One of the conditions of the General Permit is the development and the implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP identifies structural and nonstructural Best Management Practices (BMPs) to be implemented, such as sandbag barriers, storm drain inlet protection, stabilized construction site entrances and exits, dust controls, employee training, and general good housekeeping practices. As described in the 2009 IS-MND, with implementation of the applicable permit requirements and the application of BMPs specifically designed to minimize construction-related water quality impacts, construction of the proposed project would minimize the possibility of violating any water quality standards or waste discharge requirements during the course of construction, and only in extreme storm events would a BMP fail.

Since the project area was a part of a Tract Map (Lot 1 of T-5753), which was approved prior to October 11, 2011, the effective date of the July 13, 2011 Ventura County Stormwater Quality Technical Guidance Manual, the project applicant would be required to submit a Stormwater Quality Urban Impact Management Plan (SQUIMP). The SQUIMP must be designed in accordance with the City's Regional Municipal Stormwater Permit for Los Angeles and Ventura Counties (MS4 Permit) (Order No. R4-2021-0105), which incorporates site specific controls that mitigate stormwater, and these controls will be built following design requirements in the City's MS4 Permit. In addition, the proposed project would be required to implement project design features so that peak storm water flow is not increased from pre-development 100-year storm conditions. In accordance with the approved drainage and stormwater quality control plan, each development within the project site would be also designed to meet the requirements of the City's MS4 Permit and related requirements of the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures (TGM) in effect at the time of development. With the compliance with all applicable federal, state, and local regulations, Code requirements, and permit provisions, the 2009 IS-MND determined the project would not violate any water quality standards or waste discharge requirements during operation and impacts would be less than significant.

The Commercial Component consists of the development of CPD-255, the development of a 2,910 square foot coffee shop with a drive-through lane and pickup window with indoor seating, outdoor patio seating, and 28 parking spaces along with a loading area and trash enclosure on a 0.94-acre portion of the 6.0-acre project site. The Commercial Component is located within the Village at the Park project site, which was analyzed in the 2009 IS-MND. The project conditions for the

Commercial area (Tract 5753) are the same as when they were analyzed in the 2009 IS-MND. An infiltration test performed by Geolabs – Westlake Village in 2023 (Appendix G of the 2009 IS-MND) found that the on-site alluvium found at the project site has very low infiltration rates that do not allow for the project to utilize infiltration BMPs. The project is required to submit a SQUIMP that will describe the proposed BMPs, as it is grandfathered into previous MS4 Permit requirements and therefore is not required to submit a PCSMP. Final proposed project design will be required to include features that would ensure peak storm water flow is not increased from pre-development 100-year storm conditions and that the Commercial Component would not violate any water quality standards. Consistent with the 2009 IS-MND, the Commercial Component would also be subject to local, state and federal regulations governing the release of pollutants and ensure post development stormwater run-off flows are equal to or less than pre-development conditions. Therefore, the Commercial Component would not have a substantial adverse effect related to water quality and would result in no new or more severe impacts beyond those identified in the 2009 IS-MND.

- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*
- h. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

As described in the 2009 IS-MND, groundwater would be the source of potable water project and water demand project would be substantially less than the historic groundwater use at the project site. The project site is not a source of groundwater recharge and it is technically infeasible to infiltrate storm water to recharge area aquifers. The 2009 IS-MND determined the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and the impact of the project on groundwater supplies would be less than significant.

CPD-255 is part of the Commercial Component and includes the development of a 2,910 square foot coffee shop with a drive-through lane and pickup window with indoor seating, outdoor patio seating, and 28 parking spaces along with a loading area and trash enclosure on a 0.94-acre portion of the 6.0-acre project site. The Commercial Component is located on the same project site as the project and project site conditions are the same as when it was analyzed in the 2009 IS-MND. A Water Report prepared for the project site by Jensen Design & Survey Inc. in 2024 (Appendix H of the 2009 IS-MND) found that the proposed water system was designed in accordance with the City of Camarillo and Ventura County Fire Protection District standards and criteria and that the proposed water system has been sufficiently sized to accommodate the needs of the development. Therefore, the Commercial Component would not have a substantial adverse effect related to groundwater and would result in no new or more severe impacts beyond those identified in the 2009 IS-MND.

- d. *Would the project substantially alter the existing drainage pattern of the project site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-project site?*
- f. *Would the project substantially alter the existing drainage pattern of the project site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*
- g. *Would the project be located in a flood hazard zone and risk release of pollutants due to project inundation?*

As described in the 2009 IS-MND, the project site is not within an inundation zone or dam failure hazard area, is not located within a 100-year flood zone, and no impacts would occur with implementation of the project.

The Commercial Component includes CPD-255 includes the development of a 2,910 square foot coffee shop with a drive-through lane and pickup window with indoor seating, outdoor patio seating, and 28 parking spaces along with a loading area and trash enclosure on a 0.94-acre portion of the 6.0-acre project site. The Commercial Component is located on the same project site as the project and conditions are the same as when it was analyzed in the 2009 IS-MND. Therefore, the Commercial Component would not have a substantial adverse effect related to flood hazards and would result in no new or more severe impacts beyond those identified in the 2009 IS-MND.

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4.11 Land Use and Planning

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
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Would the project:

a. Physically divide an established neighborhood or community?	Pages 25-26	No	No	No	N/A
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation or applicable goal or policy from the City of Camarillo General Plan that was adopted for the purpose of avoiding or mitigating an environmental effect?	Pages 25-26	No	No	No	N/A

- a. *Would the project physically divide an established neighborhood or community?*
- b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation or applicable goal or policy from the City of Camarillo General Plan that was adopted for the purpose of avoiding or mitigating an environmental effect?*

The project site is currently designated for commercial development in the General Plan. The proposed zone change from the CMU zone to the CPD zone would remain consistent with this designation as the CPD zone is intended to provide commercial development, which the CMU zone would have also permitted. As such, due to the similarity in designated future development, the proposed project would not physically divide an established community or conflict with any applicable land use plan, policy, or regulation. The project is also consistent with the Village at the Park Specific Plan which provides for a comprehensive planning program to direct the orderly development of the Village at the Park site. The project site is not subject to a habitat conservation plan or natural community conservation plan.

As described in the 2009 IS-MND, the proposed Commercial Component would be consistent with all applicable standards and policies contained in the Land Use, Circulation, Recreation, Community Design, Safety, and Noise Elements of the City of Camarillo General Plan. Therefore, similar to the 2009 IS-MND, the proposed project would have no impact on land use and planning resources.

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4.12 Mineral Resources

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Pages 26	No	No	No	N/A
b. Result in the loss of availability of a locally important mineral resource recovery Project site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan?	Pages 26	No	No	No	N/A

- a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. Would the project result in the loss of availability of a locally important mineral resource recovery Project site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan?*

The 2009 IS-MND did not identify any mineral resources of statewide significance in the Camarillo area and the Camarillo General Plan does not identify any locally important mineral resource recovery sites on the project site. The 2009 IS-MND found that there would be no impacts to mineral resources within the Village at the Park Specific Plan Area.

No oil extraction or mineral extraction activities have been conducted on the project site. Additionally, there are no known mineral resources on the project site, as specified in the 2009 IS-MND. Therefore, the Commercial Component would not result in the loss of known mineral resources and no new or more severe impacts would occur beyond those identified in the 2009 IS-MND.

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4.13 Noise

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Generate construction noise levels that exceed the Noise Ordinance exterior or interior noise standards at residential properties during the hours specified in Section 10.34.120 of the City of Camarillo Municipal Code?	Pages 27	No	No	No	N/A
b. Generate a substantial temporary (nonconstruction) or permanent increase in noise levels at existing sensitive receptors in the vicinity of the Project site?	Pages 27	No	No	No	N/A
c. Generate excessive ground borne vibration?	Pages 27	No	No	No	N/A
d. Expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport?	Pages 28	No	No	No	N/A

- a. *Would the project generate construction noise levels that exceed the Noise Ordinance exterior or interior noise standards at residential properties during the hours specified in Section 10.34.120 of the City of Camarillo Municipal Code?*

The 2009 IS-MND found that a condition of approval would be included for the project which would limit the delivery and trash pick-up hours between 7 a.m. and 8 p.m. in order to reduce potential noise impacts to residential uses proposed on the site. The developer would be required to comply with the City's Municipal Code which prohibits construction activities to be conducted between the hours of 7 p.m. and 7 a.m. and on Sundays and holidays.

The 2009 IS-MND also required a condition of approval be required for the developer to provide a written notice to all prospective purchasers of all existing and proposed future land uses within proximity of the development.

In addition, the future uses at the project site would also be subject to all applicable standards of the City of Camarillo Noise Ordinance for new sources of noise. Therefore, the 2009 IS-MND

concluded that the construction and operational impact of the project would be less than significant.

- b. Would the project generate a substantial temporary (nonconstruction) or permanent increase in noise levels at existing sensitive receptors in the vicinity of the Project site?*

The 2009 IS-MND determined this impact would be less than significant for the project. The project site conditions are the same as when it was analyzed in the 2009 IS-MND. The future uses at the site would be subject to applicable standards of the City of Camarillo Noise Ordinance for new sources of noise. For example, new stationary sources of noise, such as rooftop mechanical heating, ventilation, and air conditioning (HVAC) equipment would be installed at the future buildings at the site. This equipment would be shielded and appropriate noise muffling devices installed to ensure that noise levels meet City Noise Ordinance standards.

Similar to the project, locations in the vicinity of the Commercial Component would experience a slight increase in noise resulting from the additional traffic generated by future development. Therefore, a similar traffic noise increase of 0.5 decibels dBA CNEL would be expected, which would be imperceptible to most people and would not exceed the applicable thresholds of significance for the affected existing land uses. Therefore, the Commercial Component would not result in new or more severe impacts related to noise levels at sensitive receptors beyond those identified in the 2009 IS-MND.

- c. Would the project generate excessive ground borne vibration?*

The 2009 Project did not include uses that are expected to generate measurable levels of ground borne vibration during operation. Therefore, the greatest regular source of project-related ground borne vibration would be from trucks making deliveries and larger garbage trucks picking-up refuse material generated by the project occupants.

Construction activities that would occur at the project site would have the potential to generate low levels of ground-borne vibration. Table 1 identifies various vibration velocity levels for the types of construction equipment that may operate at the project site during construction. The vibration levels are provided for the nearest residences at 1,100 feet from construction. Based on the information presented in Table 1, vibration levels could reach as high as approximately 0.0033 inches per second PPV at the nearest industrial use. The maximum vibration level of 0.0033 inches per second PPV would be below the threshold of significance for potential building damage of 0.02 inches per second PPV. Therefore, the potential impacts associated with construction vibration would be less than significant.

Table 1 Estimated Construction Vibration Levels

Equipment	Reference Vibration (25 feet) in/sec PPV ¹	Nearest Residence (1,100 feet) in/sec PPV	Exceed Threshold? ²
Vibratory Roller	0.210	0.0033	No
Large Bulldozer	0.089	0.0014	No
Loaded Trucks	0.076	0.0012	No
Small Bulldozer	0.003	0.0002	No

¹ FTA 2018

² Threshold used is the FTA's vibration damage potential threshold for non-engineered timber and masonry building structures of 0.2 in/sec PPV.

As such, the operational impacts associated with ground-borne vibration would be less than significant at nearby commercial uses or the nearest residential uses. Therefore, the Commercial Component would not result in new or more severe impacts related to ground borne vibration beyond those identified in the 2009 IS-MND.

- d. Would the project expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport?*

The project site is located approximately 2.3 miles east of the Camarillo Airport and is not within the Extended Traffic Pattern Zone according to the Airport Comprehensive Land Use Plan. There are also no private airstrips in or within the vicinity. Therefore, the project would not be impacted by noise from aircraft operations from the Camarillo Airport.

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4.14 Population and Housing

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
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Would the project:

a. Induce substantial unplanned population growth in an area, either directly or indirectly?	Page 28	No	No	No	N/A
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Page 28	No	No	No	N/A

- a. *Would the project induce substantial unplanned population growth in an area, either directly) or indirectly?*
- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The proposed project would develop a 2,910 square foot coffee shop with a drive-through lane and grading of the surrounding area. There is no existing residential use on the property nor is there proposed to be. Therefore, the proposed project will not displace people or necessitate the replacement of housing.

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4.15 Public Services and Recreation

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
1. Fire protection?	Page 29	No	No	No	N/A
2. Police protection?	Page 29	No	No	No	N/A
3. Schools?	Page 29	No	No	No	N/A
4. Parks?	Page 29	No	No	No	N/A
5. Other public facilities?	Page 29	No	No	No	N/A
b. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Page 30	No	No	No	N/A
c. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Page 30	No	No	No	N/A

Village at the Park Specific Plan Amendment Commercial Component

- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection, police protection, schools, parks, or other public facilities?*
- b. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- c. *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The 2009 IS-MND describes how development of the project site would not require the development of new fire department or police facilities. School impact fees would also mitigate potential impacts to schools to a less than significant level. Furthermore, the Commercial Component project would not generate substantial unforeseen employment or population growth and, therefore, impacts to park services or other public facilities would be less than significant. Therefore, the 2009 IS-MND determined that the proposed project would result in less than significant impacts related to public services and recreation.

In addition, the proposed project will be served by existing fire facilities including the station on Pickwick Drive which is approximately 1.5 miles from the project.

The City of Camarillo receives police protection from the County of Ventura Sheriff's Department. The police station located on Las Posas Road in Camarillo will serve the project. Additionally, tax revenues would be generated from the commercial development and deposited into the City's General Fund. A portion of these revenues could then be allocated to maintain Police services.

The proposed project is within the Pleasant Valley School District and Oxnard Union High School District. All new development is required to pay school facility fees. The school fees are paid at the time of issuance of a building permit and are based on the size of the structure.

The proposed project will not have a significant impact to parks as the proposed project will not create a substantial growth to the population. The project will not increase the use of existing neighborhood and regional parks and does not include or require the expansion of recreational facilities because the proposed commercial project is not expected to generate a substantial growth to the population. The proposed project is located within the Village at the Park Specific Plan, which provides for a comprehensive planning program to direct the development of the area into a mix of land uses. This includes provisions for park and recreational land uses, including a 55-acre sports park located east of the project site.

All other public facilities to support the development are in place to serve the proposed development. Therefore, the project would not result in new or more severe impacts beyond those identified in the 2009 IS-MND.

4.16 Transportation

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Page 31	N/A	N/A	N/A	N/A
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) for the reduction of vehicle miles travelled (VMT)?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	N/A	N/A	N/A	N/A
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	Pages 31 – 32	No	No	No	N/A
d. Result in inadequate emergency access?	Page 32	No	No	No	N/A

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The 2009 IS-MND found implementation of the Specific Plan would not conflict with adopted policies, plans, or programs supporting alternative transportation and no mitigation was required, as impacts were less than significant.

The Commercial Component would be consistent with all applicable Camarillo General Plan Circulation Element policies for circulation patterns and design, and alternative modes of transportation. Vehicular ingress and egress will be provided primarily by Village at the Park Drive. This road will be designed and constructed consistent with all applicable Camarillo General Plan Circulation Element policies and the Specific Plan.

Therefore, implementation of the Commercial Component would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

- b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

CEQA Guidelines section 15064.3, subdivision (b), which was added to the CEQA Guidelines as part of the update adopted by the State in November 2018, defines acceptable criteria for analyzing transportation impacts under CEQA. It states that land use projects with vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact, and that projects that decrease VMT compared to existing conditions should be presumed to have a less than significant transportation impact.

A Traffic Memo was prepared by Translutions in August 2024 (Appendix B). The Memo was based on data Translutions previously collected on coffee shops with a drive-through lane within the Southern California area. The Traffic Memo determined that the Commercial Component would not generate any significant intersection impacts and that the proposed storage space in the drive-through lanes is anticipated to accommodate the maximum observed queue length surveyed at coffee shop locations. Therefore, the Commercial Component would not result in new or more severe impacts related to its potential to conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

The OPR Technical Advisory as well as the Ventura County CEQA VMT Adaptive Mitigation Program prepared by Ventura County Transportation Commission (VCTC) and Ventura Council of Governments (VCOG) exempt projects which serve the local community and have the potential to reduce VMT, such as neighborhood K-12 schools and local-serving retail less than 50,000 square feet. The proposed project is a coffee shop which qualifies as a retail project of less than 50,000 square feet. Therefore, the project meets the requirements and is screened out for requiring a VMT analysis.

- c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*

As analyzed in the 2009 IS-MND, the project would not cause an increase in anticipated traffic levels that would result in substantial safety risks. The site plan shows driveway locations off of Village at the Park Drive and Westpark Court which have already been improved under Tract 5350. The site has been designed to provide for the safe and orderly flow of vehicles and trucks within the site. There are no design features that will substantially increase traffic hazards.

- d. Result in inadequate emergency access?*

The 2009 IS-MND determined that project would provide adequate emergency access as Village at the Park Drive and Westpark Court are existing improved roadways as previously constructed under Tract 5350 and internal roadways and driveways would be designed in accordance with all City regulations, including those pertaining to emergency access. Consequently, emergency vehicles would not be subject to unacceptable delays entering or exiting the project site and impacts associated with emergency access would be less than significant for the Commercial Component Project.

As described above, the Commercial Component would be consistent with all applicable Camarillo General Plan Circulation Element policies for circulation patterns and design. Emergency vehicles would not be subject to unacceptable delays entering or exiting the project site. Therefore, the Commercial Component would not result in new or more severe impacts related to emergency access beyond those identified in the 2009 IS-MND.

4.17 Utilities and Service Systems

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Pages 33	No	No	No	N/A
b. Comply with the applicable water purveyor water conservation ordinance requirements for new development projects?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	N/A	N/A	N/A	N/A
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Pages 33	No	No	No	N/A
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Page 34	No	No	No	N/A
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Page 34	No	No	No	N/A

Village at the Park Specific Plan Amendment Commercial Component

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The 2009 IS-MND determined that the project site would provide sewage service and waste disposal by means of a community disposal system with private on-site sewer collection. Sewerage system design, including connections to the Camarillo Sanitary District system are required to be submitted to the District. The project will not exceed wastewater treatment requirements or require new treatment facilities as the Camarillo Sanitary District presently has the capacity to serve the project. However, the 2009 IS-MND did not analyze impacts to electric power, natural gas, or telecommunications facilities.

The project site has been planned for commercial uses under Camarillo General Plan and land use for the Commercial Component and will not conflict with those land use designations. The project Applicant would be required to coordinate with utility providers to implement infrastructure enhancements to meet the needs of Commercial Component. All specific connections to the Commercial Component project for electric and telecommunications would be coordinated by the project Applicant, in concurrence with City requirements and would require approval by the City of Camarillo Public Works Department. Therefore, although the Commercial Component would not result in an increased demand for water, wastewater treatment, storm water drainage, electric power, and telecommunications, no new or expanded utilities facilities are required to accommodate the increased demand and impacts related to new utilities would be less than significant.

- b. *Comply with the applicable water purveyor water conservation ordinance requirements for new development projects?*

This impact was not analyzed in the 2009 IS-MND. The Commercial Component will comply with all water conservation policies included in the CMC (Title 14, Chapter 14.12), including the City's permanent water conservation measures and additional water conservation measures, and Urgency Ordinance No. 2012 declaring a Water Shortage Supply Stage 1 in the City. Additionally, the landscape planting and irrigation for all buildings in the Commercial Component will comply with requirements set forth by the City. The irrigation design will be a fully automatic, underground water use and conservation system, with high efficiency and low precipitation rates, using an evapotranspiration weather-based control system. The selection of plant material is based on geographic, cultural, aesthetic and low maintenance considerations. Therefore, impacts related to water purveyor water conservation ordinance for the Commercial Component would be less than significant.

- d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The project site is currently vacant and would not involve the demolition and removal of any structures. The City has a requirement that during construction, the applicant shall divert recyclable material such as waste lumber, concrete, asphalt, drywall products, metal, cardboard, cans, bottles, plastics and other recyclable materials from the waste stream in accordance with Camarillo Municipal Code Chapter 9.07 and the California Integrated Waste Management Act. The project will be required to comply with standard city conditions that require the users to submit a recycling plan illustrating the programs that will be employed. Also, in addition to the usual trash receptacles, the city requires that space be provided in the trash enclosure for the storage of containers for recycling and green waste or a separate enclosure be provided depending on the amount of recyclable and green waste material.

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4.18 Wildfire

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
If located in or near areas or lands classified in the City of Camarillo's General Plan Safety Element as very high fire hazard severity zones, would the project:					
a. Substantially impair an adopted emergency evacuation plan?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	N/A	N/A	N/A	N/A
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	N/A	N/A	N/A	N/A
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	N/A	N/A	N/A	N/A
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	N/A; New CEQA checklist item added subsequent to 2009 IS-MND	N/A	N/A	N/A	N/A

If located in or near areas or lands classified in the City of Camarillo's General Plan Safety Element as very high fire hazard severity zones, would the project:

- a. Would the project substantially impair an adopted emergency evacuation plan?*
- b. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- d. Would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The 2009 IS-MND predates the updates to the *CEQA Guidelines* requiring the evaluation of potential impacts related to wildfire; therefore, the 2009 IS-MND does not directly address the stand alone *CEQA Guidelines* Appendix G wildfire thresholds. A discussion of wildfire/wildland hazards is included on Page 21 in Section G, *Hazards and Hazardous Materials*, discussion no.8, of the 2009 IS-MND. The 2009 IS-MND states that development of the project site will not expose people or structures to a significant risk of loss, injury or death involving wild land fires because the property is not adjacent to any wild lands and is surrounded by existing and planned commercial and residential uses.

The potential for impacts related to wildfire risk were known prior to adoption of the 2009 IS-MND. The Commercial Component is not located in a very high fire hazard severity zone as classified in the City of Camarillo's General Plan Safety Element. The project site is located within a developed area and there are no adjacent wildlands. U.S. 101 is located to the immediate north of the project site. The design of the Commercial Component also includes fire hydrants and emergency water valves. In accordance with standard City practice, the development and building plans would be subject to review by the Fire Department to ensure that the site design and building plans comply with all applicable fire codes. The Commercial Component would not result in any new or substantially more severe impacts related to wildfire beyond those identified in the 2009 IS-MND.

4.19 Mandatory Findings of Significance

	Where was Impact Analyzed in the 2009 IS-MND?	Do Proposed Changes Require Major Revisions to the 2009 IS-MND?	Do New Circumstances Require Major Revisions to the 2009 IS-MND?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2009 IS-MND Mitigation Measures Address and/or Resolve Impacts?
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Page 35	No	No	No	N/A
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	Page 35	No	No	No	N/A
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Page 36	No	No	No	N/A

Village at the Park Specific Plan Amendment Commercial Component

- a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

The proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal community, or eliminate important examples of the major periods of California history or prehistory because the project site is located within an urbanized area that has been already rough graded and is surrounded by existing development that does not provide a suitable habitat for wildlife. The project site is not likely to contain any archaeological or paleontological resources. Therefore, this does not constitute the potential for a significant impact on the environment.

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

The proposed project is consistent with the Camarillo General Plan and Village at the Park Specific Plan, which designates the site for commercial development. The change of zone from CMU to CPD is consistent with this designation. Compliance with mitigation measures and conditions of approval will reduce the potential individual impacts to a less than significant level.

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

The project site is located within an urbanized area designated for commercial development. The project does not have any environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

5 Conclusion

As established in the analysis above regarding the potential environmental effects that may be generated as compared to the project, it is concluded that substantial changes are not proposed to the Commercial Component nor have substantial changes occurred that would require major revisions to the adopted 2009 IS-MND prepared for TT-5753/ CZ-310/ CPD-236/ CUP-307 . Impacts beyond those identified and analyzed in the adopted 2009 IS-MND would not be expected to occur as a result of the Commercial Component. Overall, the proposed Commercial Component would result in no new impact or mitigation information of substantial importance that would generate new, more severe impacts or require new mitigation measures compared to those identified the adopted Final 2009 IS-MND.

Therefore, the City of Camarillo concludes that the analyses conducted, the conclusions reached, and the mitigation measures adopted in the 2009 IS-MND by the Camarillo City Council remain valid. As such, the Commercial Component would not result in conditions identified in *State CEQA Guidelines* Section 15162 requiring Subsequent environmental review or a Subsequent EIR, and these are therefore not required for the Commercial Component. It can be emphasized that the Commercial Component would remain subject to all previously adopted mitigation measures included in the adopted Final 2009 IS-MND. The 2009 IS-MND would remain applicable to the Commercial Component. Based on the above analysis, this Addendum to the previously adopted 2009 IS-MND for the project has been prepared in accordance with Section 15164 of the *State CEQA Guidelines*.

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6 References

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Appendix A

2009 IS-MND MMRP

**INITIAL STUDY
FOR
MITIGATED NEGATIVE DECLARATION
TT-5753/ CZ-310/ CPD-236/ CUP-307, HIJI INV. CO., LLC/ TFR INV. CO., LLC**

[SOUTH SIDE OF U.S. HIGHWAY 101,
BETWEEN WESTPARK COURT AND VILLAGE AT THE PARK DRIVE]

Introduction

This *Initial Study* has been prepared in accordance with relevant provisions of the *California Environmental Quality Act (CEQA) of 1970*, as amended, and the *CEQA Guidelines* as revised through October 26, 1998. *Section 15063(c)* of the *CEQA Guidelines* indicates that the purposes of an Initial Study are to:

1. Provide the Lead Agency (i.e., the City of Camarillo) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration;
2. Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration;
3. Assist the preparation of an EIR, if one is required, by:
 - Focusing the EIR on the effects determined to be significant;
 - Identifying the effects determined not to be significant;
 - Explaining the reasons why potentially significant effects would not be significant; and
 - Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.
4. Facilitate environmental assessment early in the design of a project;
5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;
6. Eliminate unnecessary EIRs; and
7. Determine whether a previously prepared EIR could be used with the project.

The City of Camarillo Procedures for the Conduct of Initial Studies was used along with other pertinent information for preparing the *Initial Study* for this project.

Determination that Initial Study should be conducted

If a project is subject to the requirements of CEQA and does not meet any exemption criteria, an Initial Study is used to determine if the project may have a significant effect on the environments. If the Director can determine that an EIR clearly will be required for the project, an Initial Study is not

required but may still be made if determined to be desirable. If it is determined that an Initial Study is required for a project, all phases of project planning, implementation, and operation are considered in the environmental assessment of the project.

Use of Initial Study

The Initial Study is intended to be used to provide information as the basis for the determination of whether a Negative Declaration or an EIR shall be prepared for a project. The Initial Study shall also be used to identify whether a program EIR, master EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.

Determining the significance of environmental impacts is a critical and often controversial aspect of the environmental review process. It is critical because a determination of significance may require that the project be substantially altered, or that mitigation measures be readily employed to avoid the impact or reduce it below the level of significance. If the impact cannot be reduced or avoided, an Environmental Impact Report (EIR) must be prepared. An EIR is a detailed statement that describes and analyzes the significant environmental impacts of a proposed project, discusses ways to reduce or avoid them, and suggests alternatives to the project, as proposed.

Where a project is revised in response to an Initial Study so that potential adverse effects are mitigated to a point where no significant environmental effects will occur, a Negative Declaration shall be prepared instead of an EIR. If the project will still result in one or more significant effects on the environment after mitigation measures are added to the project, an EIR shall be prepared.

When the Initial Study concludes that no EIR is necessary, the Study also provides documentation of the factual basis for the finding that the project will not have a significant effect on the environment.

INITIAL STUDY

TT-5753/ CZ-310/ CPD-236/ CUP-307, HIJI INV. CO., LLC/ TFR INV. CO., LLC

1. **Project Title:** TT-5753/ CZ-310/ CPD-236/ CUP-307, Hiji Inv. Co., LLC/ TFR Inv. Co., LLC
2. **Lead agency name and address:**
City of Camarillo, 601 Carmen Drive, Camarillo, CA 93010
3. **Contact person and phone number:** Jaclyn Lee, Associate Planner; 805.383.5616
4. **Project location:** South of U.S. Highway 101, Between Westpark Court and Village at the Park Drive
5. **Project sponsor's name and address:**
Hiji Inv. Co., LLC/ TFR Inv. Co., LLC, 771 Mountain View Avenue, Oxnard, CA 93030
6. **General Plan designation:** Commercial (General Commercial)
7. **Zoning:** CPD (Commercial Planned Development)
8. **Description of project:** *(Describe the whole action involved, including but not limited to later phases of the project, and any secondary support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)*

The proposed project consists of change of zone (CZ-310) from CPD (Commercial Planned Development) to CMU (Commercial Mixed-Use); tentative tract map (TT-5753) to subdivide 10.06 acres into 8 lots; commercial planned development permit (CPD-236) to develop 8 commercial buildings totaling 42,630 square feet; conditional use permit (CUP-307) to develop 36 residential units, clubhouse, pool, and approximately 5,700 square feet of ground floor commercial space as part of a horizontal mixed-use development, and request an increase in the maximum building height by allowing up to three-story buildings. The project site has been rough-graded in the past and street improvements on Westpark Court and Village at the Park Drive are existing. The property is currently zoned CPD (Commercial Planned Development) and is located on the south side of U.S. Highway 101, between Westpark Court and Village at the Park Drive within the Village at the Park Specific Plan area.
9. **Surrounding land uses and setting:** *(Briefly describe the project's surroundings)*

The project is bordered to the north by U.S. Highway 101. To the east is a sports park currently under construction zoned O-S (Open Space) and an existing YMCA facility on property zoned RPD (Residential Planned Development). To the west of the project site across Village at the Park Drive is a 128-room hotel currently under construction and vacant land approved for the construction of two office buildings. To the south across Village at the Park Drive are existing apartments zoned RPD-18U (Residential Planned Development, 18 dwelling units per acre maximum).
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

None; the change of zone from CPD to CMU, subdivision of 10.06 acres into 8 lots, and construction of a horizontal mixed-use development will not require approval from any other public agency.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

/s/ Jaclyn Lee

July 27, 2009

Signature

Date

Jaclyn Lee

Associate Planner

Print Name

Title

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” cited in support of conclusions reached in other sections may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used—Identify and state where they are available for review.
 - b. Impacts Adequately Addressed—Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures—For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify: a) The significance criteria or threshold, if any, used to evaluate each question; and b) The mitigation measure identified, if any, to reduce the impact to less than significance.

EARLIER ANALYSIS

The Village at the Park Specific Plan EIR 99-25 (SCH No. 2000011063) was prepared by Impact Sciences, and certified by the Camarillo City Council (Resolution No. 2001-150) on October 10, 2001. This document was prepared to analyze the potential impacts from changing the existing land use designation from Agriculture to a combination of residential, commercial, recreational and institutional uses on a 330-acre site including the project site generally located south of U.S. Highway 101, between Pleasant Valley Road and Lewis Road. The EIR identified impacts related to aesthetics, land use, and agriculture that could not be mitigated to a level of insignificance, even after the imposition of all feasible mitigation measures identified in the EIR. Findings of facts indicated that certain social and economic factors outweighed the significant adverse impacts associated with the conversion of the visual character of the site from an open field to an urban setting. A Statement of Overriding Considerations was adopted by the City Council for those significant and adverse impacts in compliance with the provisions of the California Environmental Quality Act Guidelines. All other impacts were found to be mitigatable to a level of insignificance through the imposition of the mitigation measures. EIR 99-25 is available for review at the City of Camarillo Community Development Department.

An initial study was previously prepared and circulated on July 8, 2008 for TT-5753/CPD-236. However, the applicant has revised the project by modifying the project from a commercial development to a horizontal mixed use development and has submitted applications for CUP-307 and CZ-310. Therefore, a new initial study has been completed for the project.

A. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Create a source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: (1 through 3)

No significant visual feature such as trees and rock outcroppings are located on the property. The project site is relatively flat and has been previously rough graded and is covered in weeds and grasses. Due to the lack of topographical relief, the project site is visible from surrounding areas. This includes views from U.S. Highway 101, which is designated a scenic highway adjacent to the site and provides a prominent view of the site.

The Village at the Park Specific Plan EIR 99-25 identified the effect on scenic vistas and the existing visual character as a significant adverse impact (EIR 99-25, page 5.4-18). Findings of facts indicated that certain social and economic factors outweighed the significant adverse impacts associated with the conversion of the visual character of the site from an open field to an urban setting. A Statement of Overriding Considerations was adopted by the City Council for those significant and adverse impacts in compliance with the provisions of the California Environmental Quality Act Guidelines.

The Village at the Park Specific Plan was established for the purpose of providing a comprehensive planning program to direct the orderly development of the site. The project proposes to change the existing zoning from CPD to CMU. The implementation of the Village at the Park Specific Plan allows for the conversion of agricultural uses to urban uses. No new impacts are anticipated due to aesthetics as a result of the project. The proposed development has been reviewed and found to be consistent with the design guidelines contained in the Specific Plan and provides for a cohesive, attractive mixed-use development. The additional building height to allow for three-story residential buildings is compatible with the design of the proposed commercial buildings and existing and approved development surrounding the site as it provides for a similar height and scale. The Village at the Park Specific Plan continues the planned orderly development of all lands within the Specific Plan area. Therefore, the development of the project site has already been approved and the potential impacts overridden by the City. No new impact would occur.

(4)

All proposed new lighting will be required to adhere to the Camarillo Municipal Code Zoning Ordinance that requires all exterior lighting to be focused and directed downward to avoid light and glare from being directed onto adjoining properties. All new light fixtures will be reviewed for compliance with the Municipal Code regulations during plan check. Therefore, this does not result in a significant impact due to light or glare.

Mitigation: None required

Monitoring: None

Result After Mitigation: N/A

B. AGRICULTURAL RESOURCES*

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural and farmland.

Discussion:
 (1, 3)

Presently, the project site is covered in weeds and grasses and is not being used for agricultural purposes. The property has been rough graded as approved under Lot 2 of Tract 5350. The tract map subdivided the approximately 330-acre Village at the Park site into 21 lots and provided for the backbone infrastructure, including streets and utilities to serve future uses.

The loss of agriculture was previously analyzed in EIR 99-25 for the Village at the Park Specific Plan. Under the EIR, the project site was identified as Prime Farmland and Farmland of Statewide Importance (EIR 99-25, page 5.2-8). Findings of Facts indicated that certain social and economic factors outweighed the significant adverse impacts associated with the conversion of agricultural land to non-agricultural uses and a Statement of Overriding Considerations was thereby adopted. The implementation of the Village of the Park Specific Plan continues the planned orderly conversion of all lands within the Specific Plan area into urban uses. Therefore, the conversion of the project site from

agricultural to non-agricultural uses has already been approved and the potential impacts overridden by the City. No new impact would occur.

(2)

The proposed project would not conflict with zoning for agricultural uses since the property is currently designated and zoned for commercial planned development uses. There are no property owners currently under a Williamson Act contract.

Mitigation: None required

Monitoring: None

Result After Mitigation: N/A

C. AIR QUALITY*

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (<i>Ventura County Air Quality Assessment Guidelines; Urbemis Model 7G-Computer Program</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (<i>Ventura County Air Quality Assessment Guidelines; Urbemis Model 7G-Computer Program</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (<i>Ventura County Air Quality Assessment Guidelines; Urbemis Model 7G-Computer Program</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Expose sensitive receptors to substantial pollutant concentrations? (<i>Ventura County Air Quality Assessment Guidelines; Urbemis Model 7G-Computer Program</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Create objectionable odors affecting a substantial number of people? (<i>Ventura County Air Quality Assessment Guidelines; Urbemis Model 7G-Computer Program</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* Where available, the significant criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Discussion:
(1 through 3)

Impacts to air quality were previously analyzed in EIR 99-25 for the Village at the Park Specific Plan. Short-term air quality impacts would result primarily from vehicle emissions, equipment emissions, and fugitive dust generation during normal site preparation and construction phases of the proposed development. Due to the short-term nature of construction activities, the Ventura County Air Pollution Control District (VCAPCD) does not consider normal construction-related air quality impacts to be significant. The VCAPCD does require mitigation measure 5 be implemented during project construction in order to minimize air quality impacts. (EIR 99-25, page 5.6-11).

Emissions associated with the operation of the proposed project would be generated by both stationary and mobile sources on a day-to-day basis. According to Urbemis Version 8.7.0, it is estimated that the project will individually generate 24.84 pounds per day of ROC (reactive organic compounds) and 34.64 pounds per day of NO_x (nitrogen oxide). The VCAPCD recommended significant threshold for ROC and NO_x is 25 pounds per day. Individually, the project will exceed the 25 pounds per day threshold for NO_x. Collectively, this was part of the Village at the Park project that is required to mitigate the entire amount of air quality impacts.

EIR 99-25 indicated that the buildout of the Village of the Park Specific Plan area would result in exceeding VCAPCD-recommended significant thresholds for ROC and NO_x. The project is required to comply with the mitigation measures contained in EIR 99-25 to reduce this impact to less than significant (EIR 99-25, pages 5.6-12, 5.6-13).

Mitigation:

The contractor shall prepare a dust control plan at the time that grading permits are requested. The dust control plan shall include, but not be limited to, the following measures, which should be implemented by the contractor.

- *Sufficiently water active portions of the construction site.*
- *Replace ground cover, cover bare soil, or apply environmentally safe soil stabilizers on inactive portions of the construction site.*
- *Apply water or environmentally safe soil stabilizers to unpaved parking or staging areas or unpaved road surfaces.*
- *Suspend all excavating and grading operations when wind speeds exceed 20 mph averaged over one hour. Contact the VCAPCD meteorologist for current information about average wind speeds.*
- *Sufficiently water or securely cover all material transported off site and all fill material transported on site.*

- *Provide employees involved in grading operations with face masks during dry periods to reduce inhalation of dust, which may exacerbate health problems of the respiratory tract.*
- *Limit speeds on all unpaved roads to 15 mph or less.*
- *Sweep streets at the end of the day if visible soil material is carried over the adjacent roads.*

Monitoring: The developer shall comply with the above mitigation measures during grading and construction activities.

Result After Mitigation: Less than significant.

Mitigation:

Contractors shall keep records on the project site demonstrating that equipment engines are maintained in good condition and in proper tune as per manufacturers' specifications to prevent excessive emissions. Such records will be available for review during grading and construction inspections.

Monitoring: The developer shall comply with the above mitigation measure during grading and construction activities.

Result After Mitigation: Less than significant.

Mitigation:

Emissions generated by demolition activities shall be reduced by the following:

- *Trucks transporting loose debris such as waste asphalt and wallboard off site shall be covered.*
- *All diesel-powered equipment should be turned off when not in use for more than 30 minutes and gasoline-powered equipment should be turned off when not in use for more than 5 minutes.*

Monitoring: The developer shall comply with the above mitigation measures during grading and construction activities.

Result After Mitigation: Less than significant.

Mitigation:

Lighting for public streets, parking areas, and recreational areas shall utilize energy-efficient mechanical, computerized, or photo cell switching devices to reduce energy usage.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation:

Solar or low emission water heaters shall be installed into proposed buildings to reduce natural gas consumption and emissions.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation:

Energy-efficient, automated controls for air conditioners shall be installed into proposed buildings to reduce energy consumption and emissions.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation:

Automatic lighting on/off controls and energy-efficient lighting shall be installed into proposed buildings to reduce electricity consumption and associated emissions.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation:

Light-colored roofing materials as opposed to dark roofing materials shall be used on proposed buildings. Light-colored materials reflect sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation:

Wall and attic insulation shall be provided in proposed buildings beyond the requirements of Title 24, California Code of Regulations.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation:

Special sunlight filtering window coatings or double-paned windows shall be installed into proposed buildings to reduce thermal gain in hot weather and loss in the cold weather, thus reducing emissions associated with heaters and air conditioners.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Result After Mitigation: Less than significant.

Mitigation:

Shade trees shall be provided to reduce heating/cooling needs.

Monitoring: The developer shall comply with the above mitigation measure during landscape plan check.

Result After Mitigation: Less than significant.

Mitigation:

The project shall mitigate 24.84 pounds per day of ROC and 34.64 pounds per day of NO_x. Specifically, the project applicant shall contribute funds to an off-site Transportation Demand Management (TDM) plan. The fee shall be in the amount of \$1,150.00 per residential dwelling unit plus the amount for the commercial share of the air quality impacts as determined by the Village at the Park Specific Plan EIR, in accordance with the VCAPCD Air Quality Assessment Guidelines. The contributions shall be calculated based on the amount of emissions that must be reduced to bring the project below the thresholds established by the VCAPCD, and will be based on the year of completion of the development. The applicant shall submit the calculations for air quality fees to be reviewed and approved by the Director of Community Development.

Monitoring: The developer shall comply with the above mitigation measure prior to issuance of building permits.

Result After Mitigation: Less than significant.

Discussion:

(4)

The City of Camarillo General Plan Safety Element, as well as the Municipal Code Commercial/Industrial Performance Standards, addresses the use of hazardous materials in commercial buildings. The site is not located adjacent to a school or hospital, however it is located adjacent to a 55-acre outdoor sports park. The project will exceed the VCAPCD threshold for NO_x. EIR 99-25, indicating that the build-out of the Village of the Park Specific Plan area would result in exceeding VCAPCD recommended significant thresholds for ROC and NO_x. The project is required to

comply with the mitigation measures contained in EIR 99-25 to reduce this impact to less than significant, which includes the payment of air quality fees. (EIR 99-25, pages 5.6-12, 5.6-13)

Mitigation: None required

Monitoring: None

Result After Mitigation: N/A

Discussion:
 (5)

The Municipal Code Commercial/Industrial Performance Standards regulate odors from industrial and commercial uses. These standards prohibit commercial land to be used in any manner so as to create any dangerous, injurious, noxious, or any other hazardous elements such as fire, explosive, noise or vibration, smoke, dust, odor, or other form of pollution. Any new business will be subject to these regulations.

Mitigation: None required

Monitoring: None

Result After Mitigation: N/A

D. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

D. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:
 (1 through 6)

The property has been rough graded as approved under Tract 5350. The project site is located in a highly urbanized area which has been previously disturbed due to the construction of adjacent infrastructure to serve the property. Therefore, the site does not provide conditions to develop habitat for fish and wildlife on the property. The project is located in an urbanized area and does not provide a suitable habitat for wildlife species or interfere with the movement of any wildlife species. The project will not result in a conflict with any local policies or ordinances protecting biological resources or habitat conservation plan.

Monitoring: None

Result After Mitigation: N/A

E. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:
 (1 through 4)

The site is not listed by the State of California as a historical site or place of historic significance nor is the site identified as a place of paleontological or geological significance. There are no known burial sites in the area. EIR 99-25 for the Village at the Park Specific Plan previously analyzed impacts to cultural resources. Under CEQA criteria, no significant historic or cultural resources were identified on the property (EIR 99-25, page 5.10-9). Though not anticipated to be a concern, the City of Camarillo has a standard condition that requires if archaeological or historical artifacts are uncovered during land modification activities, the site shall be preserved until a qualified archaeologist is consulted for proper disposition of the site with concurrence by the Director of Community Development.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

F. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of known fault? Refer to Division of Mines and Geology Special Pub. 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Result in substantial soil erosion, or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

(1, 3, 4)

Impacts related to geology and soils were previously analyzed in EIR 99-25 for the Village at the Park Specific Plan. The extension of the Camarillo fault which is considered an active fault has been assigned a Structural Setback Zone that extends 50 feet north and south of the active fault area. This Structural Setback Zone would affect the northern portion of the project site. The submitted site plan shows all proposed buildings to be located outside the Structural Setback Zone. All building foundations and structures would be constructed in accordance with the specifications identified in the Uniform Building Code (UBC) that are in effect at that time (EIR 99-25, page 5.8-5). Within the structural setback would be paved parking areas and landscaping. Mitigation measures below would be implemented to reduce geology and soils impacts to less than significant.

The lack of near-surface groundwater at the project site makes the potential for liquefaction and liquefaction-induced settlement very low (EIR 99-25, page 5.8-2).

A geotechnical report was prepared by Geolabs-Westlake Village, dated September 25, 1998 for the Village at the Park EIR. According to the report, based upon the moisture in the sample borings, and consideration of the past agricultural use, the potential for hydroconsolidation is considered low.

Mitigation:

Prior to the design and construction of any structural improvements, the project developers shall have comprehensive design level geotechnical evaluations conducted that include subsurface exploration and laboratory testing. Recommendations for grading/earthwork, surface and subsurface drainage, foundations, pavements structural sections, and other pertinent geotechnical design considerations shall be formulated and implemented based on the findings of this evaluation.

Monitoring: The developer shall comply with the above mitigation measure prior to the issuance of grading permits and at the time of submittal of building plans.

Result After Mitigation: Less than significant.

Mitigation:

In order to safeguard against major seismic-related structural failures, all buildings within the project site shall be constructed in conformance with the Uniform Building Code, as adopted by the City Council.

Monitoring: The developer shall comply with the above mitigation measure at the time of submittal of building plans.

Result After Mitigation: Less than significant.

Mitigation:

The fault hazard area and Structural Setback Zone shall be identified on the tract map or other appropriate document to provide notice to property purchasers of the limitation on the use of the property.

Monitoring: The developer shall comply with the above mitigation measure prior to recordation of the tract map.

Result After Mitigation: Less than significant.

Discussion:
 (2)

The project site is relatively flat and has been rough graded, and therefore is not in an area of landslide risk, soil erosion, or the loss of topsoil.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

G. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Create a significant hazard to the public or the environment through reasonably foreseeable up-set and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: (1 through 4)

The Municipal Code Commercial/Industrial Performance Standards prohibit industrial land to be used in any manner so as to create any dangerous, injurious, noxious, or any other hazardous elements such as fire, explosive, noise or vibration, smoke, dust, odor, or other form of pollution. The city's Hazardous Materials Ordinance requires, among other things, that businesses that use or manage hazardous materials or hazardous waste be reviewed by the Director of Community Development prior to occupying or building on a site in Camarillo. Businesses which generate, treat, recycle, store, utilize, dispose of, or otherwise manage hazardous waste or materials on site shall be reviewed by the Director of Community Development and developed in accordance with the Municipal Code. It is not anticipated, however, that future uses would occupy the proposed commercial center as it is intended to be occupied by typical commercial planned development uses such as restaurants and retail stores. Future uses will be reviewed to ensure that they will be compatible with the residential portion of the development. There are no properties within Camarillo that are on the State of California list of hazardous materials sites.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion: (5)

The project site is located approximately 2.3 miles east of the Camarillo Airport and is not within the Extended Traffic Pattern Zone according to the Airport Comprehensive Land Use Plan.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:
(6)

There are no private airstrips within the vicinity of the project.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:
(7)

The project will not interfere with an adopted emergency response plan or emergency evacuation plan. The City of Camarillo has formed a disaster preparedness team that will come together in the event of a community disaster. This team conducts regular disaster preparedness drills and would coordinate the evacuation of areas of Camarillo.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:
(8)

The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires because the property is not adjacent to any wild lands and is surrounded by existing and planned industrial uses.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

H. HYDROLOGY AND WATER QUALITY

Would the project:

1. Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

H. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(1)

During construction of the project, the primary water quality concern is introducing pollutants into the ground or surface waters. Unless mitigated, the potential exists for these pollutants to flow off-site. The project would be required to comply with the National Pollution Discharge Elimination System (NPDES) program for stormwater runoff.

Development of the property will replace the pervious lot with some impervious parking surfaces and structures. The proposed project is not expected to violate any water quality standards or discharge

requirements because it would be required to comply with the Ventura County Municipal Storm Water Pollution Discharge Elimination System (NPDES) Permit (Order No. 09-0057). Under this permit, the developer would be required to incorporate appropriate storm water quality mitigation measures as identified in the permit into the project. These measures may include hydromodification, low impact development, and water quality treatment controls. The project would also be required to comply with the State General Construction NPDES Permit. The project construction plans would be required to incorporate Best Management Practices (BMP's) applicable to the development for the review and approval by the City Engineer. This includes parking and associate roadways be designed to minimize degradation of storm water quality by incorporating BMP's to intercept pollutants and runoff from discharging into the storm drain system.

Mitigation measures would be implemented to reduce hydrology and water quality impacts to less than significant.

Mitigation:

Prior to the initiation of any construction activity on the project site, the project developer shall provide proof of coverage under the current State General Construction NPDES permit (GCP) available from the State Water Resources Control Board. The developer shall be responsible for complying with all applicable requirements under the State GCP.

Monitoring: The developer shall comply with the above mitigation measure prior to the issuance of grading permits.

Result After Mitigation: Less than significant.

Mitigation:

Project improvement plans shall incorporate appropriate stormwater mitigation requirements into the project design consistent with the current Ventura County Municipal Stormwater NPDES Permit and related Stormwater Quality Urban Impact Mitigation Plan (SQUIMP). The project will be required to implement all applicable requirements under the Municipal Permit.

Monitoring: The developer shall comply with the above mitigation measure prior to the issuance of grading permits.

Result After Mitigation: Less than significant.

Discussion:

(2)

The development will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level because the project does not propose any groundwater wells or pumping activities. All water supplied to the site would be derived from the existing city water supply.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:
(3, 4)

The project will not substantially alter the existing drainage pattern of the site or area because there are no natural watercourses on the project site and the site does not drain toward a natural watercourse.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:
(5)

The project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff because the project would be required to comply with the National Pollution Discharge Elimination System (NPDES) program. The developer is required to submit a hydrology and hydraulics study for the project to the City Engineer. The study will include without limitation the hydraulic analysis for the sizing of the required storm drain system. Appropriate facilities for proper drainage within the development shall be provided and constructed as directed and approved by the City Engineer.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:
(6)

Refer to discussion in paragraph 1. There are no components of the proposed project that would otherwise substantially degrade water quality.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:

(7, 8, 9)

A review of the FEMA FIRM Community Panel No. 0650200005B shows that the property is located within Flood Zone B (an area between the 100-year and 500-year flood zone). The project proposed to construct 36 residential units and approximately 48,330 square feet of commercial building area. Design and construction of the project must conform to the City of Camarillo Municipal Code Title 16, Chapter 16.34, Flood Damage Protection. Compliance with these requirements will reduce the potential for flood hazard impacts to a less than significant level. There are no major dams or levees located near the site, therefore flooding as a result of dam or levee failure would not be expected.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:
 (10)

The subject property is not located in an area that is subject to inundation by seiche, tsunami, or mudflow.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

I. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:
 (1 through 3)

The General Plan Land Use Map currently designates the property for commercial development. The proposed change of zone to CMU would be consistent with this designation as the CMU Zone is intended to provide for a combination of commercial and residential uses as part of a village commercial mixed-use development. Development of the project site will not physically divide an

established community or conflict with any applicable land use plan, policy, or regulation. The project is also consistent with the Village at the Park Specific Plan which provides for a comprehensive planning program to direct the orderly development of the Village at the Park site. The property is not subject to a habitat conservation plan or natural community conservation plan.

The development of Village at the Park, which included the project site, was previously analyzed in EIR 99-25. The EIR acknowledged that development would eliminate all existing agriculture from the site and would convert a primary scenic element in the City to an urban use. With the exception of leaving the site in active agricultural use, there were no feasible mitigation measures capable of reducing the project's impact to a less than significant level (EIR 99-25, page 5.1-3). Findings of Facts indicated that certain social and economic factors outweighed the significant adverse impacts associated with the conversion of agricultural land to non-agricultural uses and a Statement of Overriding Considerations was thereby adopted. The implementation of the Village of the Park Specific Plan continues the planned orderly conversion of all lands within the Specific Plan area into urban uses. Therefore, the conversion of the project site from agricultural to non-agricultural uses has already been approved and the potential impacts overridden by the City. The project site has been rough graded under Tract 5350 which provided for the backbone infrastructure, including streets and utilities to serve future uses. Therefore, no agricultural use presently exists on site. No new impact would occur.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

J. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:
 (1, 2)

The Camarillo General Plan Open Space and Conservation Elements do not identify known mineral resource or locally important mineral resource recovery site on the project site.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

K. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: (1 through 4)

A condition of approval will be included which would limit the delivery and trash pick-up hours between 7 a.m. and 8 p.m. in order to reduce potential noise impacts to residential uses proposed on the site. The developer would be required to comply with the City's Municipal Code which prohibits construction activities to be conducted between the hours of 7 p.m. and 7 a.m. and on Sundays and holidays.

A condition of approval will be included that requires the developer to provide a written notice to all prospective purchasers of all existing and proposed future land uses within proximity of the development. The sales office shall provide a map depicting surrounding land uses, both existing and proposed.

EIR 99-25 for the Village at the Park Specific Plan previously analyzed impacts related to noise. The EIR did not identify any significant impacts with the development of the proposed commercial center with respect to noise.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:
 (5)

The project site is located approximately 2.3 miles east of the Camarillo Airport and is not within the Extended Traffic Pattern Zone according to the Airport Comprehensive Land Use Plan.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:
 (6)

There are no private airstrips in or within the vicinity.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

L. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through an extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:
 (1 through 3)

The project is a proposal to develop a total of 48,350 square feet of commercial floor area and 36 dwelling units and is not of a magnitude to induce substantial population growth. There is no existing residential use on the property and will not displace people or necessitate the replacement of housing.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

M. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:
 (1 through 5)

The project will be served by existing fire facilities including the station on Pickwick Drive which is approximately 1.5 miles from the project. The city adopted a fire protection facilities fee requiring that applicants for building permits pay a fee to defray the cost of constructing and equipping fire protection facilities as needed to minimize level of service impacts on fire protection caused by new development. All new development within the City is required to pay the fee that is held in an account until such time as new stations and staffing are necessary to provide adequate fire protection services. The City of Camarillo receives police protection from the County of Ventura Sheriff's Department. The police station located on Las Posas Road in Camarillo will serve the project. New development is required to pay a police facility fee prior to the issuance of a building permit. Additionally, tax revenues would be generated from the commercial development and deposited into the City's General Fund. A portion of these revenues could then be allocated to maintain Police services. The property is within the Pleasant Valley School District and Oxnard Union High School District. All new development is required to pay school facility fees. The school fees are paid at the time of issuance of a building permit and are based on the size of the structure. The proposed project will not have a significant impact to parks as the proposed project will not create a substantial growth to the population. All other public facilities to support the development are in place to serve the proposed development.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

N. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:
 (1,2)

The project will not increase the use of existing neighborhood and regional parks and does not include or require the expansion of recreational facilities because the proposed mixed-use project is not expected to generate a substantial growth to the population. The proposed project is located within the Village at the Park Specific Plan, which provides for a comprehensive planning program to direct the development of the area into a mix of land uses. This includes provisions for park and recreational land uses, including a 55-acre sports park located east of the project site.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

O. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
Would the project:				
1. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

O. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
3. Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(1, 2)

Impacts related to transportation and traffic were previously evaluated under EIR 99-25 for the Village at the Park Specific Plan, which included the project site. Build out of Village at the Park would generate 24,653 ADT and would result in a significant impact at seven intersections and along a road segment of Pleasant Valley Road unless mitigated (EIR 99-25, page 5.5-9). With implementation of mitigation measures, the EIR did not identify any unavoidable impacts to traffic as a result of the development. Under Tract 5350, which provided for the subdivision of major parcels and backbone infrastructure of the entire 330-acre site, the developer was required to comply with these mitigation measures. Since the project site is a part of Tract 5350, traffic impacts have been mitigated as required under the tract map. No new impacts would occur as a result of the proposed project.

The developer is required to pay traffic impact mitigation fees prior to the issuance of a zone clearance as set forth in the Camarillo Municipal Code. The developer is also required to pay the County Traffic Impact Mitigation Fee (TIMF) to address the cumulative impacts of this project on the County Regional Road Network, in accordance with the City's reciprocal agreement with the County.

Mitigation: None required.

Monitoring: None

Result After Mitigation: N/A

Discussion:

(3, 4)

The project site will not cause an increase in anticipated traffic levels that would result in substantial safety risks. The site plan shows driveway locations off of Village at the Park Drive and Westpark Court which have already been improved under Tract 5350. The site has been designed to provide for

the safe and orderly flow of vehicles and trucks within the site. There are no design features that will substantially increase traffic hazards.

Mitigation: None required.

Monitoring: None

Result After Mitigation: N/A

Discussion:
 (5)

The project will provide adequate emergency access as Village at the Park Drive and Westpark Court are existing improved roadways as previously constructed under Tract 5350.

Mitigation: None required.

Monitoring: None

Result After Mitigation: N/A

Discussion:
 (6)

The submitted site plan indicates that a variety of restaurant and retail uses are anticipated to occupy the commercial center. According to the data on the site plan, approximately 9,600 square feet would be allocated for restaurant uses, and 38,730 square feet would be allocated for retail uses, requiring a total of 251 vehicle parking spaces. The site has been designed to provide 333 vehicle parking spaces for the commercial component of the project. The residential units are required to provide two covered parking spaces per unit plus one guest space for every five units. Since the project proposes 36 dwelling units, a total of seven guest parking spaces are required. The project is in compliance with the parking requirements as each unit will be designed to provide a two car garage and the site provides 28 guest parking spaces. Therefore, the project is in compliance with the Municipal Code with respect to off-street parking.

Mitigation: None required.

Monitoring: None

Result After Mitigation: N/A

P. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

P. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(1, 2, 5)

The proposed project will provide sewage and waste disposal by means of a community disposal system. Sewerage system design, including connections to the Camarillo Sanitary District system are required to be submitted to the District. The project will not exceed wastewater treatment requirements or require new treatment facilities as the Camarillo Sanitary District presently has the capacity to serve the project.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:

(3)

EIR 99-25 previously analyzed impacts to storm water drainage facilities. Storm water would drain to detention basins along the southerly portion of the Village at the Park Specific Plan boundary, located on the north side of Pleasant Valley Road. Runoff from the detention basins would discharge into Calleguas Creek (EIR 99-25, page 5.9-11). Based on the results of hydrology reports prepared for Village at the Park, the development of the project is feasible from a hydrologic perspective providing

that standard engineering techniques are incorporated into the project. There are no known hydrologic hazards affecting the project site or vicinity that would pose a risk to the proposed development (EIR 99-25, page 5.9-10).

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:
(4)

The property receives water from the City of Camarillo Water Department. The Department obtains water from its own wells and imports water from the Calleguas Municipal Water District. EIR 99-25 for Village at the Park previously analyzed impacts to water resources. The specific plan area is served by water mains in Petit Street, Pleasant Valley Road, Constitution Avenue, and along the eastern boundary. The increase in water demand on the site would not require expanded water distribution facilities (EIR 99-25, page 5.11.5-7).

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Discussion:
(6, 7)

The project site is currently vacant and would not involve the demolition and removal of any structures. The City has a requirement that during construction, the applicant shall divert recyclable material such as waste lumber, concrete, asphalt, drywall products, metal, cardboard, cans, bottles, plastics and other recyclable materials from the waste stream in accordance with Camarillo Municipal Code Chapter 9.07 and the California Integrated Waste Management Act. The development will be required to comply with standard city conditions that require the users to submit a recycling plan illustrating the programs that will be employed. Also, in addition to the usual trash receptacles, the city requires that space be provided in the trash enclosure for the storage of containers for recycling and green waste or a separate enclosure be provided depending on the amount of recyclable and green waste material.

Mitigation: None required.

Monitoring: None.

Result After Mitigation: N/A

Q. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable (<i>"Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects</i>)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(1)

The proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal community, or eliminate important examples of the major periods of California history or prehistory because the project site is located within an urbanized area that has been already rough-graded and is surrounded by existing development that does not provide a suitable habitat for wildlife. The project site is not likely to contain any archaeological or paleontological resources. Therefore, this does not constitute the potential for a significant impact on the environment.

Discussion:

(2)

The project is consistent with the Camarillo General Plan and Village at the Park Specific Plan, which designates the site for commercial development. The change of zone to CMU is consistent with this designation. The development of the proposed commercial center has been previously analyzed under EIR 99-25 for Village at the Park Specific Plan. Compliance with mitigation measures and conditions of approval will reduce the potential individual impacts to a less than significant level.

Discussion:

(3)

The project site is located within an urbanized area designated for commercial development. The project does not have any environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

**SUMMARY OF POTENTIALLY SIGNIFICANT EFFECTS
UNLESS MITIGATION IS INCORPORATED**

None

MITIGATION MEASURES

Case No. TT-5753/ CPD-236/ CUP-307, Hiji Inv Co., LLC/ TFR Inv. Co., LLC

AIR QUALITY

1. **Mitigation:** The contractor shall prepare a dust control plan at the time that grading permits are requested. The dust control plan shall include, but not be limited to, the following measures, which should be implemented by the contractor. (*Mitigation condition for Section C of MND 2009-6:*

- Sufficiently water active portions of the construction site.
- Replace ground cover, cover bare soil, or apply environmentally safe soil stabilizers on inactive portions of the construction site.
- Apply water or environmentally safe soil stabilizers to unpaved parking or staging areas or unpaved road surfaces.
- Suspend all excavating and grading operations when wind speeds exceed 20 mph averaged over one hour. Contact the VCAPCD meteorologist for current information about average wind speeds.
- Sufficiently water or securely cover all material transported off site and all fill material transported on site.
- Provide employees involved in grading operations with face masks during dry periods to reduce inhalation of dust, which may exacerbate health problems of the respiratory tract.
- Limit speeds on all unpaved roads to 15 mph or less.
- Sweep streets at the end of the day if visible soil material is carried over the adjacent roads.

Monitoring: The developer shall comply with the above mitigation measures during grading and construction activities.

Compliance: _____

Signature _____ **Date** _____

2. Mitigation:

Contractors shall keep records on the project site demonstrating that equipment engines are maintained in good condition and in proper tune as per manufacturers' specifications to prevent excessive emissions. Such records will be available for review during grading and construction inspections.

Monitoring: The developer shall comply with the above mitigation measure during grading and construction activities.

Compliance: _____

Signature _____ **Date** _____

3. Mitigation:

Emissions generated by demolition activities shall be reduced by the following:

- Trucks transporting loose debris such as waste asphalt and wallboard off site shall be covered.
- All diesel-powered equipment should be turned off when not in use for more than 30 minutes and gasoline-powered equipment should be turned off when not in use for more than 5 minutes

Monitoring: The developer shall comply with the above mitigation measures during grading and construction activities.

Compliance: _____

Signature _____ **Date** _____

4. Mitigation:

Lighting for public streets, parking areas, and recreational areas shall utilize energy-efficient mechanical, computerized, or photo cell switching devices to reduce energy usage.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Compliance: _____

Signature _____ **Date** _____

5. **Mitigation:**

Solar or low emission water heaters shall be installed into proposed buildings to reduce natural gas consumption and emissions.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Compliance: _____

Signature _____ **Date** _____

6. **Mitigation:**

Energy-efficient, automated controls for air conditioners shall be installed into proposed buildings to reduce energy consumption and emissions.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Compliance: _____

Signature _____ **Date** _____

7. **Mitigation:**

Automatic lighting on/off controls and energy-efficient lighting shall be installed into proposed buildings to reduce electricity consumption and associated emissions.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Compliance: _____

Signature _____ **Date** _____

8. Mitigation:

Light-colored roofing materials as opposed to dark roofing materials shall be used on proposed buildings. Light-colored materials reflect sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Compliance: _____

Signature _____ **Date** _____

9. Mitigation:

Wall and attic insulation shall be provided in proposed buildings beyond the requirements of Title 24, California Code of Regulations.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Compliance: _____

Signature _____ **Date** _____

10. Mitigation:

Special sunlight filtering window coatings or double-paned windows shall be installed into proposed buildings to reduce thermal gain in hot weather and loss in the cold weather, thus reducing emissions associated with heaters and air conditioners.

Monitoring: The developer shall comply with the above mitigation measure during building plan check.

Compliance: _____

Signature _____ **Date** _____

11. Mitigation

Shade trees shall be provided to reduce heating/cooling needs.

Monitoring: The developer shall comply with the above mitigation measure during landscape plan check.

Compliance: _____

Signature _____ **Date** _____

12. Mitigation:

The project shall mitigate 24.84 pounds per day of ROC and 34.64 pounds per day of NO_x. Specifically, the project applicant shall contribute funds to an off-site Transportation Demand Management (TDM) plan. The fee shall be in the amount of \$1,150.00 per residential dwelling unit plus the amount for the commercial share of the air quality impacts as determined by the Village at the Park Specific Plan EIR, in accordance with the VCAPCD Air Quality Assessment Guidelines. The contributions shall be calculated based on the amount of emissions that must be reduced to bring the project below the thresholds established by the VCAPCD, and will be based on the year of completion of the development. The applicant shall submit the calculations for air quality fees to be reviewed and approved by the Director of Community Development.

Monitoring: The developer shall comply with the above mitigation measure prior to issuance of building permits.

Compliance: _____

Signature _____ **Date** _____

GEOLOGY AND SOILS

13. Mitigation

Prior to the design and construction of any structural improvements, the project developers shall have comprehensive design level geotechnical evaluations conducted that include subsurface exploration and laboratory testing. Recommendations for grading/earthwork, surface and subsurface drainage, foundations, pavements structural sections, and other pertinent geotechnical

design considerations shall be formulated and implemented based on the findings of this evaluation.

Monitoring: The developer shall comply with the above mitigation measure prior to the issuance of grading permits and at the time of submittal of building plans.

Compliance: _____

Signature _____ **Date** _____

14. Mitigation:

In order to safeguard against major seismic-related structural failures, all buildings within the project site shall be constructed in conformance with the Uniform Building Code, as adopted by the City Council.

Monitoring: The developer shall comply with the above mitigation measure at the time of submittal of building plans.

Compliance: _____

Signature _____ **Date** _____

15. Mitigation:

The fault hazard area and Structural Setback Zone shall be identified on the tract map or other appropriate document to provide notice to property purchasers of the limitation on the use of the property.

Monitoring: The developer shall comply with the above mitigation measure prior to recordation of the tract map.

Compliance: _____

Signature _____ **Date** _____

HYDROLOGY AND WATER QUALITY

16. Mitigation:

Prior to the initiation of any construction activity on the project site, the project developer shall provide proof of coverage under the current State General

Construction NPDES permit (GCP) available from the State Water Resources Control Board. The developer shall be responsible for complying with all applicable requirements under the State GCP.

Monitoring: The developer shall comply with the above mitigation measure prior to the issuance of grading permits.

Compliance: _____

Signature _____ **Date** _____

17. Mitigation:

Project improvement plans shall incorporate appropriate stormwater mitigation requirements into the project design consistent with the current Ventura County Municipal Stormwater NPDES Permit and related Stormwater Quality Urban Impact Mitigation Plan (SQUIMP). The project will be required to implement all applicable requirements under the Municipal Permit.

Monitoring: The developer shall comply with the above mitigation measure prior to the issuance of grading permits.

Compliance: _____

Signature _____ **Date** _____

JL*: sls (f:\Vlg@pk\T5753\mnd docs\ mitigation measures exhibit doc sept 09)

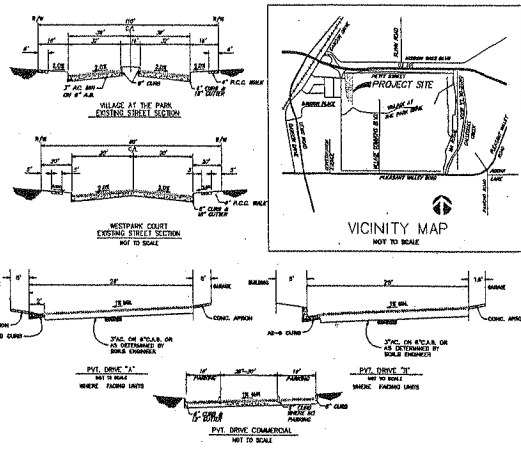
Appendix B

Tract 5753

September 2009

CITY OF CAMARILLO, COUNTY OF VENTURA, CALIFORNIA

September 2009



Portinrent Date						
LOT#	MEASUREMENT	AREA	MULTIPLIER	INFO	PERCENTAGE	PERCENTAGE RATIO
LOT 1	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 2	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 3	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 4	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 5	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 6	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 7	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 8	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 9	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 10	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 11	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 12	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 13	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 14	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 15	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 16	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 17	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 18	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 19	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 20	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 21	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 22	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 23	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 24	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 25	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 26	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 27	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 28	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 29	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 30	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 31	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 32	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 33	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 34	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 35	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 36	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 37	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 38	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 39	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 40	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 41	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 42	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 43	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 44	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 45	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 46	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 47	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 48	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 49	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 50	1.00 AC.	10,890.00	100%	100%	100%	100%
LOT 51	1.00 AC.	10,890.00	100%	10		

Note: Residential parking does not include shared use of retail center or on-street parking.

SYMBOLS		ABBREVIATIONS	
	GROUND DRAIN		SEWERAGE
	STORM DRAIN		SEWER
	STORM SEWER		SEWER
	SEWER		SEWER
	FORCE MAIN OF SEWER		SEWERAGE
	SEWER		SEWER
	FORCE MAIN OF SEWER		SEWERAGE
	SEWER		SEWER
	FORCE MAIN OF SEWER		SEWERAGE
	SEWER		SEWER
	FORCE MAIN OF SEWER		SEWERAGE
	SEWER		SEWER
	FORCE MAIN OF SEWER		SEWERAGE
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	SEWER		SEWER
	FORCE MAIN OF SEWER		SEWERAGE
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	FORCE MAIN OF SEWER		SEWERAGE
	SEWER		SEWER
	FORCE MAIN OF SEWER		SEWERAGE
	SEWER		SEWER
	FORCE MAIN OF SEWER		SEWERAGE
	SEWER		SEWER
	FORCE MAIN OF SEWER		SEWERAGE

NOTES

1. CANTINE BURNING ON
HYDROPHOBIC SURFACE (Nile) (Nile Commercially Mixed Sand)
2. ANY EXISTING SURFACES TO BE REMOVED
3. ALL EXISTING BODIES WILL BE REMOVED. HYDROPHOBIC ACCESS
STRUCTURES FOR LOTS 10 AND 11 AND 12 WILL BE REMOVED
4. REMOVAL OF MATERIAL AT THE POINT REMOVED PLANT AREA
5. HYDROPHOBIC ACCESS AND SURFACE STRUCTURES TO BE REMOVED
BETWEEN LOTS 1-4

A RECDRAWING OF LOT 2 OF TRACT NO. 8000, IN THE CITY OF
DANVILLE, COUNTY OF YUBA, STATE OF CALIFORNIA, PER MAP
RECORDED IN BOOK 134 PAGE 34 THROUGH 38 INCLUSIVE OF
HIGHLAND'S RECORDS IN THE OFFICE OF THE YUBA COUNTY
COURT RECORDER, AND A PORTION OF WESTERN OIL CO. RECORDED
IN DOCUMENT NO. _____ (TRUST AGREEMENT) IN THE OFFICE OF THE
COUNTY RECORDER.

LEGAL DESCRIPTION
A COMMERCIAL AND RESIDENTIAL SUBDIVISION
PLOT 212, 213, 214, 215

TENTATIVE MAP NO. 5753	S
VILLAGE AT THE PARK	
VILLAGE AT THE PARK BL., PETTY ROAD, AND US 101 CAMARILLO, CALIFORNIA	R
CITY OF CAMARILLO	

SHEET 1
OF 2

HWA INVESTMENT CO. / TFR INVESTMENT CO.

771 MOUNTAIN VIEW AVENUE
CHICAGO, IL 60630
PH: +1 (800) 240-4311
E-MAIL: JMW@ASSTBHQ.COM

SUBDIVISION / OWNERS

DEVELOPMENT PLANNING SERVICES, INC.
Applicant

APPROVED FOR RELEASE BY NSA/CSS

Public Agency Enrollment
Planning Office

qps
Planning Design
Project Management

601 W. Adams, Suite 211, Chicago
Illinois (NS) 606-6011 Sun (20)

O'Leary Projects 2009/10

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Iny Co/TF

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EXHIBIT A

This reduction depicts the approved Exhibit A-2, CPD-236/ CUP-307, Hiji Inv Co/TFR Inv Co.
See full-size approved Exhibit A in the case file.

Appendix C

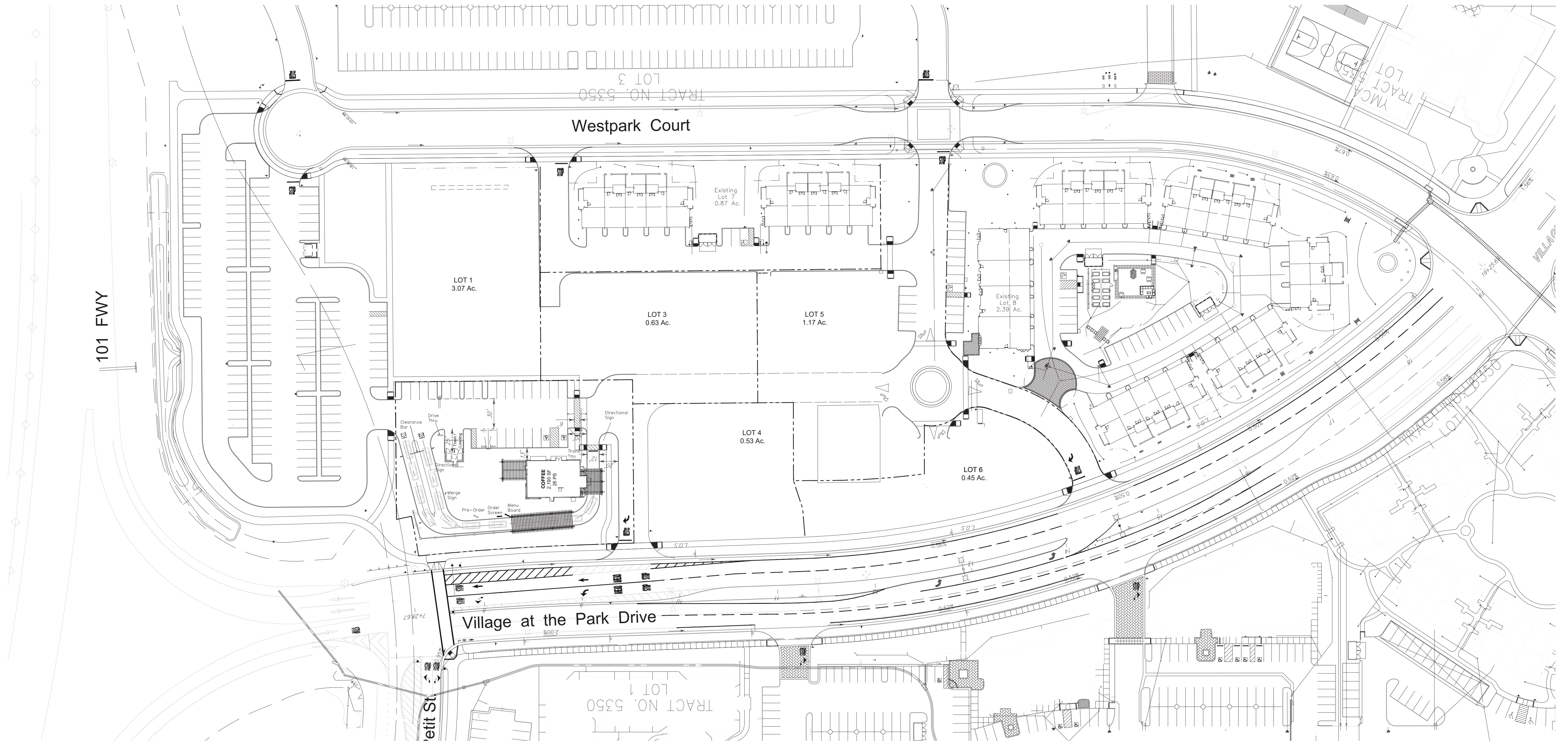
Proposed Plans for Coffee Shop Drive-Through with Grading

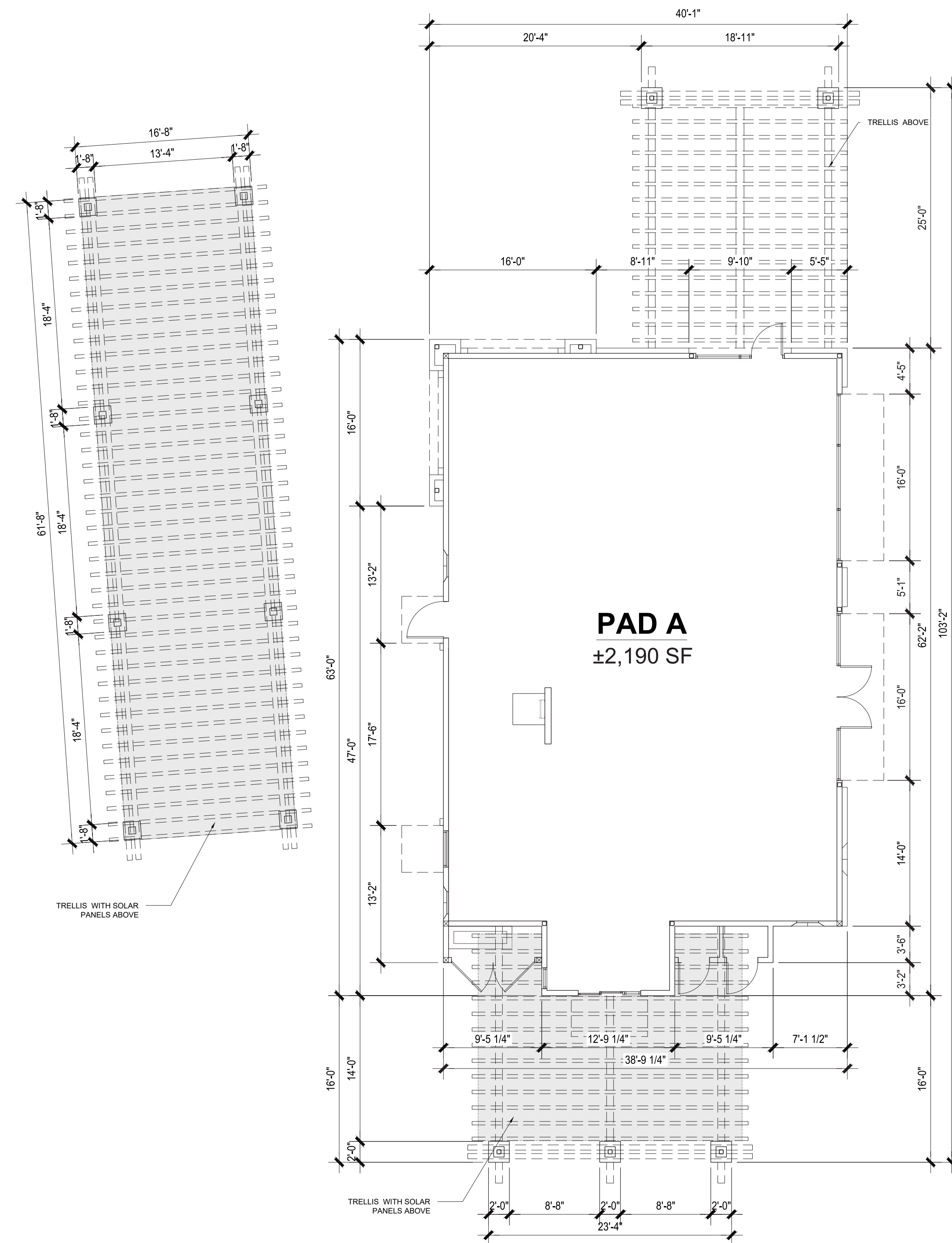
VILLAGE GATEWAY

DEVELOPMENT PLANS RESUBMITTAL | 05.15.2024
CAMARILLO, CA

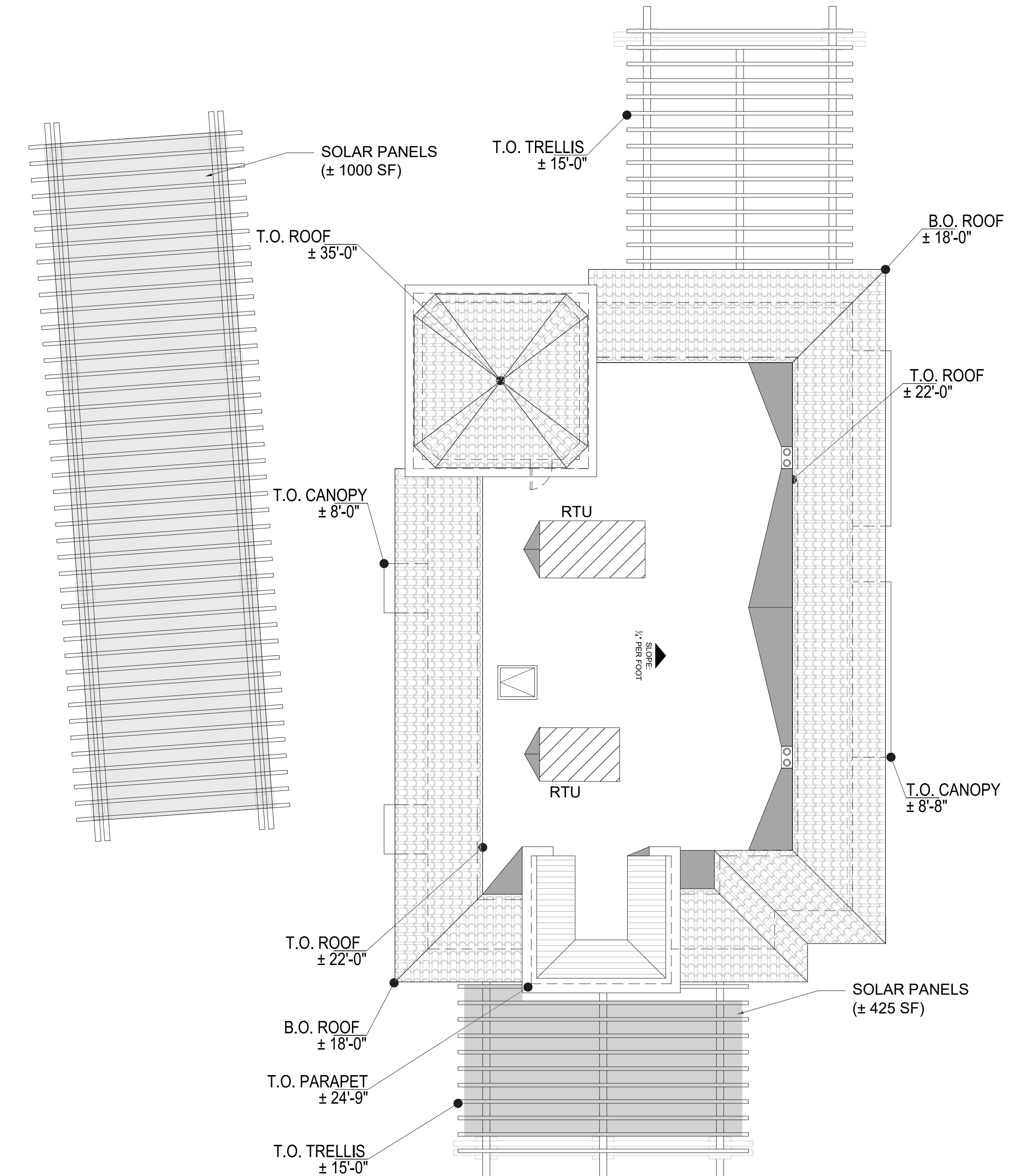


HIJI INVESTMENT CO., LLC
203 Village Commons Blvd., Suite 11
Camarillo, CA 93012
attn: Dennis Hardgrave
dennis@devplan.net
(805) 402-1589





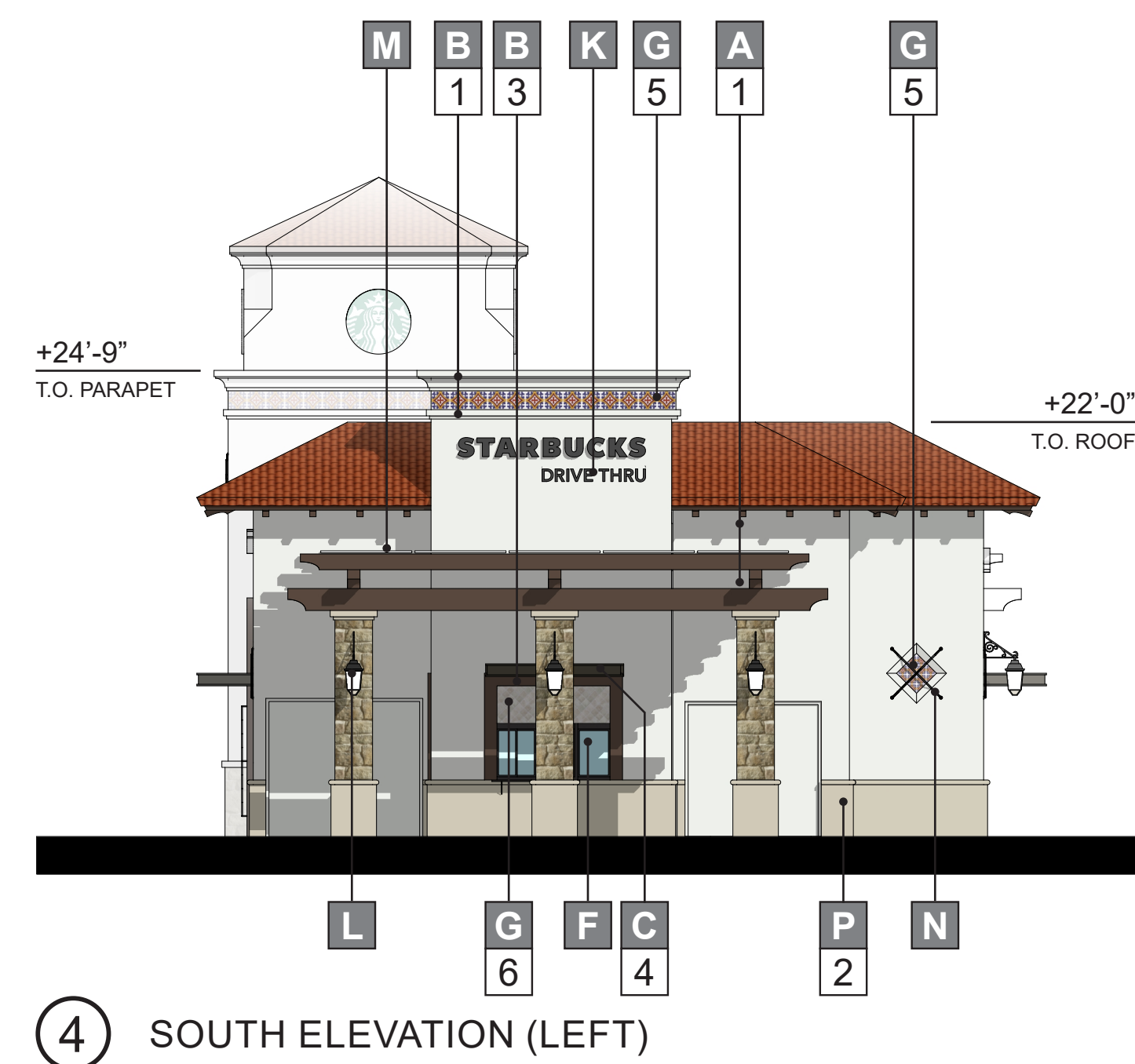
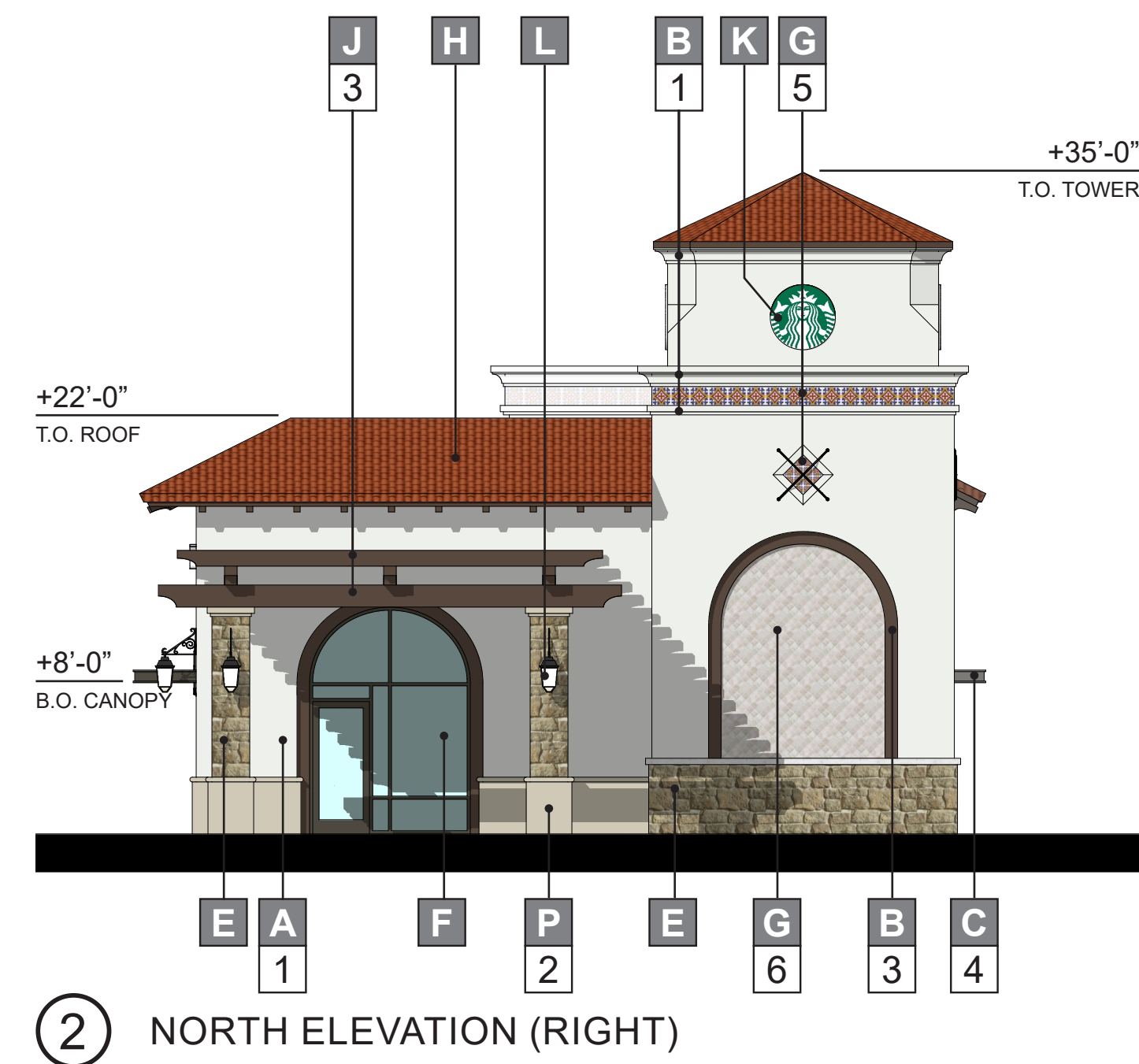
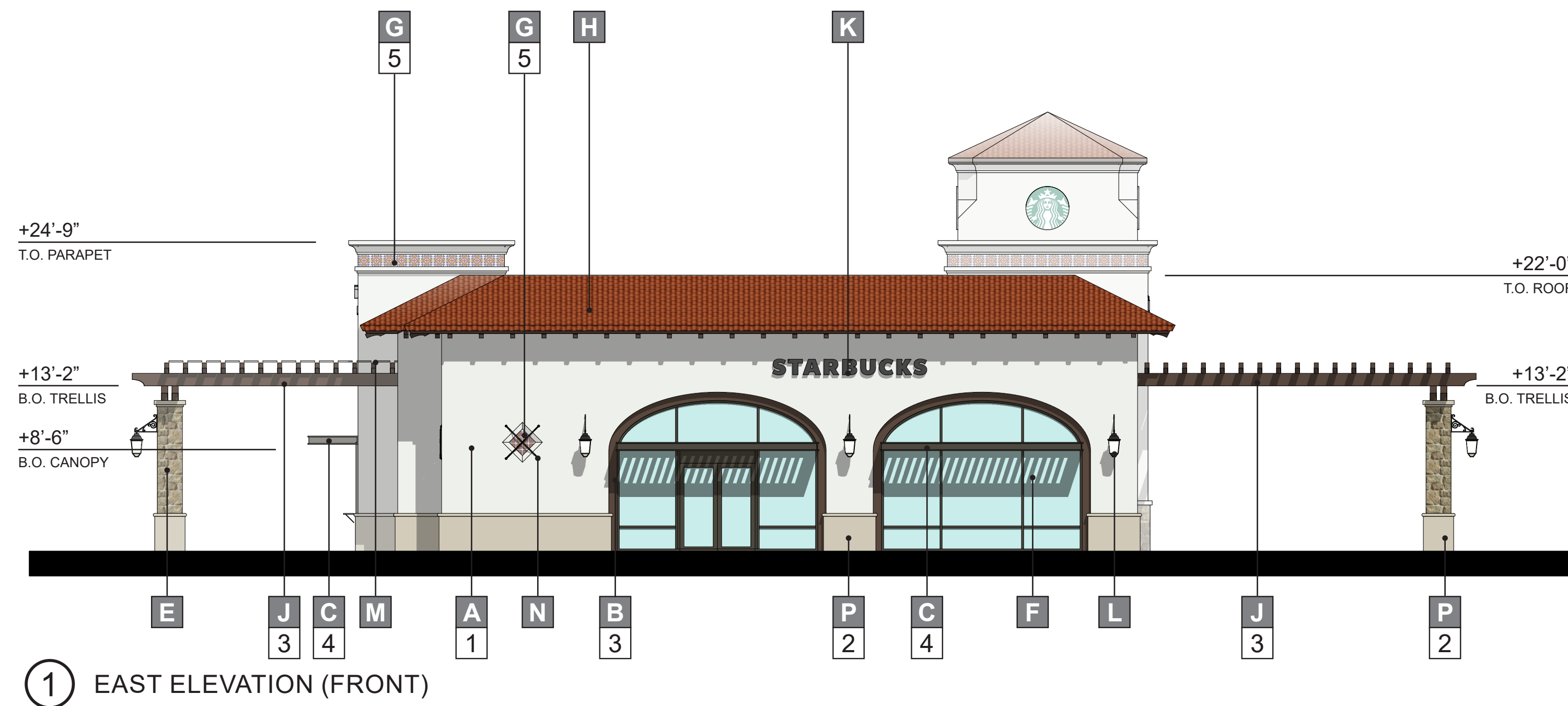
① FLOOR PLAN



② ROOF PLAN

NOTES:

1. RTU LOCATIONS ARE SUBJECT TO CHANGE.
2. DRAIN LOCATIONS ARE TBD.
3. ROOF SLOPES ARE TBD.
4. ALL GAS LINES TO RUN UNDERGROUND AND THROUGH INTERIOR OF THE BUILDING.



MATERIALS

A	STUCCO: OMEGA, "20/30 FINE SAND FLOAT"	G	WALL TILE	N	WROUGHT IRON GRILLE	1	PAINT: SHERWIN WILLIAMS-SW7006 "EXTRA WHITE"
B	ARCHITECTURAL TRIM	H	ROOF TILE	O	LANDSCAPE TRELLIS	2	PAINT: SHERWIN WILLIAMS-SW7036 "ACESSIBLE BEIGE"
C	METAL CANOPY	J	TRELLIS	P	PRECAST CONCRETE	3	PAINT: SHERWIN WILLIAMS-SW7510 "CHATEAU BROWN"
D	DOOR	K	SIGNAGE (Under separate Submittal)	Q	METAL GATE	4	PAINT: SHERWIN WILLIAMS-SW7020 "BLACK FOX"
E	STONE VENEER : EL DORADO STONE, LIMESTONE "SAN MARINO"	L	LIGHTING	R	METAL MESH	5	WALL TILE: ARTO "SD100B CERAMIC TILE" 6X6
F	ALUMINUM STOREFRONT: ARCADIA-AB4 "MEDIUM BRONZE"	M	SOLAR PANELS	S	STRUCTURAL STEEL	6	WALL TILE: DAL TILE "TS71 AUTUMN MIST", 4X4

FINISHES



Architecture + Planning
949.851.2133
ktgy.com

HIJI INVESTMENT CO., LLC
203 Village Commons Blvd., Suite 11
Camarillo, CA 93012
attn: Dennis Hardgrave
dennis@devplan.net
(805) 402-1589

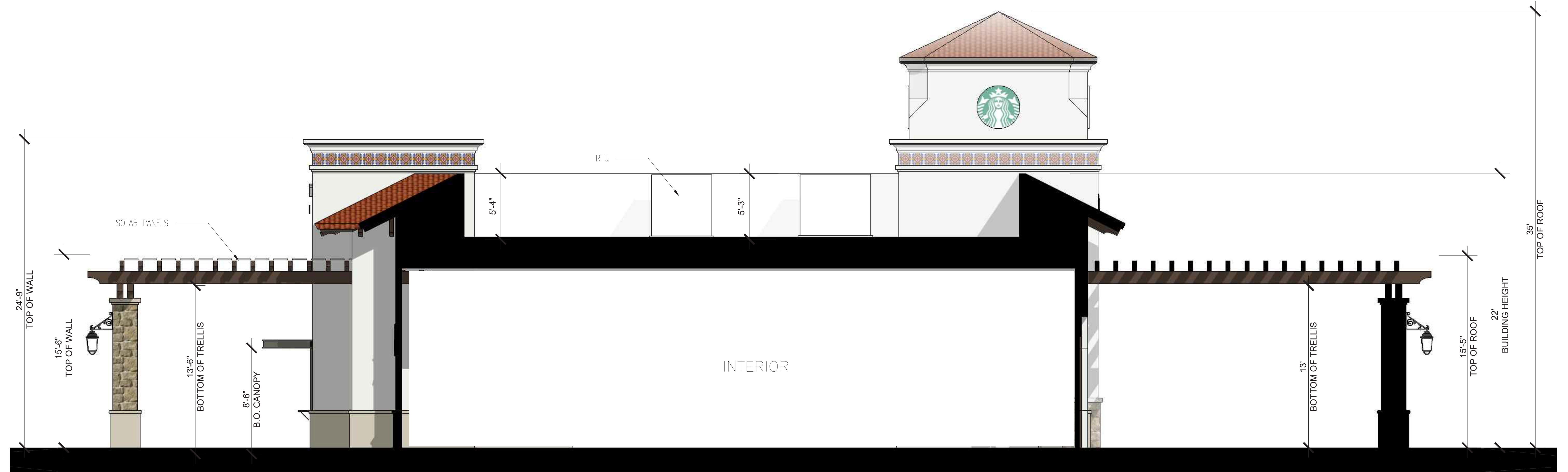
CPD #255
Lot 1, Tract 5753
Village at the Park
City of Camarillo

VILLAGE GATEWAY
CAMARILLO, CA 93012
2023-0251

DEVELOPMENT PLANS
MAY 15, 2024

0 4 8 16
SCALE: 1/8" = 1'-0"

CONCEPTUAL ELEVATIONS



(A) LONGITUDINAL SECTION



(B) CROSS SECTION



COVERED PATIO SEATING

LOW WALL

STARBUCKS DRIVE
THRU SIGNAGE OVER
THE PICK UP WINDOW

SOLAR PANELS
INTEGRATED INTO
THE TRELLIS CANOPY
OVER THE PICK UP
WINDOW



DECORATIVE TRELLIS
OVER THE DRIVE-
THRU LANE WITH
OPTION TO PUT SOLAR
PANELS ON TOP

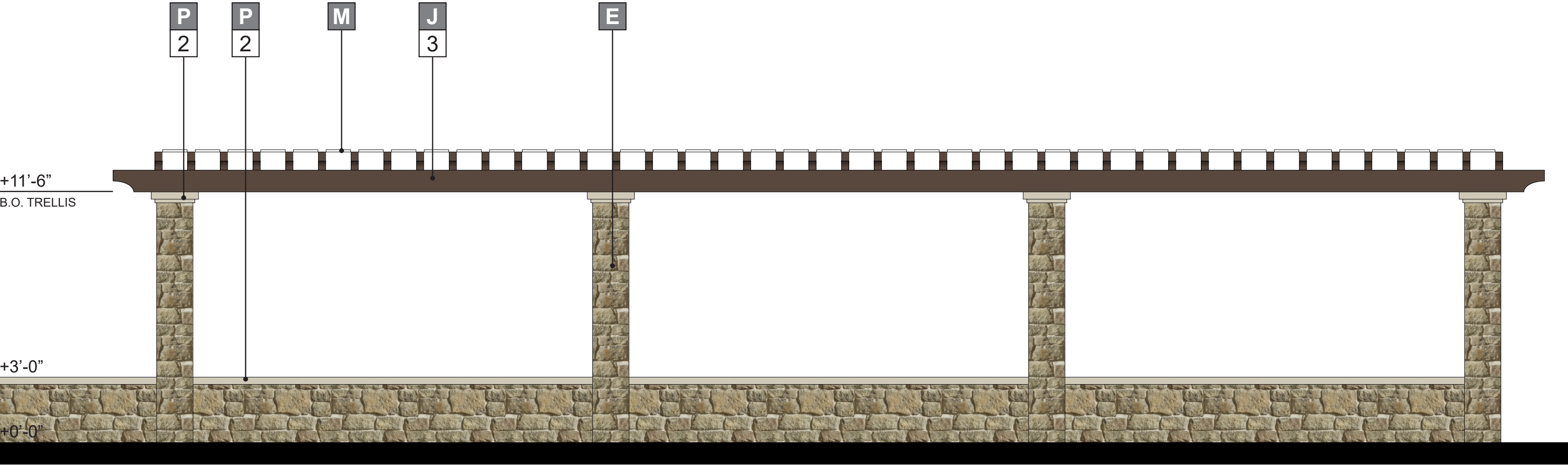
LOW WALL

SOLAR PANELS
INTEGRATED INTO
THE TRELLIS CANOPY
OVER THE PICK UP
WINDOW

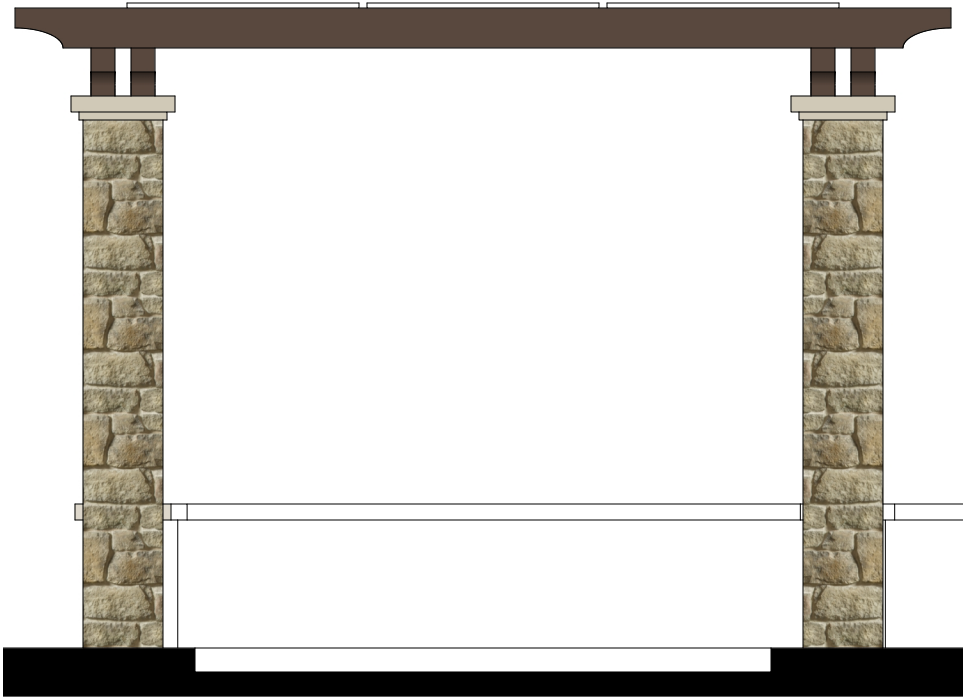




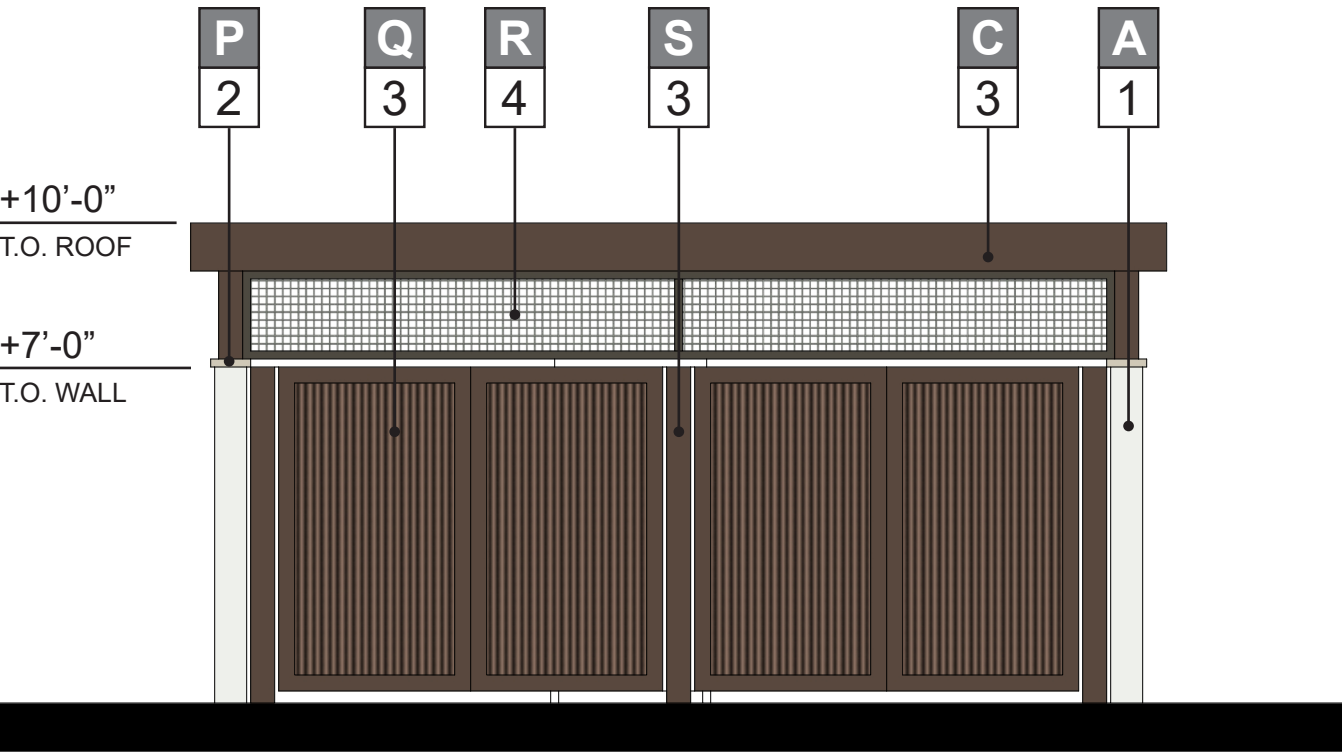
MATERIALS			FINISHES		
A	STUCCO: OMEGA, "20/30 FINE SAND FLOAT"	G	WALL TILE	N	WROUGHT IRON GRILLE
B	ARCHITECTURAL TRIM	H	ROOF TILE	O	LANDSCAPE TRELLIS
C	METAL CANOPY	J	TRELLIS	P	PRECAST CONCRETE
D	DOOR	K	SIGNAGE (Under separate Submittal)	Q	METAL GATE
E	STONE VENEER : EL DORADO STONE, LIMESTONE "SAN MARINO"	L	LIGHTING	R	METAL MESH
F	ALUMINUM STOREFRONT: ARCADIA-AB4 "MEDIUM BRONZE"	M	SOLAR PANELS	S	STRUCTURAL STEEL
1	PAINT: SHERWIN WILLIAMS-SW7006 "EXTRA WHITE"		2	PAINT: SHERWIN WILLIAMS-SW7036 "ACESSIBLE BEIGE"	
3	PAINT: SHERWIN WILLIAMS-SW7510 "CHATEAU BROWN"		4	PAINT: SHERWIN WILLIAMS-SW7020 "BLACK FOX"	
5	WALL TILE: ARTO "SD100B CERAMIC TILE" 6X6		6	WALL TILE: DAL TILE "TS71 AUTUMN MIST", 4X4	



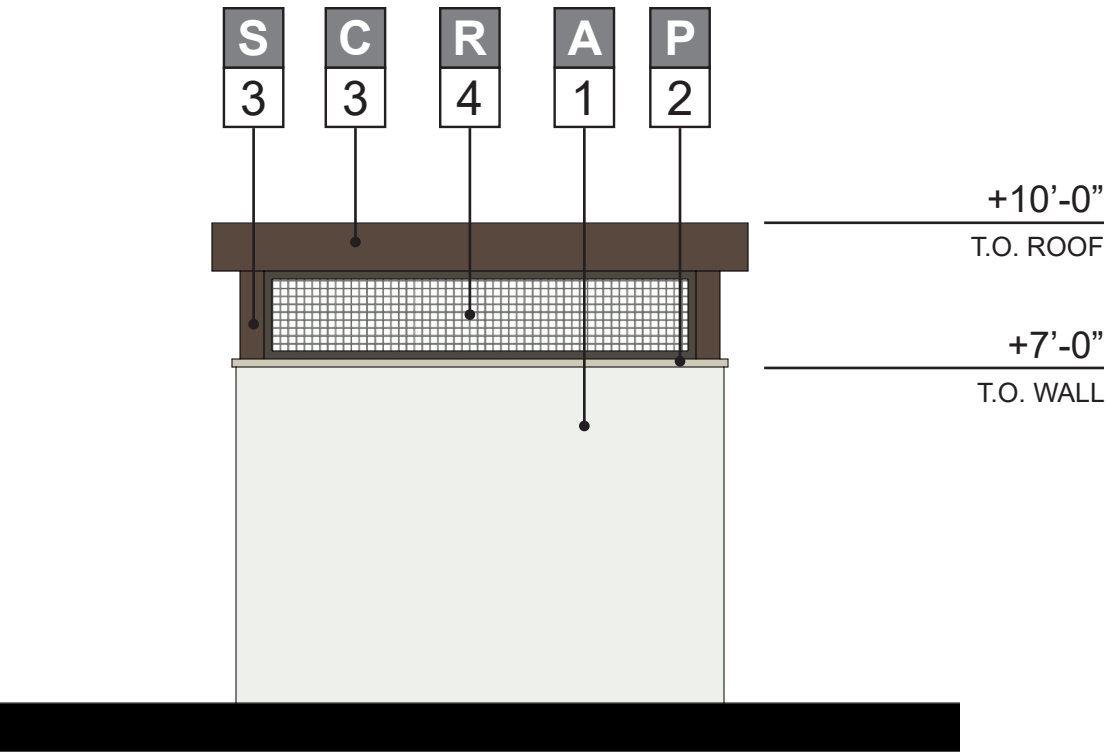
D TRELLIS ELEVATION (LONG)



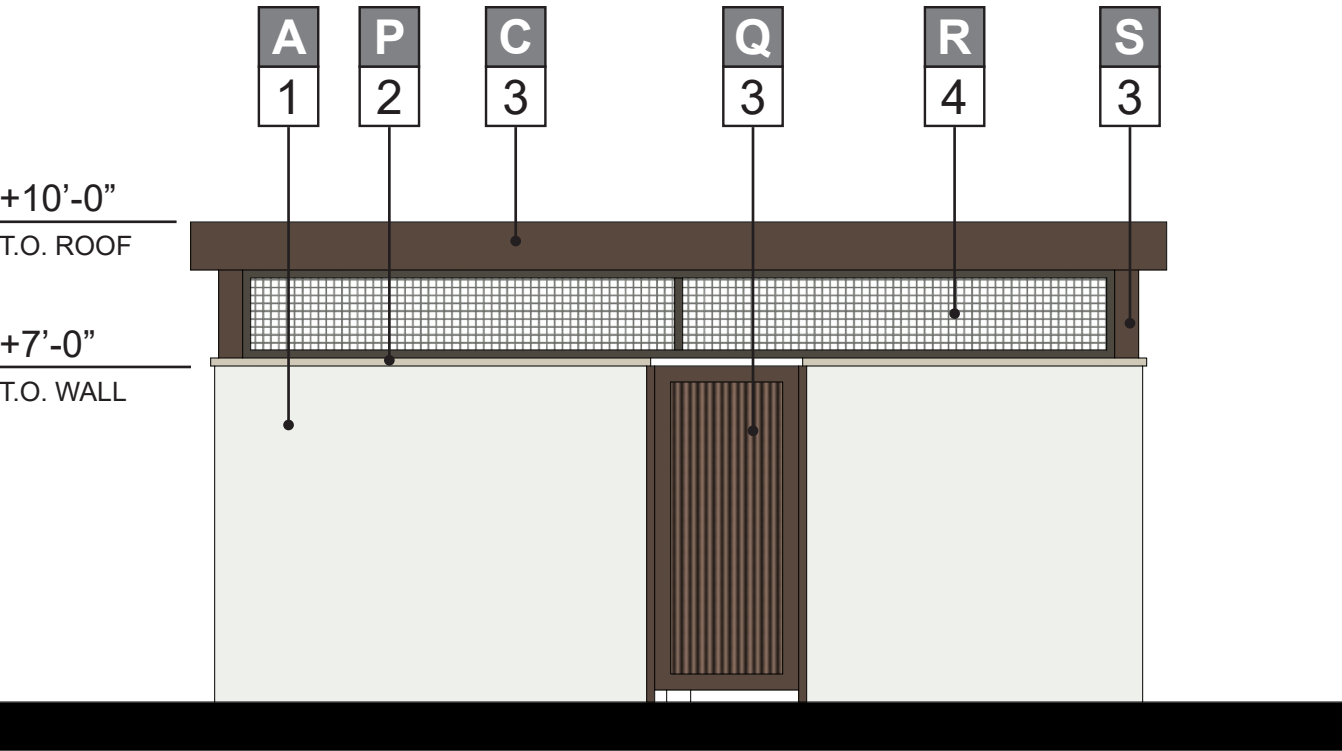
E TRELLIS ELEVATION (SHORT)



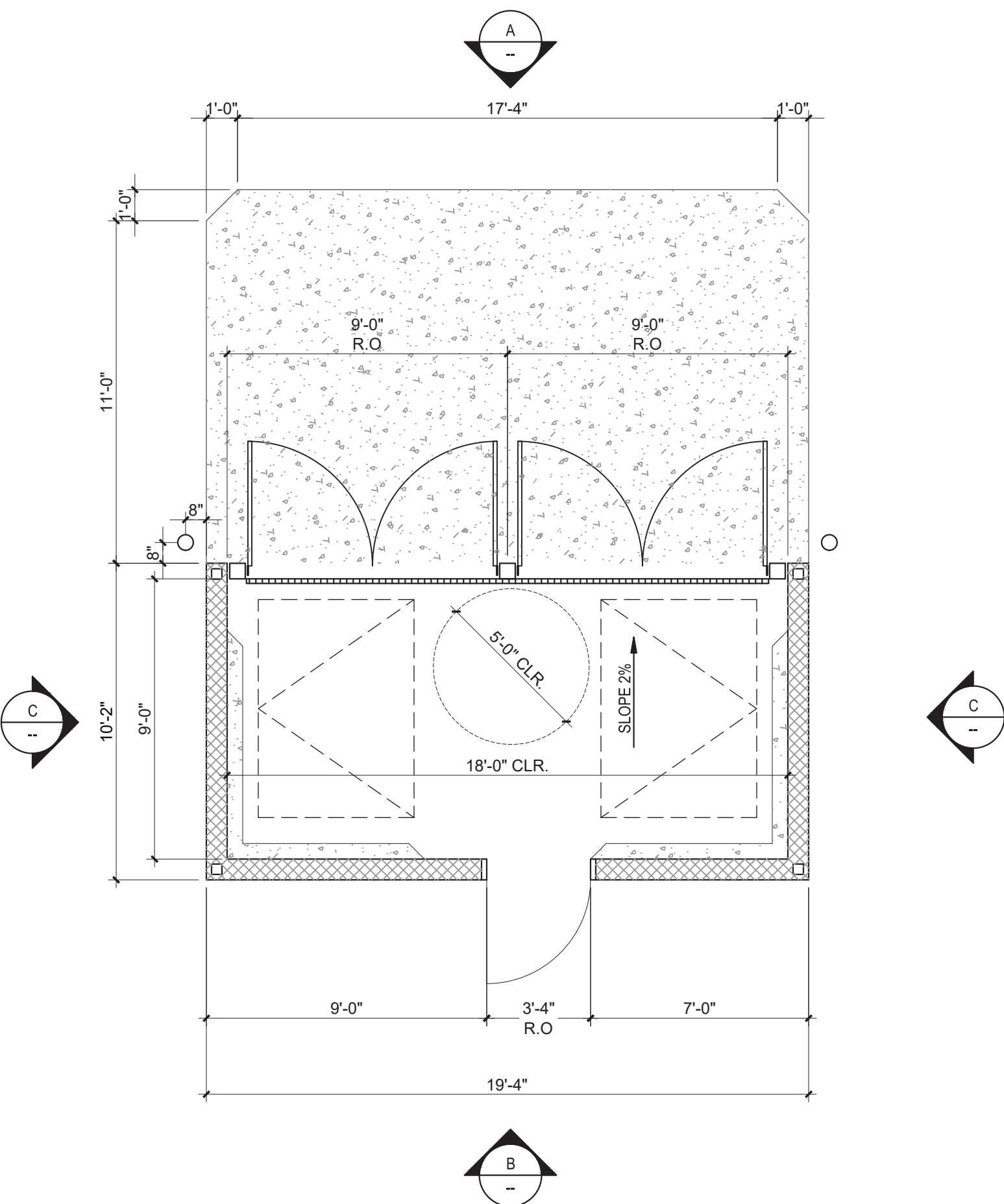
A T.E. ELEVATION (E)



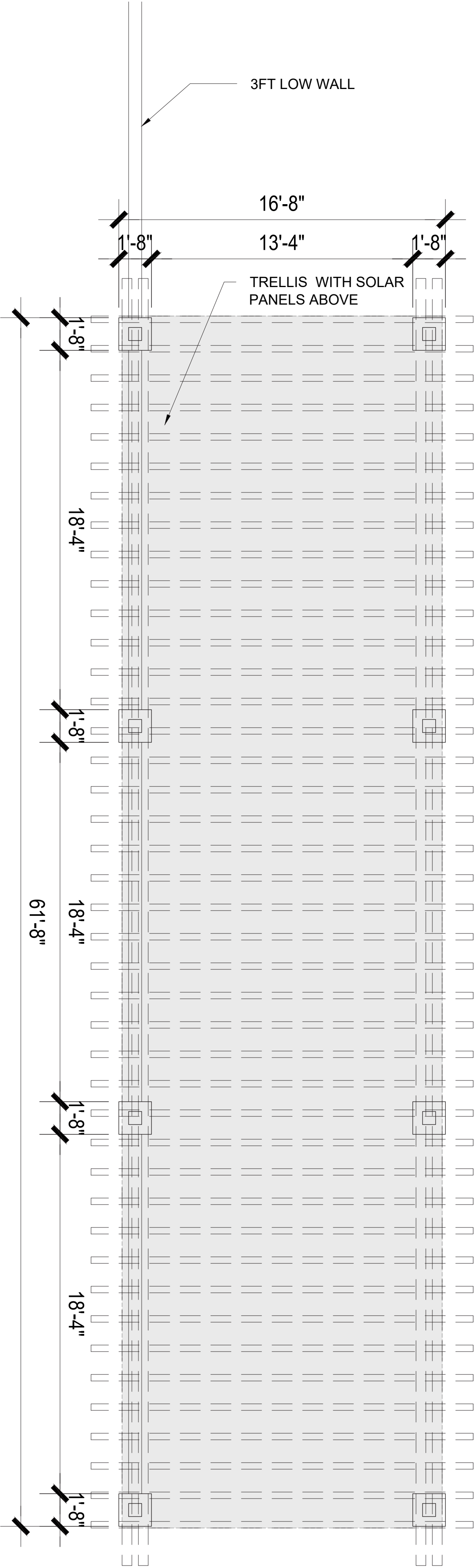
C T.E. ELEVATION (N/S)



B T.E. ELEVATION (W)



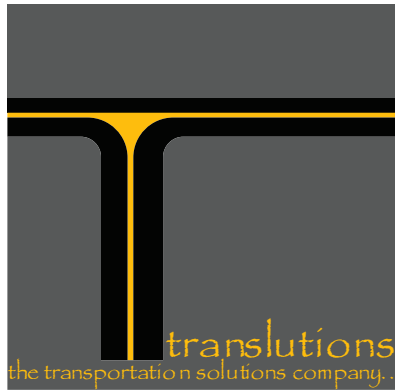
1 TRASH ENCLOSURE FLOOR PLAN



2 TRELLIS & LOW WALL FLOOR PLAN

Appendix D

Translutions Traffic Analysis Memorandum



memorandum

DATE: October 2, 2024
TO: Mr. Jason Samonte, Transportation Engineer
FROM: Sandipan Bhattacharjee, PE, TE, AICP, ENV SP
SUBJECT: Starbucks Project CPD-255 Addendum – Trip Generation & Queueing Analysis

Translutions, Inc. (Translutions) is pleased to provide this focused traffic analysis discussing the trip generation and queueing analysis and VMT screening for the Starbucks Coffee project to be located within the Village Gateway Specific Plan in the City of Camarillo.

PROJECT DESCRIPTION

The project will include the construction of a 2,190 square foot Starbucks coffee shop with drive through window. Access to the project will be provided via Village at the Park Drive and internally through Westpark Court. Figure 1 illustrates the location of the project within Village Gateway and Figure 2 shows the site plan.

PROJECT TRIP GENERATION

Vehicle trips generated by a project site can be separated into two major categories, pass-by trips and primary trips. A pass-by trip is made as an intermediate stop on the way from an origin to a primary trip destination. Pass-by trips are attracted from traffic passing the site on an adjacent street or roadway that offers direct access to a project site. Retail developments such as restaurants, shopping centers, and banks are often located adjacent to busy streets in order to attract motorists already on the street system on their way to a destination. These pass-by trips do not add new traffic to the adjacent street system and may be reduced from the total external trips generated by a project site. In addition, a primary trip is a new trip made for the specific purpose of visiting the generator and is the primary reason for the trip. The trip typically goes from an origin to a destination and then returns to the origin. The trip generation for the project includes pass-by and primary trips and is discussed further below. Based on the scoping agreement approved by the City, trip generation for the project is based on rates for Land Use 937 "Coffee/Donut Shop with Drive-Through Window" from the ITE Trip Generation, 11th Edition. The pass by rates for Land Use 938 "Coffee/Donut Shop With Drive-Through Window and No Indoor Seating" has been applied to the trip generation. Trip generation for the proposed project is included in Table A.

As seen on Table A, the proposed project is forecast to generate 188 a.m. peak hour trips, 85 p.m. peak hour trips, and 1,169 daily trips. Of these, pass-by trips account for 156 a.m. peak hour trips, 71 p.m. peak hour trips, and 970 daily trips. After accounting for pass-by trips, the net trip generation is 32 a.m. peak hour trips, 14 p.m. peak hour trips, and 199 daily trips.

Table A: Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Coffee Shop with Drive-Through Window								
Trip Generation Rates ¹		43.80	42.08	85.88	19.50	19.50	38.99	533.57
Trip Generation	2,190 TSF	96	92	188	43	42	85	1,169
Pass By Trips ²	83%	(78)	(78)	(156)	(35)	(36)	(71)	(970)
Total Net Trips		18	14	32	8	6	14	199
Total Net New Trip Generation		18	14	32	8	6	14	199

Notes: TSF = Thousand Square Feet

¹ Trip generation based on rates for Land Use 937 - "Coffee/Donut Shop with Drive-Through Window" from Institute of Transportation Engineers' (ITE) *Trip Generation* (11th Edition).

² Pass-By rates based on rates for Land Use 938 "Coffee/Donut Shop with Drive-Through Window and No Indoor Seating" from ITE *Trip Generation Handbook* (3rd Edition).

DRIVE-THROUGH QUEUING ANALYSES

To determine the potential drive-through queue lengths that may be anticipated with the completion of the project, a drive-through queueing analysis was conducted based on surveys conducted at three existing Starbucks locations. The Starbucks locations were

surveyed on weekdays from 7:00 a.m. to 9:00 p.m. Appendix A includes the survey data. Table B shows the observed queues. As shown in Table B, the maximum observed queue was 13 vehicles.

Table B: Starbucks Locations Drive-Through Queues

	City	Address	Maximum Queue Length
1	Anaheim	1134 N. State College Blvd	11
2	Santa Ana	2302 17th Street	13
3	Tustin	2701 N. Bristol St.	10

The site plan provides queuing space for 15 vehicles in the drive-through lane. Therefore, the project's available storage space in the drive-through lanes is anticipated to accommodate the maximum observed queue length surveyed at the Starbucks locations. In addition, even if the queues exceed the above observed queue lengths, vehicles are unlikely to spill over to city streets as the access to the drive through lanes are through internal roadways.

VMT SCREENING ANALYSIS

VMT analysis is a requirement under CEQA due to the passage of Senate Bill 743 (SB-743). SB-743 was codified in Public Resources Code section 21099, was signed by the Governor in 2013 and directed the Governor's Office of Planning and Research (OPR) to identify alternative metrics for evaluating transportation impacts under CEQA. Pursuant to Section 21099, the criteria for determining the significance of transportation impacts must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." Recently adopted changes to the CEQA guidelines in response to Section 21099 include a new section (15064.3) that specifies that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts. A separate Technical Advisory issued by OPR provides additional technical details on calculating VMT and assessing transportation impacts for various types of projects.

The City has adopted the *Ventura County CEQA VMT Adaptive Mitigation Program* prepared by Ventura County Transportation Commission (VCTC) and Ventura Council of Governments (VCOG). The guidance exempts projects which serve the local community and have the potential to reduce VMT, such as neighborhood K-12 schools and local-serving retail less than 50,000 sq. ft. ***The proposed project is a coffee shop which qualifies as a retail project of less than 50,000 square feet. Therefore, the project meets the requirements and is screened out.***

CONCLUSION

Project Description. The project will include the construction of a 2,190 square foot Starbucks coffee shop with drive through window.

Project Trip Generation. The proposed project is forecast to generate 32 net trips during the a.m. peak hour, 14 net trips during the p.m. peak hour, and 199 net new daily trips.

Drive-Through Queues. The maximum observed queue based on surveys at three Starbucks locations was 13 vehicles. The site plan provides queuing space for 15 vehicles. Therefore, the project's available storage space in the drive-through lanes is anticipated to accommodate the maximum observed queue length surveyed at the Starbucks locations.

VMT Screening. Based on the recommended VMT thresholds set by the OPR, VCTC, and VCOG, the project is presumed to have a less than significant impact on VMT.

Memorandum: Starbucks Coffee – Village Gateway Camarillo
Trip Generation & Queueing Analysis

Figures

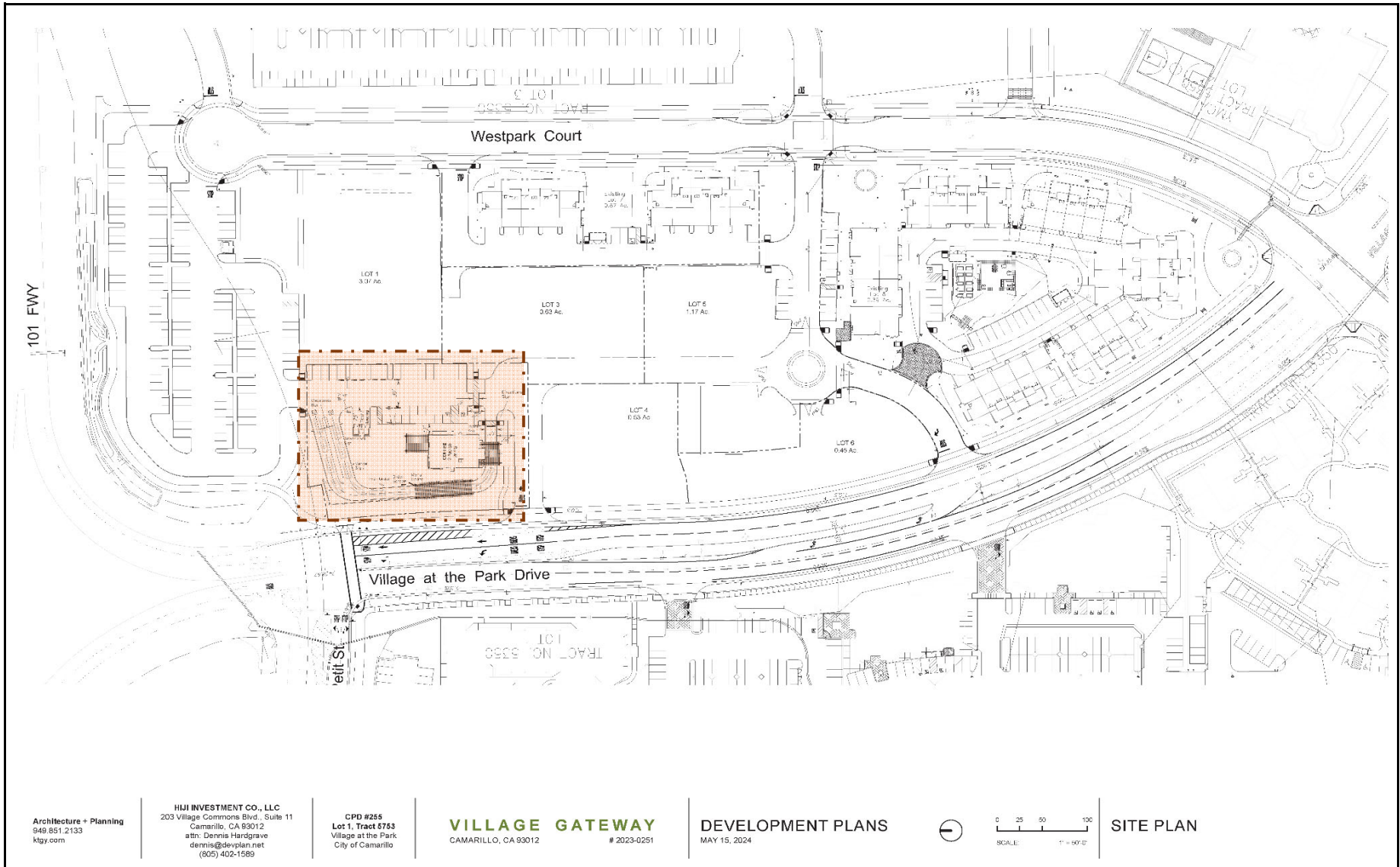
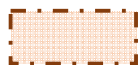


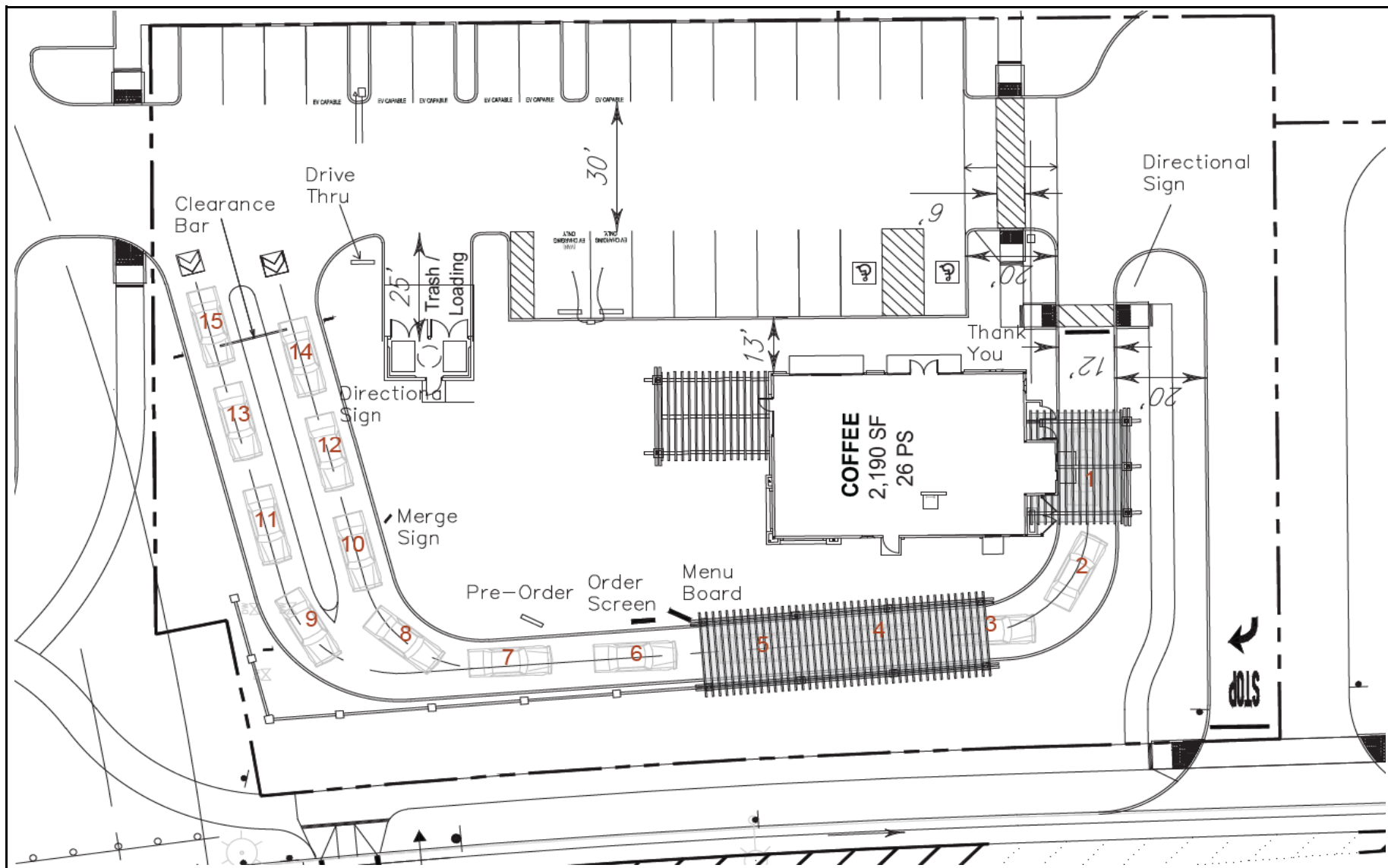
FIGURE 1



Starbucks Coffee Site



Starbucks Coffee - Village Gateway Camarillo
Village Gateway Site Plan



Source: Amor Architectural Corporation (08-14-2023)

FIGURE 2

Starbucks Coffee - Village Gateway Camarillo
Starbucks Coffee Site Plan



Memorandum: Starbucks Coffee – Village Gateway Camarillo
Trip Generation & Queueing Analysis

Appendix A: Drive Through Queueing Study

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 1134 N. State College Blvd
CİTY: Anaheim

DAY: Thursday
DATE: 5/31/2018

TIME PERIOD: 7:00 AM TO 9:00 AM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
7:02:23	-	1	2	3
7:02:25	0:00:02	2	1	3
7:04:33	0:02:08	1	2	3
7:04:38	0:00:05	2	2	4
7:08:03	0:03:25	1	0	1
7:08:20	0:00:17	2	0	2
7:08:24	0:00:04	3	0	3
7:08:39	0:00:15	3	1	4
7:08:46	0:00:07	4	1	5
7:09:22	0:00:36	4	2	6
7:09:37	0:00:15	5	2	7
7:10:02	0:00:25	5	2	7
7:11:15	0:01:13	5	2	7
7:11:42	0:00:27	5	3	8
7:11:46	0:00:04	6	3	9
7:12:06	0:00:20	6	3	9
7:12:23	0:00:17	7	3	10
7:13:12	0:00:49	6	4	10
7:14:37	0:01:25	5	5	10
7:15:27	0:00:50	6	5	11
7:17:02	0:01:35	5	4	9
7:17:10	0:00:08	5	5	10
7:19:44	0:02:34	3	4	7
7:19:47	0:00:03	4	4	8
7:21:22	0:01:35	4	3	7
7:21:24	0:00:02	5	3	8
7:21:51	0:00:27	4	4	8
7:23:24	0:01:33	3	3	6
7:23:44	0:00:20	3	4	7
7:24:07	0:00:23	4	3	7
7:25:36	0:01:29	4	4	8
7:25:42	0:00:06	5	4	9
7:26:32	0:00:50	4	5	9
7:28:43	0:02:11	2	4	6
7:29:48	0:01:05	2	3	5
7:30:27	0:00:39	1	3	4
7:32:34	0:02:07	1	2	3
7:32:38	0:00:04	2	2	4
7:32:40	0:00:02	3	2	5
7:32:49	0:00:09	4	2	6
7:33:14	0:00:25	4	1	5
7:34:03	0:00:49	4	2	6
7:34:28	0:00:25	4	3	7
7:37:15	0:02:47	2	2	4
7:37:19	0:00:04	2	3	5
7:37:54	0:00:35	3	2	5
7:40:52	0:02:58	1	2	3

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
7:41:19	0:00:27	1	3	4
7:41:22	0:00:03	2	3	5
7:41:25	0:00:03	3	2	5
7:41:29	0:00:04	4	2	6
7:42:18	0:00:49	3	2	5
7:42:23	0:00:05	4	2	6
7:42:52	0:00:29	4	3	7
7:43:32	0:00:40	4	3	7
7:45:01	0:01:29	3	4	7
7:45:40	0:00:39	3	4	7
7:45:47	0:00:07	4	4	8
7:49:11	0:03:24	1	4	5
7:50:30	0:01:19	1	3	4
7:51:28	0:00:58	1	4	5
7:51:59	0:00:31	2	3	5
7:52:27	0:00:28	3	3	6
7:52:48	0:00:21	4	3	7
7:53:42	0:00:54	3	3	6
7:54:16	0:00:34	3	4	7
7:55:46	0:01:30	4	4	8
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8:04:29	0:00:02	2	1	3
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8:09:41	0:04:48	1	4	5
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8:09:52	0:00:02	3	4	7
8:10:18	0:00:26	4	4	8
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8:10:42	0:00:16	5	4	9
8:11:19	0:00:37	5	4	9
8:11:51	0:00:32	5	4	9
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8:13:23	0:00:06	6	3	9
8:15:14	0:01:51	3	2	5
8:15:32	0:00:18	4	2	6
8:15:35	0:00:03	5	2	7
8:19:36	0:04:01	1	4	5
8:20:39	0:01:03	1	3	4
8:21:42	0:01:03	1	4	5
8:22:01	0:00:19	1	4	5
8:25:12	0:03:11	1	0	1

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 1134 N. State College Blvd
C\$TY: Anaheim

DAY: Thursday
DATE: 5/31/2018

TIME PERIOD: 7:00 AM TO 9:00 AM

[illegible][illegible]

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 1134 N. State College Blvd
CITY: Anaheim

DAY: Thursday
DATE: 5/31/2018

TIME PERIOD: 4:00 PM TO 6:00 PM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
16:00:40	-	1	3	4
16:01:10	0:00:30	1	3	4
16:01:23	0:00:13	2	3	5
16:03:27	0:02:04	2	4	6
16:05:03	0:01:36	1	4	5
16:06:02	0:00:59	1	4	5
16:06:20	0:00:18	2	4	6
16:07:45	0:01:25	2	4	6
16:10:14	0:02:29	2	4	6
16:11:23	0:01:09	2	5	7
16:12:58	0:01:35	2	4	6
16:13:48	0:00:50	3	4	7
16:14:06	0:00:18	4	4	8
16:16:48	0:02:42	4	4	8
16:17:39	0:00:51	5	4	9
16:19:59	0:02:20	3	5	8
16:26:46	0:06:47	1	4	5
16:27:06	0:00:20	2	4	6
16:29:19	0:02:13	1	4	5
16:32:12	0:02:53	1	2	3
16:32:31	0:00:19	2	2	4
16:34:12	0:01:41	2	2	4
16:34:30	0:00:18	3	2	5
16:34:45	0:00:15	3	3	6
16:35:07	0:00:22	4	3	7
16:35:34	0:00:27	4	4	8
16:38:02	0:02:28	3	5	8
16:44:53	0:06:51	1	4	5
16:47:22	0:02:29	1	4	5
16:47:38	0:00:16	2	4	6
16:47:52	0:00:14	3	4	7
16:49:26	0:01:34	4	3	7
16:51:50	0:02:24	3	4	7
16:51:57	0:00:07	4	4	8
16:54:23	0:02:26	3	4	7
16:54:25	0:00:02	4	4	8
16:55:13	0:00:48	4	5	9
16:57:01	0:01:48	5	5	10
17:01:45	0:04:44	3	5	8
17:04:24	0:02:39	2	5	7
17:08:23	0:03:59	1	4	5
17:12:05	0:03:42	1	4	5
17:14:59	0:02:54	1	3	4
17:21:46	0:06:47	1	0	1
17:21:53	0:00:07	2	0	2
17:23:41	0:01:48	2	1	3
17:24:43	0:01:02	3	1	4

[illegible]

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 2302 17th Street
CITY: Santa Ana

DAY: Wednesday
DATE: 5/30/2018

TIME PERIOD: 7:00 AM TO 9:00 AM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
7:00:00	-	-	-	0
7:01:00	0:01:00	3	1	4
7:02:43	0:01:43	1	3	4
7:02:46	0:00:03	1	2	3
7:03:32	0:00:46	2	2	4
7:05:12	0:01:40	2	3	5
7:07:16	0:02:04	1	3	4
7:09:55	0:02:39	1	2	3
7:10:27	0:00:32	2	1	3
7:11:19	0:00:52	1	3	4
7:11:23	0:00:04	1	3	4
7:13:27	0:02:04	2	3	5
7:14:41	0:01:14	1	1	2
7:15:22	0:00:41	1	1	2
7:15:52	0:00:30	1	1	2
7:16:33	0:00:41	1	2	3
7:17:45	0:01:12	1	3	4
7:19:44	0:01:59	2	2	4
7:20:24	0:00:40	1	2	3
7:20:44	0:00:20	1	2	3
7:21:50	0:01:06	1	2	3
7:22:14	0:00:24	1	2	3
7:24:25	0:02:11	2	1	3
7:24:29	0:00:04	1	1	2
7:25:20	0:00:51	2	1	3
7:25:23	0:00:03	1	3	4
7:25:33	0:00:10	2	3	5
7:26:48	0:01:15	3	3	6
7:26:52	0:00:04	4	2	6
7:26:58	0:00:06	5	2	7
7:27:05	0:00:07	6	2	8
7:28:28	0:01:23	7	2	9
7:28:35	0:00:07	7	3	10
7:28:55	0:00:20	8	3	11
7:32:02	0:03:07	8	4	12
7:32:05	0:00:03	9	3	12
7:33:04	0:00:59	10	3	13
7:34:03	0:00:59	8	3	11
7:34:55	0:00:52	8	3	11
7:35:36	0:00:41	7	4	11
7:36:36	0:01:00	7	3	10
7:37:10	0:00:34	6	3	9
7:38:52	0:01:42	7	3	10
7:39:16	0:00:24	6	3	9
7:40:22	0:01:06	7	3	10
7:40:34	0:00:12	7	3	10
7:41:15	0:00:41	7	4	11
8:11:57	0:00:05	9	3	12
8:12:04	0:00:07	9	4	13
8:14:08	0:02:04	8	3	11
8:16:19	0:02:11	4	3	7
8:17:12	0:00:53	4	3	7
8:17:53	0:00:41	4	4	8
8:18:26	0:00:33	4	4	8
8:18:40	0:00:14	5	3	8

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
7:42:08	0:00:53	7	3	10
7:42:45	0:00:37	6	3	9
7:44:21	0:01:36	4	3	7
7:45:00	0:00:39	4	3	7
7:45:55	0:00:55	4	3	7
7:46:07	0:00:12	5	3	8
7:46:10	0:00:03	6	3	9
7:47:22	0:01:12	4	4	8
7:47:40	0:00:18	5	4	9
7:48:48	0:01:08	6	3	9
7:50:16	0:01:28	5	3	8
7:50:29	0:00:13	6	3	9
7:51:47	0:01:18	4	3	7
7:51:50	0:00:03	5	3	8
7:52:11	0:00:21	6	3	9
7:52:15	0:00:04	7	3	10
7:53:15	0:01:00	6	3	9
7:54:16	0:01:01	5	2	7
7:54:29	0:00:13	5	3	8
7:55:20	0:00:51	5	3	8
7:55:27	0:00:07	6	3	9
7:56:36	0:01:09	5	3	8
7:56:40	0:00:04	6	3	9
7:56:51	0:00:11	6	4	10
7:57:11	0:00:20	7	3	10
7:57:40	0:00:29	8	3	11
7:58:57	0:01:17	6	3	9
8:00:37	0:01:40	4	3	7
8:01:02	0:00:25	5	3	8
8:01:32	0:00:30	5	3	8
8:01:38	0:00:06	6	3	9
8:03:05	0:01:27	2	3	5
8:03:08	0:00:03	3	3	6
8:06:23	0:03:15	1	2	3
8:06:24	0:00:01	2	2	4
8:06:44	0:00:20	3	2	5
8:07:17	0:00:33	2	3	5
8:07:38	0:00:21	3	3	6
8:07:45	0:00:07	4	3	7
8:08:45	0:01:00	3	3	6
8:09:37	0:00:52	4	3	7
8:09:50	0:00:13	5	3	8
8:09:55	0:00:05	6	3	9
8:09:57	0:00:02	7	3	10
8:09:59	0:00:02	8	3	11
8:10:53	0:00:54	8	3	11
8:11:52	0:00:59	8	3	11
8:55:49	0:02:36	1	2	3
8:56:04	0:00:15	2	2	4
8:56:15	0:00:11	3	2	5
8:56:27	0:00:12	4	1	5
8:57:10	0:00:43	3	2	5
8:57:46	0:00:36	4	2	6
8:57:49	0:00:03	4	3	7
8:58:26	0:00:37	5	3	8

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 2302 17th Street
CITY: Santa Ana

DAY: Wednesday
DATE: 5/30/2018

TIME PERIOD: 7:00 AM TO 9:00 AM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
8:18:56	0:00:16	5	3	8
8:18:57	0:00:01	6	3	9
8:22:00	0:03:03	4	3	7
8:22:58	0:00:58	5	3	8
8:23:33	0:00:35	6	3	9
8:23:52	0:00:19	5	4	9
8:24:38	0:00:46	5	3	8
8:24:44	0:00:06	6	3	9
8:25:19	0:00:35	6	3	9
8:25:23	0:00:04	7	3	10
8:25:26	0:00:03	8	3	11
8:27:36	0:02:10	6	3	9
8:29:43	0:02:07	4	3	7
8:29:53	0:00:10	5	3	8
8:31:16	0:01:23	3	3	6
8:33:37	0:02:21	2	1	3
8:34:33	0:00:56	1	3	4
8:35:13	0:00:40	1	4	5
8:36:33	0:01:20	2	3	5
8:36:56	0:00:23	3	3	6
8:37:12	0:00:16	4	3	7
8:37:44	0:00:32	3	4	7
8:39:04	0:01:20	3	3	6
8:39:08	0:00:04	4	3	7
8:40:33	0:01:25	2	3	5
8:41:01	0:00:28	3	3	6
8:42:06	0:01:05	1	3	4
8:43:04	0:00:58	2	3	5
8:45:16	0:02:12	1	2	3
8:46:29	0:01:13	1	2	3
8:46:44	0:00:15	2	2	4
8:47:40	0:00:56	1	2	3
8:50:32	0:02:52	1	1	2
8:50:52	0:00:20	2	1	3
8:51:06	0:00:14	2	2	4
8:51:08	0:00:02	3	2	5
8:51:10	0:00:02	4	2	6
8:52:58	0:01:48	1	3	4
8:53:13	0:00:15	2	3	5

[illegible]

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 2302 17th Street
CITY: Santa Ana

DAY: Wednesday
DATE: 5/30/2018

TIME PERIOD: 4:00 PM TO 6:00 PM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
16:01:57	-	1	0	1
16:02:21	0:00:24	2	0	2
16:05:16	0:02:55	1	1	2
16:05:38	0:00:22	2	1	3
16:06:53	0:01:15	2	2	4
16:09:03	0:02:10	2	2	4
16:13:19	0:04:16	1	1	2
16:13:31	0:00:12	2	1	3
16:13:39	0:00:08	3	1	4
16:14:15	0:00:36	3	2	5
16:17:36	0:03:21	1	3	4
16:19:45	0:02:09	2	2	4
16:22:09	0:02:24	1	3	4
16:22:37	0:00:28	2	3	5
16:24:21	0:01:44	2	3	5
16:25:43	0:01:22	2	3	5
16:26:17	0:00:34	3	2	5
16:30:45	0:04:28	2	2	4
16:35:54	0:05:09	1	1	2
16:36:31	0:00:37	1	2	3
16:37:25	0:00:54	1	3	4
16:39:05	0:01:40	1	2	3
16:39:36	0:00:31	1	3	4
16:40:44	0:01:08	2	3	5
16:43:27	0:02:43	2	3	5
16:45:51	0:02:24	1	2	3
16:47:10	0:01:19	1	2	3
16:48:40	0:01:30	1	2	3
16:48:53	0:00:13	2	2	4
16:49:20	0:00:27	3	2	5
16:56:35	0:07:15	1	0	1
16:56:49	0:00:14	2	0	2
16:56:56	0:00:07	3	0	3
16:58:55	0:01:59	1	2	3
17:00:01	0:01:06	1	3	4
17:00:23	0:00:22	2	3	5
17:06:08	0:05:45	1	3	4
17:10:06	0:03:58	1	0	1
17:11:01	0:00:55	1	1	2
17:15:05	0:04:04	1	0	1
17:18:34	0:03:29	1	0	1
17:19:23	0:00:49	2	0	2
17:19:35	0:00:12	2	1	3
17:20:05	0:00:30	2	2	4
17:24:28	0:04:23	1	0	1
17:26:01	0:01:33	1	1	2
17:28:26	0:02:25	1	0	1

[illegible]

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 2701 N. Bristol St.
CITY: Tustin, CA

DAY: Thursday
DATE: 5/31/2018

TIME PERIOD: 7:00 AM TO 9:00 AM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
7:01:04	-	4	3	7
7:01:41	0:00:37	4	3	7
7:02:51	0:01:10	4	3	7
7:03:05	0:00:14	5	2	7
7:03:33	0:00:28	5	2	7
7:04:53	0:01:20	3	3	6
7:06:30	0:01:37	4	2	6
7:06:38	0:00:08	4	3	7
7:06:59	0:00:21	4	3	7
7:07:16	0:00:17	4	3	7
7:10:43	0:03:27	2	2	4
7:12:10	0:01:27	2	2	4
7:12:48	0:00:38	2	2	4
7:13:50	0:01:02	2	3	5
7:14:26	0:00:36	2	3	5
7:14:45	0:00:19	3	3	6
7:17:31	0:02:46	1	2	3
7:17:59	0:00:28	2	2	4
7:18:38	0:00:39	1	3	4
7:18:50	0:00:12	2	3	5
7:19:02	0:00:12	3	2	5
7:19:06	0:00:04	3	3	6
7:19:19	0:00:13	4	3	7
7:19:55	0:00:36	4	3	7
7:20:41	0:00:46	4	3	7
7:21:26	0:00:45	4	3	7
7:23:21	0:01:55	2	4	6
7:24:02	0:00:41	2	4	6
7:26:19	0:02:17	1	2	3
7:26:47	0:00:28	1	3	4
7:26:53	0:00:06	2	3	5
7:27:17	0:00:24	2	4	6
7:27:29	0:00:12	3	4	7
7:27:52	0:00:23	4	3	7
7:28:30	0:00:38	4	3	7
7:28:32	0:00:02	5	3	8
7:28:57	0:00:25	6	3	9
7:29:31	0:00:34	6	3	9
7:29:57	0:00:26	7	3	10
7:33:47	0:03:50	4	4	8
7:38:01	0:04:14	1	3	4
7:38:23	0:00:22	1	3	4
7:39:14	0:00:51	2	1	3
7:40:02	0:00:48	1	2	3
7:42:30	0:02:28	1	0	1
7:42:33	0:00:03	2	0	2
7:42:36	0:00:03	3	0	3

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
7:44:14	0:01:38	1	2	3
7:44:43	0:00:29	1	3	4
7:44:53	0:00:10	2	3	5
7:46:27	0:01:34	1	2	3
7:46:45	0:00:18	2	2	4
7:49:05	0:02:20	1	2	3
7:49:13	0:00:08	2	2	4
7:49:32	0:00:19	2	3	5
7:50:04	0:00:32	2	4	6
7:50:33	0:00:29	3	3	6
7:51:05	0:00:32	3	4	7
7:52:32	0:01:27	3	3	6
7:54:31	0:01:59	1	2	3
7:55:31	0:01:00	2	1	3
7:56:16	0:00:45	1	2	3
7:56:48	0:00:32	2	2	4
7:56:50	0:00:02	3	2	5
7:56:55	0:00:05	4	2	6
7:57:07	0:00:12	4	2	6
7:57:19	0:00:12	5	2	7
7:59:37	0:02:18	2	4	6
7:59:55	0:00:18	3	4	7
7:59:57	0:00:02	4	4	8
8:01:12	0:01:15	4	3	7
8:02:05	0:00:53	3	3	6
8:02:08	0:00:03	4	3	7
8:02:32	0:00:24	5	2	7
8:02:55	0:00:23	5	2	7
8:03:04	0:00:09	6	2	8
8:03:07	0:00:03	7	2	9
8:03:49	0:00:42	6	3	9
8:04:03	0:00:14	7	3	10
8:04:57	0:00:54	7	3	10
8:07:24	0:02:27	4	3	7
8:09:05	0:01:41	2	2	4
8:09:35	0:00:30	3	2	5
8:09:52	0:00:17	3	3	6
8:10:20	0:00:28	4	3	7
8:10:31	0:00:11	4	3	7
8:12:19	0:01:48	3	3	6
8:12:33	0:00:14	4	2	6
8:12:43	0:00:10	5	2	7
8:12:52	0:00:09	6	1	7
8:14:19	0:01:27	4	3	7
8:14:28	0:00:09	5	2	7
8:16:05	0:01:37	3	2	5
8:16:09	0:00:04	4	2	5

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 2701 N. Bristol St.
CITY: Tustin, CA

DAY: Thursday
DATE: 5/31/2018

TIME PERIOD: 7:00 AM TO 9:00 AM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
8:17:40	0:01:31	2	4	6
8:17:42	0:00:02	3	4	7
8:17:44	0:00:02	4	4	8
8:19:17	0:01:33	3	3	6
8:19:22	0:00:05	4	3	7
8:19:25	0:00:03	5	3	8
8:20:05	0:00:40	5	3	8
8:21:02	0:00:57	4	3	7
8:21:08	0:00:06	5	3	8
8:23:19	0:02:11	2	3	5
8:24:29	0:01:10	1	3	4
8:25:12	0:00:43	1	3	4
8:25:52	0:00:40	1	3	4
8:26:38	0:00:46	1	4	5
8:26:42	0:00:04	2	4	6
8:27:51	0:01:09	1	4	5
8:28:10	0:00:19	2	4	6
8:28:12	0:00:02	3	4	7
8:28:16	0:00:04	4	4	8
8:28:20	0:00:04	5	4	9
8:29:24	0:01:04	5	4	9
8:29:36	0:00:12	5	4	9
8:32:19	0:02:43	2	3	5
8:34:30	0:02:11	1	2	3
8:35:46	0:01:16	1	1	2
8:36:04	0:00:18	2	0	2
8:37:07	0:01:03	1	2	3
8:37:14	0:00:07	2	2	4
8:39:07	0:01:53	1	1	2
8:41:13	0:02:06	1	0	1
8:42:22	0:01:09	1	1	2
8:44:21	0:01:59	1	0	1
8:44:45	0:00:24	1	1	2
8:44:55	0:00:10	2	1	3
8:44:59	0:00:04	3	1	4
8:48:00	0:03:01	1	2	3
8:49:47	0:01:47	1	0	1
8:51:57	0:02:10	1	0	1
8:53:26	0:01:29	1	1	2
8:55:44	0:02:18	1	0	1
8:55:47	0:00:03	2	0	2
8:56:55	0:01:08	2	1	3
8:57:10	0:00:15	3	1	4
8:57:47	0:00:37	3	2	5
8:57:59	0:00:12	4	2	6
8:58:14	0:00:15	4	3	7
	0:00:00			

[illegible]

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 2701 N. Bristol St.
CITY: Tustin, CA

DAY: Thursday
DATE: 5/31/2018

TIME PERIOD: 4:00 PM TO 6:00 PM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL	ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
16:00:39	-	1	1	2	17:21:58	0:04:23	1	0	1
16:02:41	0:02:02	1	1	2	17:22:30	0:00:32	1	1	2
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16:29:55	0:02:59	2	0	2		0:00:00			
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16:33:49	0:00:46	1	1	2		0:00:00			
16:34:55	0:01:06	1	2	3		0:00:00			
16:35:23	0:00:28	1	3	4		0:00:00			
16:36:32	0:01:09	1	2	3		0:00:00			
16:39:53	0:03:21	1	1	2		0:00:00			
16:40:25	0:00:32	1	1	2		0:00:00			
16:40:35	0:00:10	2	1	3		0:00:00			
16:42:12	0:01:37	1	2	3		0:00:00			
16:46:02	0:03:50	1	0	1		0:00:00			
16:46:08	0:00:06	2	0	2		0:00:00			
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17:16:49	0:04:11	1	0	1		0:00:00			
17:17:35	0:00:46	1	1	2		0:00:00			

RESOLUTION NO. PC 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A REQUEST BY HIJI INVESTMENT & TFR INVESTMENT COMPANIES, FOR AN AMENDMENT TO THE VILLAGE AT THE PARK SPECIFIC PLAN

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

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

A. The Planning Commission has reviewed the request for an amendment to the Village at the Park Specific Plan to change the Specific Plan designation from Mixed Use to Commercial on Parcel A of Lot Line Adjustment 563A of Tract 5753, consisting of 0.94 acres, located south of U.S. 101, between Village at the Park Drive and Westpark Court and allow for drive-through uses within the Commercial Specific Plan designation;

B. The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the "CEQA Guidelines"), and the City's Environmental Guidelines ("Camarillo Guidelines"; CEQA, CEQA Guidelines and Camarillo Guidelines collectively referred to as "CEQA Regulations");

C. The Director completed review and scheduled a public hearing regarding the request before the Planning Commission on October 15, 2024;

D. A Notice of Public Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law;

E. On October 15, 2024, the Planning Commission opened the public hearing to receive public testimony and other evidence regarding the request, including without limitation, information provided to the Planning Commission by the Applicant; and

F. The Planning Commission considered the information provided by staff, public testimony, and the applicant. This Resolution, and its findings, are made based upon the evidence presented the Planning Commission at its October 15, 2024, hearing including, without limitation, the staff report submitted by the Director of Community Development.

SECTION 2. Environmental Review. The amendment to the Village at the Park Specific Plan has been reviewed for compliance with the California Environmental Quality Act (CEQA) and have been found that there are no environmental impacts that cannot be adequately mitigated, and that an Addendum to Final Mitigated Negative Declaration 2009-6 has been prepared and approved for the project.

SECTION 3. Project Findings. The Planning Commission, after review of the project, finds:

A. The proposed amendment to the Village at the Park Specific Plan maintains internal consistency with the goals and policies of all elements of the General Plan. The

proposed amendment is consistent with the General Plan Land Use Element because the Specific Plan redesignation from Mixed Use to Commercial on 0.94 acres is consistent with the underlying General Plan land use designation of General Commercial.

B. The proposed amendment to the Village at Park Specific Plan is consistent with the Circulation Element, as the backbone infrastructure and streets in Village at the Park were completed in accordance with Tract 5350 and access is currently improved to the 0.94-acre site from Village at the Park Drive and Westpark Court.

C. The proposed amendment to the Village at Park Specific Plan is consistent with the certified 2021-2029 Housing Element, as the 0.94-acre site will be redesignated from Mixed Use to Commercial and is not identified for future housing development in the Housing Element.

D. The proposed amendment to the Village at the Park Specific Plan is consistent with the Community Design Element, which establishes a design framework for community development, because the proposed amendment includes adding a new Commercial Development Standard requiring the design of drive-through uses to be approved by the Planning Commission under the planned development permit process to ensure new drive-through uses continue to create a functional and attractive community with a distinct sense of place within the Village at the Park Specific Plan area.

E. The proposed amendment to the Village at the Park Specific Plan is consistent with the Recreation Element, as it will have no impact to existing or planned recreational land uses. The amendment to the Specific Plan to redesignate 0.94 acres from Mixed Use to Commercial will facilitate future development that will provide services to visitors of the Pleasant Valley Fields.

F. The proposed amendment to the Village at the Park Specific Plan is consistent with the Safety and Noise Elements, which ensure that the community is protected from natural and manmade hazards, because the proposed redesignation of 0.94 acres from Mixed Use to Commercial will occur within the same boundaries that is already designated for development and is located outside of the Camarillo fault setback area.

G. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, as the 0.94 acre site proposed to be redesignated from Mixed Use to Commercial will continue to be developed consistent with the underlying General Commercial General Plan land use designation and;

H. The site is physically suitable for the requested land use development as the project site is an infill site that has been previously graded as part of the 2004 certified grading plan as part of an overall approved Village at the Park Master Tract 5350.

I. The proposed project has been reviewed in compliance with CEQA.

SECTION 4. Recommendation of Approval of an Amendment to the Village at the Park Specific Plan. The Planning Commission recommends approval of an amendment to the Village at the Park Specific Plan, based on the above findings, and as depicted in Exhibit A.

SECTION 5. Construction. This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 6. Reliance on Record. Each and every one of the determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the matter. The determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. Limitations. The Planning Commission's analysis and evaluation of this matter is based on the best information currently available. It is inevitable that in evaluating the matter that absolute and perfect knowledge of all possible aspects of the matter will not exist. One of the major limitations on analysis of the matter is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8. Preservation. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 9. Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 10. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 11. 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 matter.

SECTION 12. Effective Date. This Resolution is effective upon adoption.

SECTION 13. The Planning Commission Chair, or presiding officer, is hereby authorized to affix their signature to this Resolution signifying its adoption by the Planning Commission of the City of Camarillo, and the Planning Commission Secretary is directed to attest thereto.

APPROVED AND ADOPTED on October 15, 2024, by members of the Planning Commission voting as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair

Secretary

Copy: Community Development Department
General Services Department (Information Systems Division)
Dennis Hardgrave (applicant)

Village ^{at the} Park

Specific Plan



City of Camarillo

**VILLAGE AT THE PARK
SPECIFIC PLAN**

Prepared by:

**City of Camarillo
Department of Community Development
601 Carmen Drive
Camarillo, California**

**Impact Sciences
Agoura Hills, California**

**Development Planning Services
Camarillo, California**

**Approved by City Council
Resolution No. 2001-15
Adopted on October 10, 2001**

**Amended September 26, 2013
Resolution No. 2013-100**

**Amended _____, 2024
Resolution No. 2024-_____**

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1.0 INTRODUCTION

1.1 PURPOSE OF THE SPECIFIC PLAN

The Village at the Park Specific Plan (*Specific Plan*) provides the City of Camarillo with a comprehensive planning program to direct the orderly development of the Village at the Park site. The *Specific Plan* provides a conceptual land use plan, regulations, guidelines and programs to ensure that this area of the City is developed in a manner consistent with the goals, objectives, principles and policies of the *City of Camarillo General Plan* (referred to in this document as the *General Plan*).

The *Specific Plan* allows development of a wide variety of residential, commercial, recreational, and institutional uses within the 334.37-acre *Specific Plan Area*. The regulations and guidelines contained in this *Specific Plan* will ensure that these uses, and the associated infrastructure elements and public spaces, are planned and designed in an integrated manner.

This *Specific Plan* has been prepared in accordance with the requirements of the California Government Code (Sections 65450 through 65457) and addresses all issues and topics specified in the code. A key function of the *Specific Plan* is to reduce the need for subsequent master planning and environmental review procedures as the project area is developed. The *Specific Plan* fixes the general layout and configuration of streets, and defines the land uses allowed in the *Specific Plan Area*. At the time of subdivision of land, subdivision maps will precisely fix the boundary of the land uses, the location of streets, and the configuration of residential lots.

1.2 COMMUNITY SETTING

1.2.1. Location and Physical Setting

As illustrated in **Figure 1-1**, the proposed project site is located in the southeastern portion of the City of Camarillo, in the County of Ventura. U.S. Highway 101 divides the city along an east-west alignment. The City is surrounded by pockets of unincorporated County land, beyond which lay the City of Thousand Oaks further to the east, the City of Ventura further to the west and the City of Oxnard further to the southwest.

A variety of land uses, such as agricultural, commercial, office, industrial and residential, occur in the City of Camarillo. Agricultural uses are typically found in the southern portion of the City and are comprised primarily of row crops including a variety of vegetables and fruits. Commercial and office

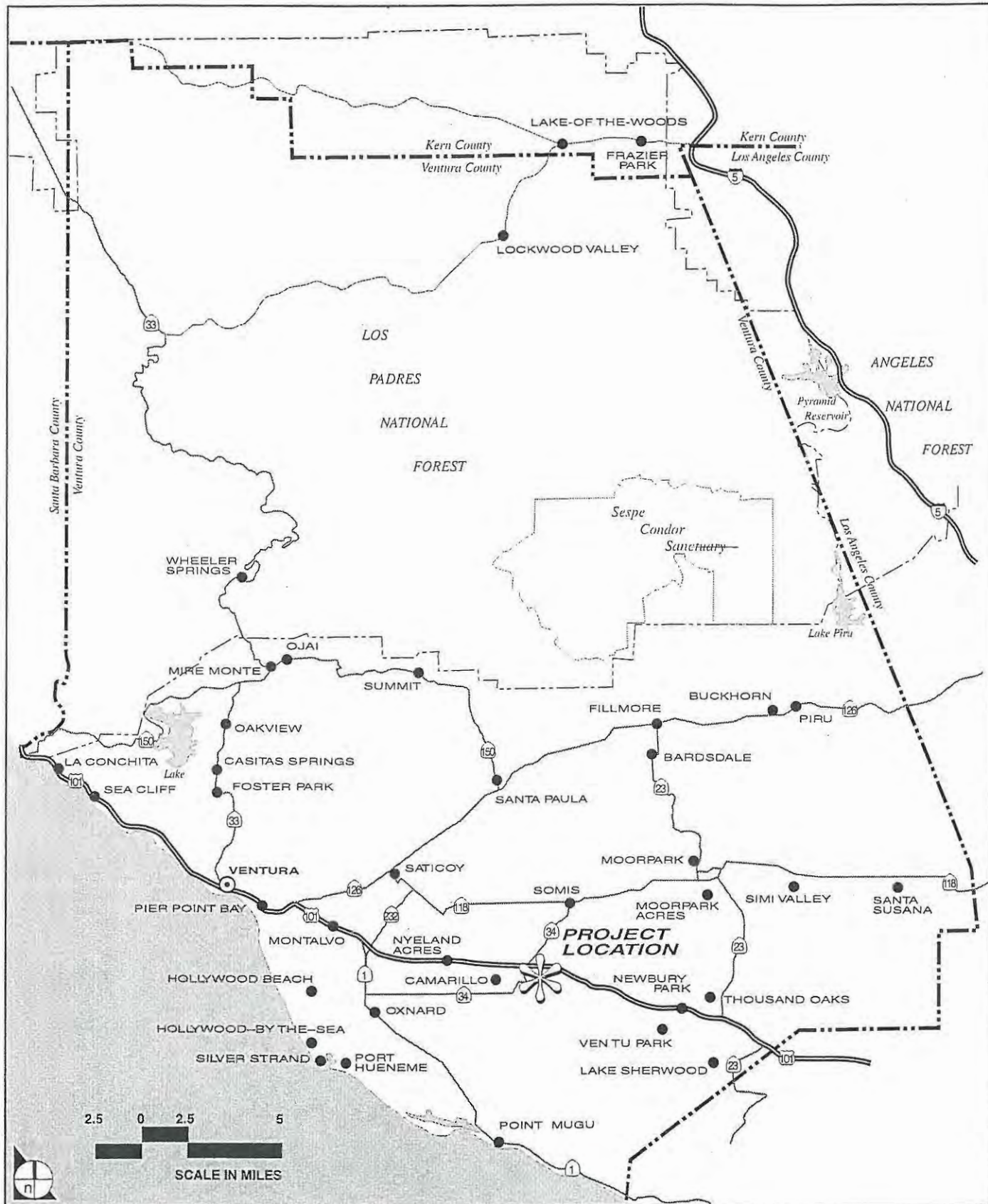


FIGURE 1-1

Regional Location

uses generally occur along major arterials, such as Ventura Boulevard, Carmen Drive, and Arneill Road. Industrial uses are generally located along the railroad right-of-way in the central and eastern portions of the City and consist of manufacturing, research and development, and agricultural industry. Residential uses are located throughout the city, but most units by percentage occur north of the Ventura Freeway.

Vehicular access to the City of Camarillo is obtained primarily from the Ventura Freeway (U.S. Highway 101 - located directly north of the project site), State Highway 118 (located approximately 2.5 miles north of the site), and State Highway 34 (located approximately 0.5 miles west of the site). Local vehicular, pedestrian, and bicycle access to the project vicinity is provided by Petit Street which is a two-lane local street, and Pleasant Valley Road which is currently a two-lane primary arterial along the southern project boundary. West of the site, Pleasant Valley Road widens to provide four lanes.

The proposed project site is located south of U.S. Highway 101 between Pleasant Valley Road and Lewis Road as illustrated in **Figure 1-2**. Land uses in the immediate vicinity of the proposed project site are identified in **Figure 1-3**. As shown, the proposed project site is bordered on the north by U.S. Highway 101/Ventura Freeway, on the south by Pleasant Valley Road, on the east by the Lamplighter Mobile Home Park (zoning designation MHP: Mobile Home Park), and on the west by light industrial uses (zoning designation M1: Light Manufacturing) that includes the Imation manufacturing facility and a business park. The site includes a segment of Petit Street. Also shown in **Figure 1-3** are single family homes located further to the east of the site, and single family homes and agricultural uses (zoned M1) located further to the west and south. All land south of Pleasant Valley Road is located within unincorporated portions of Ventura County and is in agricultural production.

The project site is within the boundaries of the City of Camarillo and not within an area subject to CURB/SOAR voter approval.

1.2.2. Existing Land Uses and On-site Characteristics

The proposed project site encompasses the five contiguous properties totaling 334.37 acres of land illustrated in **Figure 1-4**. It's topography is relatively flat with the total relief on the site ranging from about 15 to 18 feet above mean sea level. The highest point is located within the right-of-way of Petit Street and the lowest point is located within the drainage culvert in the southern part of the site. The site is highly visible from U.S. Highway 101, Pleasant Valley Road, and the adjacent Lamplighter Community.

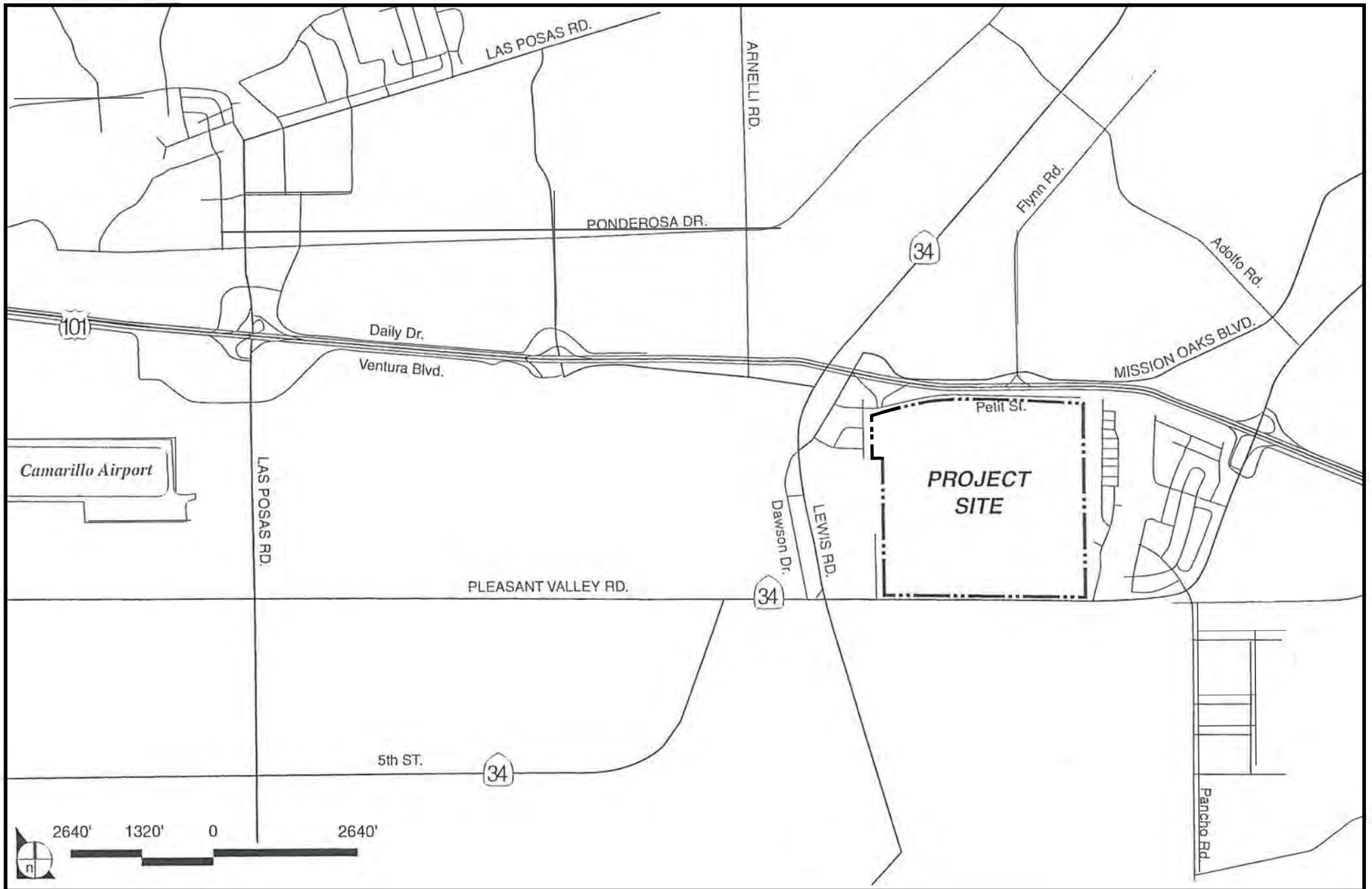


FIGURE 1-2

Project Site Location

VILLAGE AT THE PARK • Specific Plan

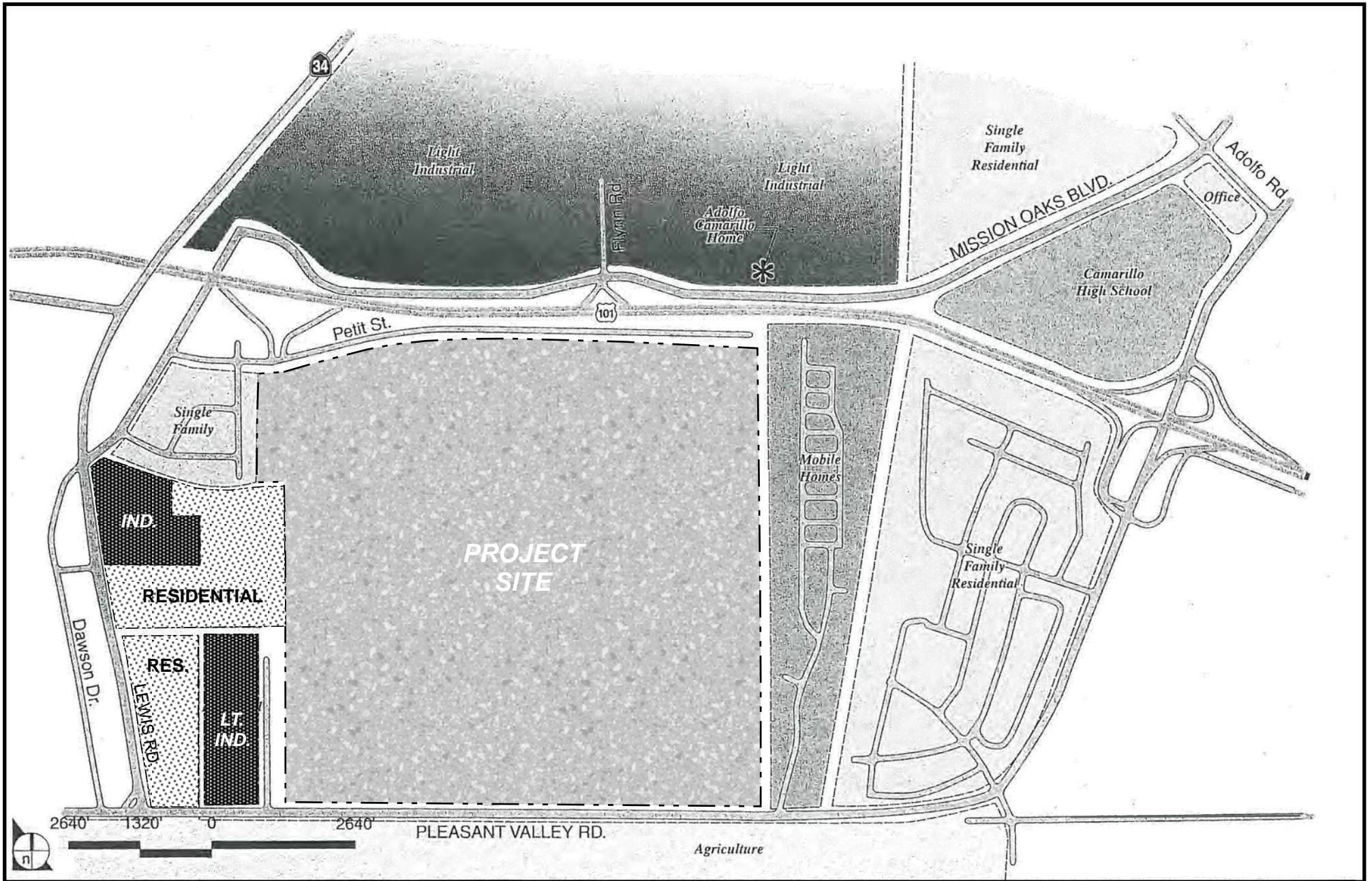


FIGURE 1-3

Surrounding Land Uses

VILLAGE AT THE PARK • Specific Plan

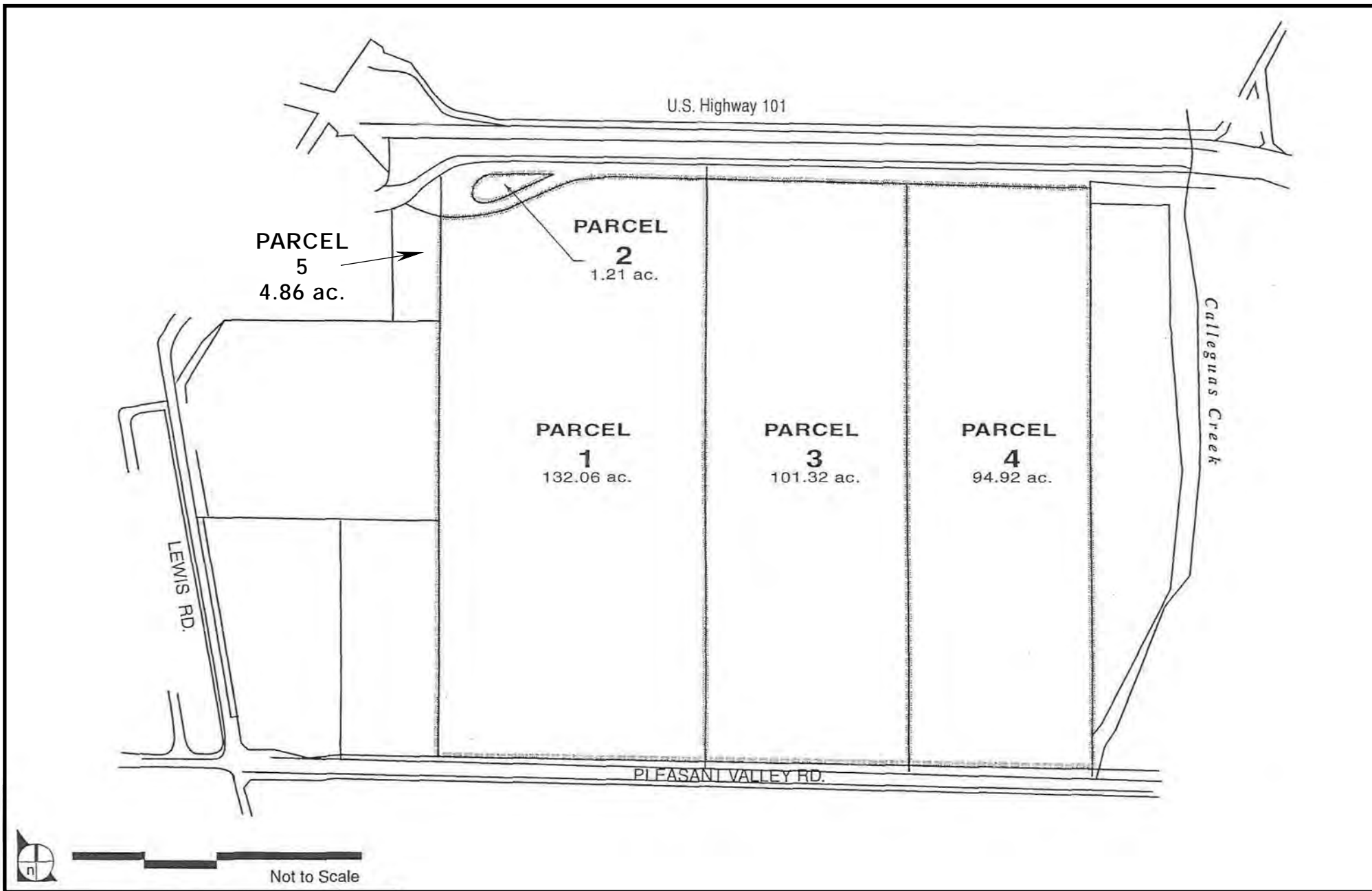


FIGURE 1-4

Existing Project Site Parcels

The project site has historically been cultivated with spinach, lettuce, strawberries, and broccoli by various tenants. Over the years there have been fluctuations in the types, amounts, and net revenue of the crops cultivated at the site; although the primary crop cultivated in recent years has been strawberries.

The majority of the project site is designated as Prime Farmland. Smaller areas located in the north-central and southeastern portions of the site are designated as Farmland of Statewide Importance. Development on the site is limited to two farmhouses, a farm equipment storage area, and landscape trees located in the north-central portion of the site along Petit Street. The *City of Camarillo General Plan* Land Use designation for the site is Agriculture. The City's *Zoning Code* designation for the site is AE - Agriculture Exclusive.

1.3 OBJECTIVES OF THE SPECIFIC PLAN

The project applicant and City of Camarillo have established objectives for the project and *Specific Plan*. These objectives respond to the existing physical setting of the *Specific Plan* area and surrounding areas as well as the *City of Camarillo General Plan*. The City's objectives for the *Specific Plan* are as follows:

- To create a pedestrian-oriented residential and commercial community incorporating traditional neighborhood planning principles.
- To establish a collection of linked neighborhoods featuring high architectural design character and quality of construction, extensive landscape/tree planting and a strong sense of place.
- To provide a location for a 55-acre youth sports park benefiting the entire City of Camarillo.
- To meet a variety of the future housing needs of the City of Camarillo in a location that is an infill property within the existing City limits and within the City CURB limits.
- To develop at densities that provides for an appropriate housing and land use mix but does not adversely impact surrounding infrastructure or existing neighborhoods.
- To provide a location and substantial funding for an elementary school to serve the southeast portion of the City of Camarillo.
- To provide a location for a family YMCA from which it can serve physical and social needs of a diverse cross-section of Camarillo residents.
- To create an acceptable separation between agricultural land uses south of the site and existing plus proposed residential land uses by means of an open space buffer along Pleasant Valley Road.
- To complete build-out of Pleasant Valley Road along the project frontage, providing additional roadway capacity to serve the California State University, Channel Islands (CSUCI) campus and regional needs.

- To provide improved vehicle access for the Lamplighter Mobile Home Community by means of a traffic signal-controlled intersection at Pleasant Valley Road.
- To provide neighborhood retail services to serve the local residents as well as a Highway Commercial/Hotel site to serve regional tourist needs and provide local jobs and sales tax/fee revenue.

1.4 AUTHORITY

California Government Code Section 65450 gives a legislative body the authority to prepare a Specific Plan for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. As outlined in the Government Code Sections 65451-65452, specific plans are to contain a text and diagram or diagrams specifying:

- The distribution, location, and extent of land uses;
- the distribution, location, and extent of major infrastructure improvements needed to support the land uses described in the plan (for this project, a detailed infrastructure plan will be prepared subsequent to the Planning Commission's selection of a land plan);
- development standards and criteria;
- a phasing plan (also to be prepared following selection of a land plan);
- a program of implementation measures;
- a statement of the relationship of the Specific Plan to the General Plan; and
- any other subjects which are necessary or desirable for the implementation of the General Plan.

After it is adopted (either by ordinance or resolution), a Specific Plan supplements existing zoning regulations and has an effect similar to the local General Plan. For example, the State Subdivision Map Act requires the legislative body to deny approval of a tentative or final subdivision map if it is not in substantial conformance with the applicable Specific Plan. In addition, a development agreement between a municipal body and a developer/applicant cannot be approved unless the legislative body finds the agreement is consistent with the General Plan and any applicable Specific Plan.

1.5 RELATIONSHIP TO THE CITY OF CAMARILLO GENERAL PLAN

The *City of Camarillo General Plan* guides development of the City. The *General Plan* includes the following elements: Land Use, Circulation, Scenic Highways, Housing, Recreation, Open Space and Conservation, Community Design, Safety, and Noise. A primary component of the Land Use Element is the Land Use Map, which designates the land use classifications and land use patterns intended to achieve the City's overall land use objectives.

The current *General Plan* Land Use Map designation for the *Specific Plan* area (i.e., Agriculture) would be amended at the time the *Specific Plan* is adopted. Land use designations proposed for the site include: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, and High Density Residential, Highway and Village Commercial, Open Space, Recreational and Institutional uses. Proposed zoning designations for the site would be consistent with these General Plan land use designations.

A map illustrating proposed General Plan and Zoning designations for the site is provided in **Section 2.0** of this Specific Plan.

1.5.1. Jurisdictional Boundaries and Policies

The entire *Specific Plan Area* is located within the corporate boundary of the City of Camarillo. In 1998, the City of Camarillo adopted a SOAR Ordinance which created a City Urban Restriction Boundary and placed it on the ballot in November 1998 for voter approval. This City Urban Restriction Boundary (CURB) was approved. The purpose of the CURB is to create a boundary defining the area in which urban development will be allowed through the year 2020, the horizon year for the City's *General Plan*. Through the year 2020, the City of Camarillo will restrict urban services and land uses to land located within the CURB. The *Specific Plan* area is located within the City's CURB, and development of the area is consistent with this ordinance.

1.6 ORGANIZATION OF THE SPECIFIC PLAN

The organization of the *Specific Plan* and the directions for its use are defined below.

- Chapter 1: Introduction. The introduction provides background information and outlines the intent and structure of the Village at the Park Community and this *Specific Plan*, and establishes the regulatory authority of the Plan and its relation to other regulatory documents.

- Chapter 2: Development Plan. This chapter defines the pattern and intensity of land uses allowed in the *Specific Plan* area, the planned open space network, and the utility networks planned to serve the allowed land uses.
- Chapter 3: Development Standards and Design Guidelines. This chapter includes site *Development Standards*, *Design Guidelines*, and *Landscape Regulations*.
- Chapter 4: Implementation. This chapter defines the policies and programs to be used to implement the *Specific Plan*.

2.0 DEVELOPMENT PLAN

2.1 INTRODUCTION

As part of the planning process four land use concepts were originally considered for the Specific Plan. The Proposed Project was prepared and submitted by the project applicant while the three development alternatives were prepared by the City. After Planning Commission review and City Council action, the final land plan was adopted in October 2001. The “hybrid” plan represents the components of the applicant’s plan while incorporating some of the design features of the alternative plans.

The Specific Plan has been amended several times in subsequent years, including the addition of 4.86 acres of the former Imation Industrial site added to the planning area in 2004. Additional significant land use changes between 2001 and 2012 included redesignation of the Camden project along Village Commons Boulevard from Medium Density to Low Medium Density; Tract 5350, Lot 21 was amended to Medium Density Residential; Tract 5350, Lot 2 was amended from CPD to CMU (Mixed Use).

In 2013 a Specific Plan Amendment was approved revising the land use designation for the undeveloped portions of Tract 5655, west of Village at the Park Drive to High Density Residential. An Addendum to the Specific Plan was approved by the City Council and is included as Appendix B to this Specific Plan document. The Addendum provided details of the Specific Plan amendments which had occurred between 2001 and 2013, concluding that the Specific Plan Addendum met the legal requirements for specific plan amendments as established under Section 65450 (and following) of the California Government Code. A Supplemental environmental document was certified as a part of the 2013 Addendum & Specific Plan Amendment.

The 2024 Specific Plan Amendment addresses the applicant-requested change of zone for a portion of the approved Tract 5753, located on the east side of Village at the Park Drive adjacent to the US 101 ramps. The Zone Change and Specific Plan Amendment would be to re-designate a 0.94-acre parcel in the northwest corner of Tract 5753 from CMU to CPD (Commercial Planned Development) and to amend the Specific Plan to allow for drive-through food service use on the subject parcel. The Specific Plan Amendment process includes a CEQA Addendum to the Village at the Park certified EIR. The Addendum found that the proposed changes produced no new project impacts. This Specific Plan document has been updated to reflect the applicant-requested changes. Land Use exhibits and tables have been updated to reflect all prior Specific Plan Amendments, including the graphic representation of the 0.94-acre CPD parcel within Tract 5753. Table 2-1, Land Use Summary, reflects all prior and 2024 updates. The 2024 CPD Amendment falls within the overall “Village Commercial Mixed Use & CPD” category on Table 2-1.



UPDATED TABLE 2-1 [REPLACES EXISTING PAGE 2-2]

2.2 LAND USE PLAN

2.2.1 Approved Project (2013 Update & 2024 CPD Amendment)

The 2024 Updated Approved Project illustrated in **Figure 2-1** provides a variety of land uses on the site with a community sports park as a focus of the project. It was designed to allow phase development without affecting the three existing parcel boundaries (**Figure 1-4**) in **Section 1.0**, Introduction. A statistical summary of the 2024 Updated Project land use mix is provided in **Table 2-1**.

Table 2-1
Statistical Land Use Summary - Approved Project (Updated 2024)

Land Use	Net Acres	Development Potential
Residential		
Low Density	150.10	685.00 units
Low-Medium Density	14.42	90.00 units
Medium Density	10.05	175.00 units
High Density	19.95	285.00 units
Subtotal:	194.52	1,235.00 units
Commercial		
Highway Commercial	3.55	50,000.00 sq. ft.
Village Commercial (Mixed Use) & CPD (2024)	13.51	200,000.00 sq. ft.
Subtotal:	17.06	250,000.00 sq. ft.
Public		
Community Sports Park Site	55.00	
Elementary School Site	10.00	33,000.00 sq. ft.
Perimeter Greenbelts/Detention Areas	15.33	
Subtotal:	80.33	33,000.00
Quasi-Public		
Private Neighborhood Recreation Areas	6.00	
YMCA Site	5.00	54,450.00 sq. ft.
Institutional Use	3.00	39,200.00 sq. ft.
Neighborhood RV Storage	3.50	
Subtotal:	17.50	93,650.00 sq. ft.
Streets/Right-of-Way		
Arterial Boulevards	24.96	
Site Total:	334.37	



2.3 PROPOSED ZONE CLASSIFICATIONS

2.3.1 Zone Classifications

Figure 2-5 defines zoning classifications proposed within the Specific Plan area. The City of Camarillo would administer the plan as an amendment to the existing AE-Agricultural Exclusive Zoning Code designation. This plan defines development standards that shall be applied to future individual developments within the plan area. The standards set forth herein supercede the requirements found in the City of Camarillo Zoning Ordinance. In those categories where the plan does not establish or define standards, the standards of the underlying zone as set forth in the City of Camarillo Zoning Ordinance shall apply. However, this plan may further specify development regulations that are not addressed in the Zoning Ordinance.

2.4 UTILITY MASTER PLANS

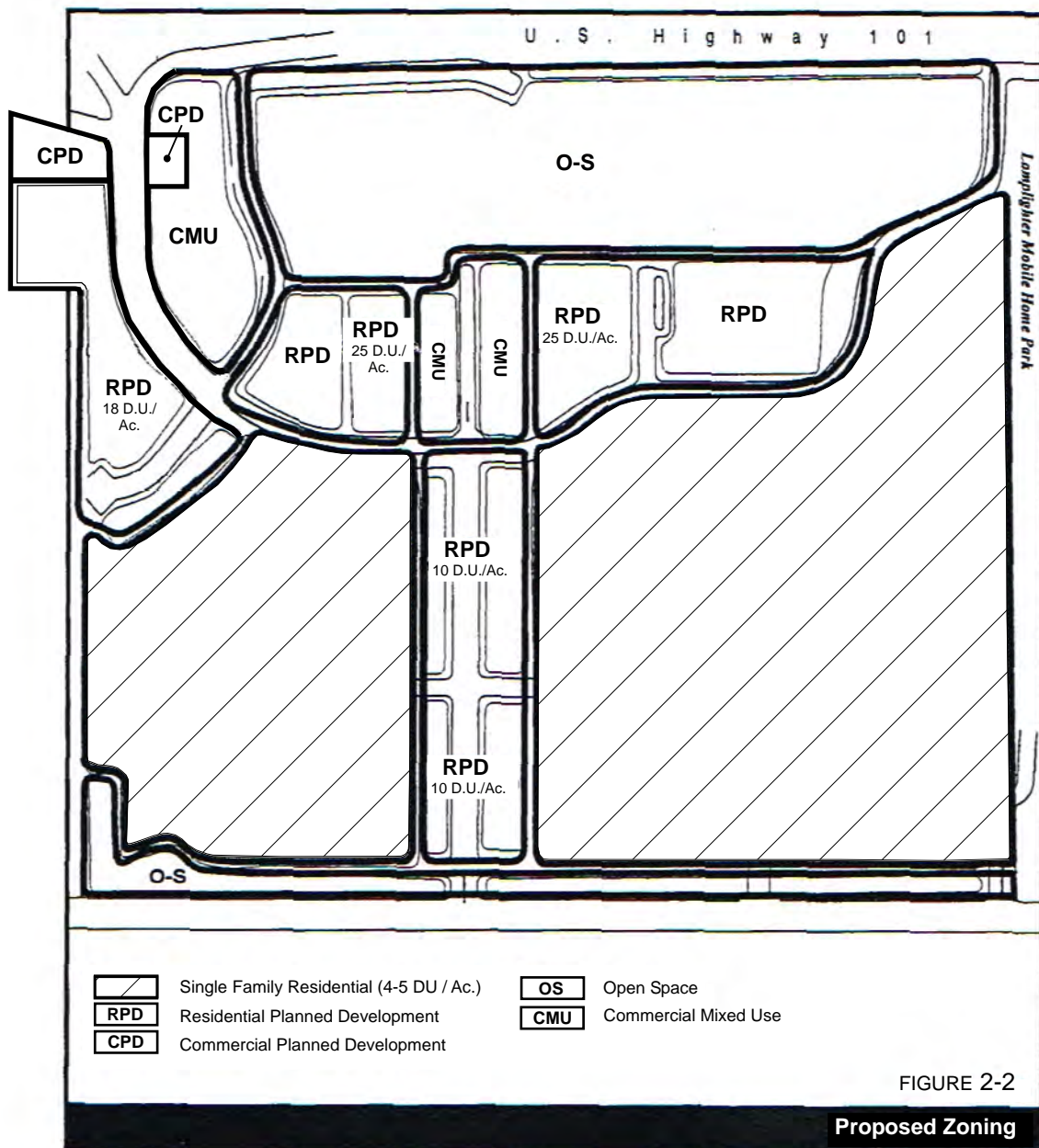
This section presents the master plans for utility improvements. The precise location and size of the water and sewer lines may be modified as part of the subdivision map process.

2.4.1 Potable Water System

Potable water is provided to the *Specific Plan* area by the Camarillo Municipal Water Department through 10- to 12-inch diameter water mains in Petit Street, Pleasant Valley Road, and Constitution Avenue. There is also a 12-inch waterline along the eastern boundary of the *Specific Plan* area. The approved uses would receive potable water through a looped distribution system that would connect with the 12-inch water mains in Petit Street, Pleasant Valley Road, and along the eastern boundary of the *Specific Plan* area. The existing 12-inch water main in Pleasant Valley Road would connect with the existing 12-inch water main along the eastern boundary *Specific Plan* area, while within the *Specific Plan* area, there would be 10- and 12-inch water mains to serve the approved uses.

2.4.2 Wastewater System

Wastewater generated within the City of Camarillo is treated by the Camarillo Sanitary District and the Camrosa Water District at the Camarillo Sanitary District Water Reclamation Plant. Within the *Specific Plan* vicinity, gravity-flow trunk sewers exist in Dawson Drive, Lewis Road, and along the eastern boundary of the *Specific Plan* area. There is also a 21-inch sewer trunk located south of the *Specific Plan* area in Pleasant Valley Road. Wastewater generated within the *Specific Plan* area would gravity-flow from the through 8- and 10-inch sewers to the existing 21-inch sewer trunk in Pleasant Valley Road where it would gravity flow to Pumping Station No. 2. From this point, sewage would be pumped through existing systems to the water reclamation plant.



2.4.3 Storm Water Drainage

Storm water occurring within the *Specific Plan* area would drain to detention basins in the central and or southern part of the site. Runoff from the detention basins would discharge into the existing storm drain system and/or Calleguas Creek. The storm water drainage plan shall be consistent with the provisions of the City of Camarillo Department of Engineering Services Master Plan of Drainage.

2.4.4 Natural Gas

Natural gas service is provided to the *Specific Plan* area by the Southern California Gas Company via 6-inch high pressure lines in Pleasant Valley Road and Petit Street. The approved land uses would connect to either or both of these existing lines via installation of a regulator station and local distribution lines.

2.4.5 Electricity

Electrical power is provided to the City of Camarillo by Southern California Edison. Above-ground transmission lines are presently located along the southern perimeter of the *Specific Plan* area along Pleasant Valley Road. The approved uses would connect to these existing lines.

2.4.6 Communication

Telephone Service is provided under contract to the City by Verizon. The existing lines are located both east and west of the *Specific Plan* area and would be extended to the area to serve the approved uses.

Cable TV service is provided to the City by Verizon and Adelphia. The existing cables are located east of the *Specific Plan* area and would be extended to the area to serve the approved uses.

3.0 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

This section of the Specific Plan contains the overall expectations, design guidelines and the development standards for each of the defined land use types. Guidelines provide the overall design intent and visual parameters for development and are interpretable. Standards provide additional clarity to the Guidelines by setting numerical and operational limits and are not interpretable.

The contents of this section do not intend to replicate the City's Zoning Code. This plan defines development standards that shall be applied to future individual developments within the plan area. The standards set forth herein supersede the requirements found in the City of Camarillo Municipal Code, Zoning Ordinance.

3.1 THE VISION: PRIMARY DESIGN OBJECTIVES FOR THE SPECIFIC PLAN AREA

In preparing the Design Guidelines and Development Standards for this *Specific Plan*, several examples of viable, beautiful, and lasting neighborhoods were reviewed and evaluated. These neighborhoods are in the communities of Monterey, Carmel, Santa Barbara, Pasadena, and San Marino. All of these examples provide effective and balanced pedestrian-oriented environments and integrated circulation networks and charming architecture which then sets the tone for their overall appeal and ambience.

Upon review, one of the most compelling results of the above examples is that due to their design and simplicity, these neighborhoods tend to come across as “small towns” or, parts of small towns. This is due in large part, to their inherent variety of land uses, the focus on the *Public Realm*, and the lack of perimeter walls, all interconnected by a hierarchy of circulation routes. As mentioned, these neighborhoods have a pedestrian-friendly environment which is the result of a highly coordinated set of components: architecturally interesting buildings, a variety of building types, orientation to the street, a beautiful *Public Realm* and, vehicular circulation in balance with pedestrian circulation. These fundamental principles serve as the foundation upon which the following Design Guidelines and Development Standards are based.

3.1.1 Promote the “Small Town” Image

The development scenarios envisioned for the *Specific Plan* area contain the various “pieces” that are often found in a small town: a village center, a school, YMCA, church, mixed use buildings and, different types of housing all woven sensitively into neighborhoods. The examples that were used in preparing the vision for this Specific Plan area all have that “small town” character, aesthetically and physically. In fact, the Specific Plan area is roughly 1/3 the size of pedestrian-oriented, “village” or small town type

communities in California. This character is often referred to as “village-character” but this is not always as easy to convey or implement as “small town-character.” Additionally, “village” is a term which can have a wide variety of scale associated with it and, as such, tends to not serve as well as a founding principle. For this reason, “small town” is used in this Plan as it is more easily achievable, clear and the fundamental objective to implementing the vision set forth in this Specific Plan.

3.1.2 Provide Pedestrian-Oriented Design

These Guidelines and Standards reinforce the “small town” image through the emphasis of architecture at the pedestrian level. The examples used to prepare this *Specific Plan* show that their strength comes from appealing to the pedestrian instead of trying to appeal to vehicular traffic that is moving at different rates of speed.

Exaggerated architectural gestures and trendy techniques are not present in the examples as pedestrian-oriented design is based on a direct relationship between the buildings in the neighborhood(s) and the *Public Realm*. Namely, the buildings orient directly to the adjacent sidewalk and do not turn away from the street and into parking lots. In the case of single-family houses, the buildings are not dominated by garages. For this *Specific Plan* area, to meet current demands, garages will probably be larger than in the example neighborhoods. However, alternate techniques are available to creatively recess the garages from the front of the house so as not to dominate visually and detract from the overall pedestrian-oriented design of the neighborhood.

In addition to architecture, the example neighborhoods balance the needs of pedestrians and vehicles. This is accomplished chiefly by an integral circulation network which is based on a hierarchy of routes for the motorist and pedestrian that actually disperse rather concentrate traffic *Boulevards, Avenues and Streets*. Too often this hierarchy is realized in name only without utilizing the direct benefits of such a system.

3.1.3 Provide Pedestrian-Oriented Public Realm

The Public Realm is known as the area within the “right of way” for *Boulevards, Avenues and Streets*. When these areas balance the needs of vehicles with pedestrians, we tend to want to be in these areas and not simply “get through” these areas. In this *Specific Plan*, the Public Realm is not intended to be minimized to a specific area. Rather, it is a fundamental concept upon which the example neighborhoods are based.

These Guidelines and Standards would reinforce the “small town” character by designing pedestrian-scaled *Boulevard, Avenue or Streets* while providing for efficient vehicular circulation. However, efficiency shall not be at the expense of the pedestrian scale. In the example neighborhoods, the pedestrian environment was strong and vehicular circulation was efficient. This is particularly evident in such physical features ranging from the width of sidewalks in relation to the adjacent *Boulevard, Avenue or Street*, size and location and width of the adjacent tree lane based on the adjacent *Boulevard, Avenue or Street*, to the amount of house in relation to the amount of garage as seen from the adjacent *Boulevard, Avenue or Street*. As seen in the example neighborhoods, the *Public Realm* always comes first, it is prominent, it varies according to the type of adjacent *Boulevard, Avenue or Street*, and, it is scaled to the pedestrian by properly proportioning the vehicular area to the pedestrian area.

Due to the relatively flat topography of the *Specific Plan* area, the network of streets/*Public Realm*, has few physical constraints. However, in an effort to provide fundamental identity to the development through the *Public Realm*, the network of streets has purposely been designed to avoid a rectilinear arrangement. The resulting network of streets/*Public Realm*, meanders in a variety of manners creating inherent visual interest for the eventual development that will follow and form this community.

Summary

- A street (Boulevard, Avenue or Street) is a circulation mode for people driving, riding and walking that allows access to private uses along its edges. In good streets, the experience is comfortable, safe and aesthetically pleasing to the senses.
- The best streets encourage participation by all. Memorable streets invite us to spend time watching, playing, working and having the opportunity to be together. By using the Public Realm as an amenity, the neighborhoods are even stronger and more visually appealing.
- A variety of streets creates the hierarchy needed to properly and efficiently disperse traffic to be able to produce the pedestrian-oriented Public Realm.
- Trees planted at the curb line as well as on-street parking provide pedestrians with a feeling of safety, contributing to the overall ambience of the area.
- Orientation of buildings to the Public Realm makes for a pedestrian-friendly environment that is very appealing.

3.2 DESIGN GUIDELINES AND DEVELOPMENT STANDARDS

For each of the land use types (as defined by zone) identified in this *Specific Plan* area (e.g., *Open Space, Commercial, Mixed Use, Residential*, etc.), this section first provides the overall design objectives and expectations for the particular land use type and, then identifies the numerical and operational limits for

development purposes. In presenting the information from general to specific, the reader will gain a more thorough understanding of the requirements and opportunities in this *Specific Plan*.

3.2.1 Consistency with the City's Heritage Zone

a. Non-Residential Development

Consistent with the Heritage Zone as defined in the City of Camarillo Municipal Code, all non-residential development inclusive of the Town Center shall be in the "Spanish" style of which there are several acceptable interpretations: "Spanish colonial revival, Santa Barbara, Andulasian, Mexican, mission, Monterey or early California."

b. Residential Development

Residential areas planned as part of the Village at the Park Specific Plan site are outside Heritage Zone boundaries (greater than 1,000 feet from the freeway). Therefore, residential areas may have more of a variety of architectural styles. However, the multi-family component of the Village and the Park Specific Plan should use these criteria as these residential areas are an extension of the "Town Center." Other residential planned as part of the Village and the Park Specific Plan should be encouraged to utilize a blend of heritage zone and other design themes as defined in this Specific Plan.

3.2.2 Institutional Uses

Institutional uses include the church and YMCA site(s) that are components of the Residential zone (R-P-D). These uses are permitted with a Conditional Use Permit in this zone and are subject to design review as part of the approval process. Development standards per the City of Camarillo Zoning Ordinance for the residential zone apply to institutional uses. To provide additional design direction within the Specific Plan area, design objectives, guidelines and development standards for institutional uses are provided below.

a. Institutional Design Objectives

Institutional properties and buildings often provide the visual emphasis or interest for a particular area. These are usually the buildings where a certain feeling of permanence or welcome is expressed through the architecture. Consistent with the architecture of these buildings is their physical location in the area. Usually, such buildings command an important setting such as at the terminus of an important street or prominently at a significant intersection. For example, a church with a prominent feature at the end of an avenue.

These buildings are expected to be of a higher level of design than multi-family buildings, houses or the commercial structures. By incorporating these types of buildings into the area in a simple but strong manner, the area will be provided with a visual “punctuation” or highlight that exists in the example neighborhoods used for this Specific Plan.

Summary

- Prominent Location of building on the site
- Non-commercial or residential architecture
- Gathering area to connect entry to Public Realm

b. Institutional Design Guidelines

As described above, *Institutional* properties and buildings are few (inclusive of the YMCA and church), but are important from a number of perspectives. In terms of design guidelines, the following guidelines shall be applied to institutional uses occurring within the Village at the Park Specific Plan area:

1. Buildings and site improvements designed in the authentic Spanish Colonial Revival Style are highly recommended.
2. Individual *Façades* should generally be limited to 60 feet in length along a *Frontage*. Building wings may exceed this dimension if designed with architecturally distinct *Façades* articulated in plan, elevation and massing, each approximately 60 feet or less in length.
3. Projecting architectural elements such as colonnades, arcades and balconies are encouraged, and should include fine materials such as profiled heavy timber and wrought iron.
4. Open colonnades/arcades shall include stone or plaster columns trimmed in stone. Columns shall not be less than 18 inches in any dimension, shall have decorative capitals and bases and shall be spaced at no more than 20 feet on center.
5. Building walls should be detailed as thick walls, with windows substantially recessed. If walls are finished in stucco, it should be “smooth,” “steel trowel,” “sand” or other approved finish, with accents of fine materials such as stone, cast stone and ceramic tile.
6. Windows and doors should be of a high quality. Aluminum or wood frames with divided lights are highly recommended.
7. The primary buildings should have visible pitched roofs, with high quality roofing material such as clay barrel tile, or concrete tile faithfully simulating that material. The pitch of such roofs should be low and preferably in the 4:12 to 6:12 proportion.
8. Eaves should be detailed with overhangs with exposed rafter tails, or with a profiled cornice. Gutters should be half round or ogee, and downspouts should be round.

c. Institutional Development Standards

1. Development within *Institutional Areas* is subject to the development standards associated with the R-1 zone as defined by the City of Camarillo Zoning Ordinance. Additional design standards are recommended below to enhance the visual appeal within institutional areas and contribute to the enhancement of the public realm. 1. The primary pedestrian entry should be oriented to the adjacent *Boulevard, Avenue or Street*.
2. At the corners of a *Boulevard or Avenue*, the *Façades* should be set back 25 to 40 feet from the *Frontage Line* for a distance of 50 feet from the corner.
3. Lot sizes shall be per the adopted plan. Building setbacks would be subject to the review of the CUP.
4. Side yard building setbacks to residential lots shall be a minimum of 60 feet. Parking lots shall be setback at least 6 feet from any residential lot line. A six (6) foot high masonry separation wall shall be provided.
5. The main *Façades* should be no less than 20 feet in *height*.
6. *Façades* adjacent to, or visible from, any type of *Boulevard, Avenue or Street* should be fenestrated with windows and doors.
7. Parking areas shall not be located between the building and the adjacent *Boulevard, Avenue or Street*. Where parking areas are located on the *Frontage*, they shall be screened from the *Frontage* by a low wall or by continuous maintained hedge of the specified *height*.
8. Trash receptacles, electrical transformers, and other service elements shall be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
9. Land uses are subject to uses permitted in the *Zoning Code* but the anticipated uses within the Village at the Park Specific Plan are:
 - a. Church/Place of Worship
 - b. YMCA
10. Parking shall be provided for permitted uses in accordance with the provisions of the *Zoning Code*.

3.2.3 Commercial Uses

Commercial uses include those components of the specific plan area that occur within the Commercial Planned Development (CPD) zone. Development standards per the City of Camarillo Zoning Ordinance for the Commercial Planned Development zone apply to commercial uses. The intent of the CPD zone is to provide areas for the development of planned commercial areas. To provide additional design direction within the CPD zone in the Specific Plan area, design objectives, guidelines and development standards for commercial uses are provided below.

a. Commercial Design Objectives

Commercial properties and buildings provide the areas for commerce. These properties and buildings are usually expressive of the ownership and/or tenants. These properties and buildings often provide the visual interest and variety that exists in the example neighborhoods used as a basis to prepare this *Specific Plan*. This variety is provided in terms of the architecture as well as the visual appointments/details (e.g., signage, lighting, etc.). Commercial planning areas are intended to work with and complement the mixed use planning areas. Visually and physically, where the two planning areas abut, there should be a smooth transition so as not to detract from the *Public Realm*. Rather, the Public Realm becomes part of the ambience and appeal for the commercial businesses.

Typical of the City of Camarillo, commercial buildings are expected to be primarily in the Spanish Colonial Revival style of which there are several interpretations (i.e., Mediterranean, Andalusian, Mexican, Monterey, Santa Barbara, Mission, etc.). This type of architecture provides a sophisticated and warm backdrop for the various businesses that will occur within the buildings. As with the *Institutional* buildings, the pedestrian's needs are to be as important as the vehicular needs. This balance frequently occurs in the example neighborhoods used for this *Specific Plan*.

Summary

- Work with the Public Realm to enhance the individual businesses
- Variety of architecture and facades within the "Spanish" style
- Incorporate pedestrian-oriented details

b. Commercial Design Guidelines

As described above, *Commercial* properties and buildings serve as the backdrop or "setting" for the daily routines of all who operate and use the businesses in the area. Where appropriate, the orientation of the buildings to the adjacent sidewalk in the *Public Realm* should be emphasized. This planning feature can provide convenient parking for short-term use, decreases the size of the necessary parking lot and, tends to slow the traffic speeds on secondary streets due to ingress and egress needs. In short, this feature can add to the "small town" character upon which the architecture can then enhance. All of this contributes positively toward the pedestrian-oriented *Public Realm*.

1. Individual *Facades* should generally be limited to 75 feet in length along a *Frontage*. Additionally, facades should not be less than 25 feet in width along a *Frontage*.

2. Projecting architectural elements such as colonnades, arcades and balconies are encouraged, and should include fine materials such as profiled heavy timber and wrought iron.
3. Building walls should be detailed as thick walls, with windows substantially recessed. If walls are finished in stucco, it should be "smooth," "steel trowel," "sand" or other approved finish, with accents of fine materials such as stone, cast stone and ceramic tile.
4. Windows and doors should be of a high quality. Aluminum or wood frames with divided lights are highly recommended.
5. Buildings should have visible pitched roofs, with high quality roofing material such as clay barrel tile, or concrete tile faithfully simulating that material. The pitch of such roofs should be low and preferably in the 4:12 or 6:12 proportion.
6. Eaves should be detailed with overhangs with exposed rafter tails, or with a profiled cornice. Gutters should be half round or ogee, and downspouts should be round.
7. Facades should have a height of at least 15 feet.
8. Shade devices such as awnings and canopies should not project more than 4 feet from the face of the façade and shall be at least 8 feet above the sidewalk.
9. Permanent shade devices such as metal canopies need to be considered with the design of the façade.

c. Commercial Development Standards

Development within the *Commercial Areas* is subject to development standards associated with the CPD zone as defined in the City of Camarillo Zoning Ordinance. Additional design standards are recommended below to enhance the visual appeal within commercial areas and contribute to the enhancement of the public realm.

1. The primary pedestrian entry should be oriented to the adjacent street and the entry *Façade* shall be built on the *Required Setback Lines*.
2. At the corners of a *Boulevard, Avenue or Street*, the *Façades* should be set back 20 feet from the *Frontage Line* for a distance of 25 feet from the corner.
3. Side yard building setbacks to residential lots, when immediately adjacent, should be a minimum of 10 feet. Parking lots shall be setback at least 15 feet from any residential lot line.
4. The main *Façades* shall be no less than 15 feet in *height*. Buildings should be no more than 2 Stories or 35 feet in *height* unless a CUP is approved for a greater height. Building Height is exclusive of architectural features.
5. Facades should be designed to not be wider than 75 feet or narrower than 25 feet.
6. Lot sizes shall be in accordance with the adopted Specific Plan and Zoning Ordinance.
7. *Façades* adjacent to, or visible from, any type of *Boulevard, Avenue or Street* should be fenestrated with windows and doors.

8. Parking areas shall be screened from the *Frontage* by a low wall or by continuous maintained hedge of the specified *height*.
9. Trash receptacles, electrical transformers, and other service elements should be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
10. On-street parking should be provided in accordance with the Circulation and Landscape Standards of this Specific Plan. These areas are to be clear of the necessary lane(s) for the adjacent *Boulevard, Avenue or Street* and shall be counted toward satisfying no more than 25 percent of the required parking as set forth in the *Zoning Code*.
11. Parking should be provided for permitted uses in accordance with the provisions of the *Zoning Code*.
12. All mechanical and electrical equipment - including but not limited to air-conditioning units, solar panels and antennas - whether roof-mounted, ground-mounted or otherwise, shall be completely screened from view.
13. Driveway entrances shall be detailed as street intersections (e.g., pedestrian crossings, curb returns, street furnishings, signage, etc.)
14. Land uses are subject to the *Zoning Code*, but anticipated include the following and require planned development permits
 - Grocery Store
 - Restaurants
 - Hotel / Motel
 - General Retail
 - Garden / Nursery

~~Drive-thru uses are discouraged.~~

Drive-through uses are allowed, subject to review and approval of the drive-through design by the Planning Commission under the planned development permit process.

3.2.4 Mixed Use Planning Areas

a. *Mixed Use Design Objectives*

Mixed-Use properties and buildings provide the areas for people who want an apartment, condominium, office or other type of use immediately above limited commercial businesses or offices. This area also provides for those who want a combination of their house and work/commerce areas on the same lot. Both of these options are reemerging types across the country and allow for an additional type of housing unit in the area. These properties and buildings tend to reflect more of the commercial aesthetic, especially at street level, while providing access to the residential portion of the unit(s) from the street.

As with *Commercial* buildings, at the street level, these properties and buildings are usually expressive of the ownership and/or tenants. However, above the street level, these properties and buildings reflect the residential character of the upper floor(s).

These buildings are expected to be primarily in the Spanish Colonial Revival style of which there are several interpretations (i.e., Mediterranean, Andalusian, Mexican, Monterey, Santa Barbara, Mission, etc.). This type of architecture provides a sophisticated and warm backdrop for the various businesses that will occur within the buildings. As with the *Institutional* and *Commercial* buildings, the pedestrian's needs are to be as important as the vehicular needs for these properties. This was evident in the example neighborhoods used for this *Specific Plan*.

Summary

- Non-residential on ground floor, residential office or similar above or behind ground floor
- Express the ground floor as different but related to upper floor(s)
- Variety of architecture and facades within the "Spanish" style
- Work with the Public Realm to enhance the appeal of the business/housing

b. Mixed Use Design Guidelines

As described above, *Mixed Use* properties and buildings are a limited blending of residential and commercial uses and provide a sound opportunity for customers of adjacent or nearby commercial areas to come from directly above the ground floor activity.

The orientation of the buildings to the adjacent sidewalk in the *Public Realm* is a primary objective for various reasons (e.g., convenience, visibility, vitality of the streetscape, etc.). One of the prevalent features found in the example neighborhoods is the provision of on-street parking for businesses in addition to off-street parking behind buildings. This provides convenient parking for short-term use, decreases the size of the necessary parking lot and, tends to slow the traffic speeds of the *Boulevard, Avenue or Street* due to ingress and egress needs. All of this contributes positively toward the pedestrian-oriented *Public Realm*. In terms of design guidelines, the following shall be applied to these properties:

1. Individual *Façades* should generally be limited to 75 feet in length along a *Frontage*. Additionally, facades should not be less than 25 feet in width along a *Frontage*.
2. Projecting architectural elements such as colonnades, arcades and balconies are encouraged, and should include fine materials such as profiled heavy timber and wrought iron.

3. Building walls should be detailed as thick walls, with windows substantially recessed. If walls are finished in stucco, it should be "smooth," "steel trowel," or "sand" finish, with accents of fine materials such as stone, cast stone and ceramic tile.
4. Windows and doors should be of a high quality. Aluminum or wood frames with divided lights are highly recommended.
5. Buildings should have visible pitched roofs, with high quality roofing material such as clay barrel tile, or concrete tile faithfully simulating that material. The pitch of such roofs should be low and preferably in the 4:12 or 6:12 proportion.
6. Eaves should be detailed with overhangs with exposed rafter tails, or with a profiled cornice. Gutters should be half round or ogee, and downspouts should be round.
7. Facades should have a height of at least 15 feet.
8. Shade devices such as awnings and canopies should not project more than 4 feet from the face of the façade and shall be at least 8 feet above the sidewalk.
9. Permanent shade devices such as metal canopies are highly encouraged.
10. Entries to the residential portion of a building should be clearly identifiable but not dominant on the overall façade.
11. Forecourts or dooryards are highly encouraged as a transitional semi-private area between the Public Realm and the façade of the building. Variety among such features is highly encouraged. These spaces may be defined by a low wall consisting of materials matching those of the associated building and should not exceed 30 inches in height.

c. Mixed Use Development Standards

Development within the *Mixed Use Planning Areas* is subject to the following development standards:

1. The primary pedestrian entry shall be oriented to the adjacent street and the entry Façade shall be built on the Required Setback.
2. At the corners of a Boulevard or Avenue or Street, the Façades shall be set back 20 feet from the Frontage Line for a distance of 25 feet from the corner.
3. Parking lots shall be setback at least 6 feet from any mixed use lot line.
4. The main Façades shall be no less than 20 feet in height. Buildings shall be no more than 3 Stories or 45 feet in height.
5. Façades adjacent to, or visible from, any type of Boulevard, Avenue or Street shall be fenestrated with windows and doors.
6. Parking areas shall not be located between the building and the adjacent Boulevard, Avenue or Street. Where parking areas are located on the Frontage, they shall be screened from the Frontage by a low wall meeting the requirements of a Courtyard Wall (see Glossary) or by continuous maintained hedge of the specified height.

7. Trash receptacles, electrical transformers, and other service elements shall be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
8. Provisions shall be made to ensure functional and efficient access by residents and/or tenants of common facilities such as trash, delivery access, etc.
9. On-street parking shall be provided in accordance with the Circulation and Landscape Standards of this Specific Plan. These areas are to be clear of the necessary lane(s) for the adjacent Boulevard, Avenue or Street and shall be counted toward satisfying no more than 25 percent of the required parking as set forth in the Zoning Code.
10. Parking shall be provided for permitted uses in accordance with the provisions of the Zoning Code.
11. All mechanical and electrical equipment - including but not limited to air-conditioning units, solar panels and antennas - whether roof-mounted, ground-mounted or otherwise, shall be completely screened from view.
12. Land uses are subject to the Zoning Code and subject to Planning Commission review and approval under the Planned Development Permit process. The anticipated uses are:

Ground Floor:	Retail (limited food establishments; offices, including medical offices)
Upper Floor(s):	Residential (2 max), Office or similar uses

Uses not allowed in this planning area:

- Drive-through uses
- Automotive Repair/Storage
- Automotive Sales

3.2.5 Residential Areas

Residential uses include those components of the specific plan area that occur within the Residential Planned Development (RPD) zone. Development standards per the City of Camarillo Zoning Ordinance for the Single-Family Residential and Residential Planned Development zones apply to residential uses as appropriate. The intent of the RPD-4U and RPD-5U zones are to provide single-family homes with not more than one dwelling unit and customary accessory buildings on one lot. The intent of the RPD zone is intended to provide residential uses that take advantage of modern site planning techniques. To provide additional design direction within the Specific Plan area, design objectives, guidelines and development standards for residential uses are provided below.

a. General Residential Design Objectives

The purpose of the following *Design Guidelines* and *Development Standards* in residential areas is to capture a historic context or period of architecture found in established and viable neighborhoods. In preparing the Design Guidelines and Development Standards for this Specific Plan, several examples of

strong neighborhoods were reviewed and evaluated for application of the successful practices in this community. These neighborhoods are in the communities of Monterrey, Carmel, Santa Barbara, Pasadena, and San Marino. All of these examples provide effective and balanced pedestrian-oriented environments and contain a variety of architectural styles with the most prevalent being the Spanish Colonial Revival. These styles are generally consistent with the City of Camarillo's Heritage Zone requirements and are encouraged as part of this Specific Plan. As with the previous land use categories, the residential Guidelines and Standards are presented below, beginning from the general to the specific.

Residential uses provide the majority of the development in the Specific Plan area. Within the residential planning areas, a total of four (4) land use categories are allowed and include Low, Low-Medium, Medium and High. Within each of these land use categories, there are several types of development/buildings allowed as permitted by the City of Camarillo Zoning Ordinance. A primary purpose of the RPD zone is to allow flexibility that responds to changing market conditions as well as for achieving a variety of building types within each land use category. A variety of building types contributes significantly towards providing community character through a variety of building types and avoids the feel of a "mass produced" community.

Aesthetically, residential development should be more diverse in style than any of the other land use categories. This is due in large part to the fact that there is more of this development type and that there are opportunities to express certain styles on certain streets. As with the other development and buildings, a fundamental principle here is that the pedestrian's needs are to be as important as the vehicular needs for these properties. This was evident in the example neighborhoods used in preparing this Specific Plan.

Summary

- Four (4) land use categories
- Multiple building types within each of the 4 land use categories
- Orientation of the buildings to the street
- Work with the Public Realm to enhance the neighborhood's ambience and appeal

b. General Residential Design Guidelines

The following Guidelines apply to all residential development in the Village and the Park Specific Plan area. Also, refer further to the particular land use category (e.g., High, Medium, Low-Medium or Low) for further guidelines.

Site Planning

1. The orientation of the buildings to the adjacent sidewalk in the *Public Realm* is a fundamental objective of this Specific Plan and, while it may be obvious for single-family development, it is often overlooked for non-single family development.

For example, in the non-single family development reviewed in the example neighborhoods, one of the prevalent features was a generous and attractive *Public Realm*.

2. The street configuration should be planned so that the resulting lots and buildings can readily incorporate the most recent solar energy techniques.
3. Lots should be planned and houses should be designed so that the *garages* of the houses do not dominate the *Façades*. The maximum proportion of garage to façade should be 1/2 garage to 1/2 façade. In the event that this proportion is not feasible, the garage shall be recessed from the façade by a minimum of 10 feet to make the house portion more visually prominent than the garage.
4. The primary pedestrian entry shall be oriented to the adjacent street and the entry *Façade* shall be built on the *Required Setback Lines*.
5. *Façades* adjacent to, or visible from, any type of Boulevard, Avenue or Street shall be fenestrated with windows and doors, including a principal entry to the building. The openings should be of vertical proportions, or square.
6. Parking shall be provided for permitted uses in accordance with the provisions of the *Zoning Code*.
7. The number and size of parking spaces shall be as required by the *Zoning Code*. Required parking for residences shall be located and designed in conformance with the Development Standards and the *Design Guidelines*.
8. Corner lots should make use of the side street for garage access wherever possible.

Architectural Details

These Guidelines generally define a range of materials, elements and details that are required for houses, *outbuildings*, and site improvements on all residential lots within the community and generally apply to all architectural styles defined below.

Not all of the materials, elements and details listed in this General Guidelines sections are consistent with the described Architectural Styles. Upon selection of a style, the available range of such choices is narrowed to ensure the proper execution of the essential qualities of the selected style. In a few cases, the specific requirements for a style may contradict a General Guideline. In case of such a conflict, the requirement for the specific Style shall govern.

Roofs and Massing

- Two-story masses to be accompanied by lower roof elements, unless specifically stated to the contrary for a particular style.
- The main *Façades* shall be no less than 15 feet in *height*.
- Building roofs shall be gabled or hipped and sloped between 3:12 and 12:12, not to exceed a *height* of 35 feet.
- Porch roofs shall have a minimum pitch of 3:12, unless specifically stated to the contrary for a particular style.
- Overhanging eaves shall be finished with exposed rafter tails or a cornice, in accordance with the requirements for the selected architectural style. The minimum nominal dimension of exposed rafter tails and outlookers shall be 3".
- Skylights shall be flat (non-bubble) only.
- Rakes at gable ends shall be terminated with 2x fascia or tile wrapped over such a fascia.
- Gutters shall be painted galvanized steel, copper, or painted aluminum. Allowed gutter shapes are half round and ogee.
- Roofing materials shall be clay barrel tile, wood shakes, wood shingles, slate, or concrete or approved, high-quality composite materials faithfully simulating these natural materials. The roofing material for each house or building shall be consistent with the selected architectural style, as specified in the following style sections of these Guidelines.

Doors and Windows

- Doors and windows shall be made of wood, vinyl-clad wood, vinyl or metal.
- Window openings shall be vertical in proportion or may be square.
- Window glass shall be clear glass with not more than 10 percent daylight reduction (tinting), and shall not be reflective (mirrored).
- Windows may have the following accessories: shutters sized to match the openings, opaque canvas awnings (Spanish Colonial Revival style only), and planter boxes supported by visible and decorative brackets.
- Windows and doors may be trimmed in painted wood, brick, stone, or cast stone.
- Feature windows (arch, segment, circular, oval) may be provided - no more than one per *Façade* is recommended.
- Windows should be single-hung, double-hung, or hinged casement.
- Windows on *Façades* shall have divided lites that are consistent with the selected Architectural Style

Walls and Fences

- Building walls shall be made of or finished in stucco, painted wood siding, brick, stone, or approved composite materials faithfully simulating these natural materials.
- Garden walls shall be made of or clad with stucco, brick, stone, or block materials faithfully simulating these natural materials. Garden wall materials and colors shall be consistent with the selected architectural style and with the buildings on the lot.
- Walls may be trimmed with painted wood, brick, stone or approved cast stone.
- *Frontage* fences may be made of painted or stained wood. *Frontage* fences should be a maximum of 36 inches in height.
- Painted wood picket fences, and stained or painted rail fences, are allowed at the *Frontages* of lots in the Low and Low-Medium Residential Areas.
- *Frontage* fencing at the side yards of corner lots should match the fence design of the front yard frontage and be located within two (2) feet of the property line.
- Rear yard walls and interior sideyard walls shall be made of sacked slump block masonry, plastered concrete block masonry, or fine masonry of any type. Such walls shall be no more than 6 feet in *height*.

On the ends of blocks, where sideyards front the street, the corresponding façade shall respond to the side or rear yard in an inviting, pedestrian-scaled manner (e.g., secondary entry to house, windows taking advantage of streetscape view, etc.) and no more than 50% of the side yard shall be enclosed by walls.

- Gates in wood fences shall be made of wood matching the fence. Gates in masonry walls may be made of wood, wrought iron, or tubular steel faithfully simulating wrought iron.

Mechanical and Electrical Equipment

- All mechanical and electrical equipment - including but not limited to air-conditioning units, solar panels and antennas - whether roof-mounted, ground-mounted or otherwise, shall be completely screened from view.

Colors

- Roof and Materials
 - Natural materials or composite materials faithfully replicating the color and texture of the natural material.
- Walls
 - Deep value "earth" and natural toned colors.
- Accents
 - Traditional and historically correct colors to complement the selected architectural style.

Architectural Style

Five (5) historical Architectural Styles form the basis for these *Design Guidelines* for the *Residential Planning Areas*. It is intended that houses within the *Residential Community* adhere to a coherent set of design features of one of these Styles. The five Styles have been selected to allow a wide range of variation in materials and a great deal of invention in architectural design. Through the use of these styles, and careful attention to authentic detailing, the high quality residential character of the community will be achieved. It is not intended, however, that these styles be merged with one another or “reinterpreted” in “innovative” or “flashy” ways.

For each neighborhood, at least 80 percent of the single-family lots shall incorporate a minimum of four (4) building plans with three (3) distinct architectural styles and elevations with no footprint and elevation located adjacent to or directly across the street from the same plan or style to ensure a unique design character for this neighborhood.

Allowed Architectural Styles for Residential Planning Areas

- Traditional
- Spanish Colonial Revival
- Monterey
- Craftsman
- French Country

Traditional - Identifying Characteristics

Simple, two-story massing of distinct single or multiple box elements with gable roofs. One-story wings and porches may have shed roofs attached to the primary building.

- Roofs
 - Gabled roofs with pitches between 5:12 to 10:12.
 - Simple front to back or side-to-side forms.
 - Concrete flat tile materials simulating those natural materials.
 - Substantial profiled wood cornices at eaves, and profiled trim at gable ends (no stucco soffits).
- Windows
 - Rectangular (vertical), single- or double-hung.
 - Divided lites.
 - Trimmed in painted wood.
 - Shutters sized to match openings (operable or at least look like they operate).
- Wall Materials
 - Wood drop-siding or clapboard, trimmed with painted wood at all edges and corners.
 - Brick.
- Architectural Elements
 - Front porches or stoops.
 - Pedimented wood surrounds at front entries.
 - Brick chimneys.
 - Wood fences if attached to house, picket fence at *Frontage*.
- Colors
 - Walls of dark or medium earth hues, or white.
 - Trim and shutters of dark earth hues or white.

Spanish Colonial Revival - Identifying Characteristics

Low-pitched, red-tiled roofs, usually with little or no eave overhang. Typically with one or more prominent arches placed above doors, principal windows or beneath porched roofs. Wall surfaces are always stucco and the forms are usually asymmetrical.

- **Roofs**

- Gabled and hipped roofs, from 4:12 to 6:12 in pitch.
- Simple hip, gable and shed forms.
- Exposed rafter tails or profiled cornice at eaves.
- No overhang at gables, with tile wrapped over face of wall, with or without profiled plaster cornice (no stucco soffits).
- Clay tile or clay or concrete barrel S-tile.
- Half round or ogee gutters and round downspouts

- **Windows**

- Recessed windows.
- Flat, arched, segmental or half round window heads.
- No trim typically at heads or jambs of typical openings.
- Stone or cast stone trim at accent openings, or at sills of typical openings.

- **Wall Materials**

- Smooth finish stucco (no rougher than sand finish).
- Cut or cast stone accents.
- Clay pipe scuppers and vents.
- Shutters at windows accent windows.

- **Architectural Elements**

- Heavy exposed beams.
- Iron or wood balconies and rails.
- Masonry or wood column and balustrades.
- Arcades and trellises.
- Decorative tile insets.
- Low stucco wall at *Frontage*, enclosing forecourt.

- **Colors**

- White and off-white walls.
- Dark brown wood.
- Vibrant paint and tile accents.

Monterey - Identifying Characteristics

Low-pitched, red-tiled roofs, usually with little or no eave overhang. Typically with one or more prominent arches placed above doors, principal windows or beneath porched roofs. Wall surfaces are always stucco and the forms are usually asymmetrical.

- Roofs
 - Gabled and hipped roofs, from 2:12 to 5:12 in pitch.
 - Simple hip, gable and shed forms.
 - Exposed rafter tails or profiled cornice at eaves (no stucco soffits).
 - Little or no overhang at gables, with narrow cornice or tile wrapped over face of wall.
 - Clay tile or clay or concrete barrel S-tile.
- Windows
 - Recessed windows.
 - Flat, arched, segmental or half round window heads.
 - No trim typically at heads or jambs or typical openings.
 - Stone or cast stone trim at accent openings, or at sills of typical openings.
- Wall Materials
 - Smooth finish stucco (no rougher than sand finish).
 - Cut or cast stone accents.
 - Clay pipe scuppers and vents.
 - Shutters at windows accent windows.
- Architectural Elements
 - Heavy exposed beams.
 - Wood balconies supported by heavy wood posts and roofed with low-pitched shed roofs.
 - Masonry or wood column and balustrades.
 - Arcades and trellises.
 - Decorative tile insets.
 - Low stucco wall at *Frontage*, enclosing forecourt.
- Colors
 - White and off-white walls.
 - Dark brown wood.
 - Vibrant paint and tile accents, especially Monterey Blue.

Craftsman - Identifying Characteristics

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhangs. Roof rafters are usually exposed and decorative (false) beams or braces commonly added under gables porches (either full- or partial-width) with roof supported by tapered square columns or pedestals frequently extending to ground level (without a break at level of porch floor).

- Roofs
 - Low pitched (2:12 to 4:12) gable roofs, with extensive (30" to 42") overhangs.
 - Exposed, profiled rafter tails eaves, and simple wide gable boards with trim (no stucco soffits).
 - Flat shake tile roofs.
- Windows
 - Vertical and square windows combined into horizontal groupings.
 - Divided lites in upper sashes of single- or double-hung windows.
 - Surrounded by wide and carefully detailed wood trim.
- Wall Materials
 - Wide, horizontal wood siding or smooth stucco.
 - Frequent use of cobblestone and river rock.
 - Occasional use of brick at base of wall or porch.
- Architectural Elements
 - Tapered wood posts set on rectangular or tapered masonry piers.
 - Exposed wood beams and brackets, profiled at the ends.
 - Extensive use of gabled porches.
 - Bandsawed and pierced ornamentation in the wood railings.
- Colors
 - Mostly brown in wood treatment.
 - Rich earth-toned accents.
 - Occasionally lighter whites, grays, flat blues and yellows.

French Country - Identifying Characteristics

The use of natural materials and local stone. Use of stucco and high-pitched roofs with flat tiles, tall and narrow window openings with extensive use of shutters. The windows are occasionally rounded at the top, and shutters echo the shape of the windows. Colors are normally light with vibrant accents.

- Roofs
 - Steep pitched roofs (7:12 to 12:12).
 - More shallow slopes on main house.
 - Gable forms, often linking one-and two-story masses with a single roof plane.
 - Simple cornices (concave outward often) at eaves (no stucco soffits).
 - Small wood trim with no overhang at gables.
 - "Slate" or "shake" character.
- Windows
 - Deep set (4" minimum) windows on front elevation.
 - Wood plank shutters (2x material).
 - Trim detailed to simulate heavy timber post and lintel construction.
 - Single round, oval, hexagonal shaped windows accenting some *Façades*.
- Wall Materials
 - Smooth or sand finish stucco.
 - Smooth cut or cast stone and wood trim.
- Architectural Elements
 - Circular and segmental arches at main entries.
 - Wrought iron or wood balconies.
- Color
 - Light earth tones on walls
 - Soft natural colors on trim accents.

c. *High Density Residential*

High Density residential uses include components of the specific plan area that occur within the Residential Planned Development (RPD) zone. Development standards per the City of Camarillo Zoning Ordinance for the Residential Planned Development zone apply to high density residential uses as appropriate. The intent of the RPD zone is intended to provide residential uses that take advantage of modern site planning techniques. To provide additional design direction within the RPD zone in the Specific Plan area, additional design objectives, guidelines and development standards for residential uses are provided.

Design Objectives and Guidelines

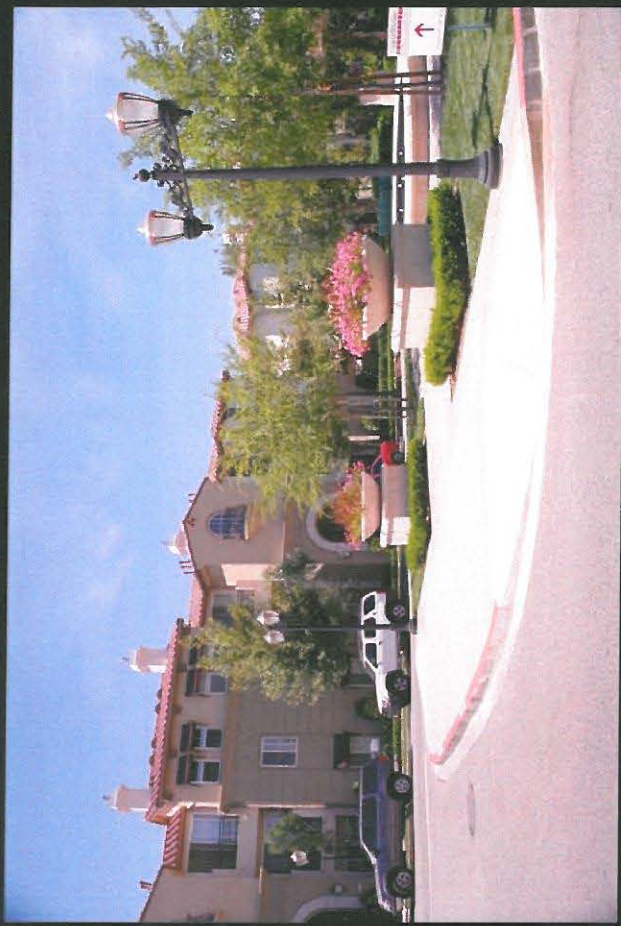
This residential category provides for residential development types up to 25 units per acre in the form of apartment and/or condominium buildings. These buildings are to be designed in a manner that orients the main facades to the adjacent *Boulevard, Avenue or Street* to take advantage of the associated *Public Realm*.

These buildings shall have street-oriented entries that are prominent and help reduce the physical scale of the buildings. The number of people living in these buildings will contribute positively to the nearby or adjacent commercial areas. Accordingly, the adjacent *Public Realm* can be used as a secondary “recreation” area as it relates to providing residents with an enjoyable route to walk, jog, bike, etc.

These types are also expected to complement and take advantage of the adjacent *Public Realm* to provide residents with additional amenities beyond what might be provided on their particular site. Private outdoor space in the form of balconies, patios and porches is expected. Parking and access drives are to be located behind buildings and configured into “parking courts.”

Summary

- Typically three story buildings
- Buildings orient to the street
- Parking behind buildings in “parking courts” off of private drives
- Work with Public Realm and on-street parking as an amenity
- Architecture to vary at least 75 feet
- Rental or Ownership units



High Density Character

Development Standards

Property development and performance standards in the RPD Zone are determined by the Planning Commission under the planned development permit. The intent is to take advantage of modern site planning techniques and to produce a stable desirable character that is in harmony with the surrounding site and neighborhood. The following standards are recommended as guidelines.

1. Lot size shall be per the approved specific plan.
2. At the corners of a *Boulevard, Avenue or Street*, the *Façades* shall be set back 20 feet from the *Frontage Line* for a distance of 25 feet from the corner. A forecourt shall be constructed in this area, paved or landscaped in accordance with the *Landscape Standards*.
3. Parking areas shall not be located between the building and the adjacent *Boulevard, Avenue or Street* and shall be configured as "parking courts." Where parking areas are located on the *Frontage*, they shall be screened from the *Frontage* by a low wall meeting the requirements of a *Courtyard Wall* or by continuous maintained hedge of the specified *height*.
4. The following minimum parking requirements apply for rental units:

Type of Unit	Required Parking Spaces
Studio	1.5
1 Bedroom	1.5
2 Bedroom	2.0
3 Bedroom	2.5
Other	1.0 RV parking space per 5 units minimum
Guest	1.0 parking space per 2 units minimum

Of the above spaces required, only guest and handicap parking spaces are allowed as "on-street" parking.

5. Trash receptacles, electrical transformers, and other service elements shall be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
6. All mechanical and electrical equipment - including but not limited to air-conditioning units, solar panels and antennas - whether roof-mounted, ground-mounted or otherwise, shall be completely screened from view.

d. Medium Density Residential

Medium Density residential uses include components of the specific plan area that occur within the Residential Planned Development (RPD) zone. Development standards per the City of Camarillo Zoning Ordinance for the Residential Planned Development zone apply to medium density residential uses as appropriate. The intent of the RPD zone is intended to provide residential uses that take advantage of modern site planning techniques. To provide additional design direction within the RPD zone in the Specific Plan area, additional design objectives, guidelines and development standards for residential uses are provided.

Design Objectives and Guidelines

This residential category provides for residential development up to 10 units per acre in the form of two story apartment and/or condominium buildings, 2-story courtyard housing or 2-story townhouses. These buildings are to be designed in a manner that orients the main facades to the adjacent *Boulevard, Avenue or Street* to take advantage of the associated *Public Realm*. These buildings shall have street-oriented entries that are prominent and help reduce the physical scale of the buildings.

This building type will contribute positively to the nearby or adjacent commercial areas. Accordingly, the adjacent *Public Realm* shall be used as a secondary “recreation” area as it relates to providing residents with an enjoyable route to walk, jog, bike, etc.

These types are also expected to complement and take advantage of the adjacent *Public Realm* to provide residents with additional amenities beyond what might be provided on their particular site. Private outdoor space in the form of balconies, patios and porches is expected.

Summary

- Typically two story buildings
- Buildings orient to the street
- Parking behind buildings in “parking courts” off of private drives
- Work with Public Realm and on-street parking as an amenity
- Architecture to vary at least 75 feet
- Apartment or condo ownership

Development Standards

Property development and performance standards in the RPD Zone are determined by the Planning Commission under the planned development permit. The intent is to take advantage of modern site planning techniques and to produce a stable desirable character that is in harmony with the surrounding site and neighborhood. The following standards are recommended as guidelines.

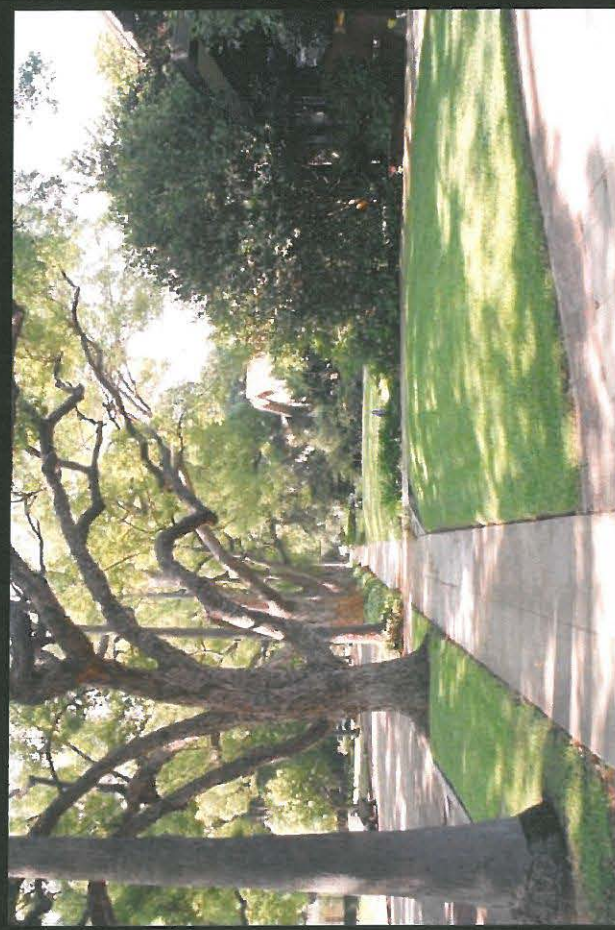
1. Lot sizes shall be per the approved specific plan.
2. At the corners of a *Boulevard, Avenue or Street*, the *Façades* should be set back 20 feet from the *Frontage Line* for a distance of 25 feet from the corner.

3. Parking areas shall not be located between the building and the adjacent *Boulevard, Avenue or Street* and shall be configured as “parking courts.”
4. The following minimum parking requirements apply:

Type of Unit	Required Parking Spaces
Condo/Townhome	2.0 car garage per unit
Other	1.0 RV parking space per 5 units
Guest	1.0 parking space per 2 units

Of the above spaces required, only guest and handicap parking spaces are allowed as “on-street” parking.

5. Trash receptacles, electrical transformers, and other service elements shall be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
6. All mechanical and electrical equipment - including but not limited to air-conditioning units, solar panels and antennas - whether roof-mounted, ground-mounted or otherwise, shall be completely screened from view.



Traditional Neighborhood Character



Medium Density Character

e. *Low-Medium Density Residential*

Low-Medium Density residential uses include components of the specific plan area that occur within the Residential Planned Development (RPD) zone. Development standards per the City of Camarillo Zoning Ordinance for the Residential Planned Development zone apply to low-medium density residential uses as appropriate. The intent of the RPD zone is intended to provide residential uses that take advantage of modern site planning techniques. To provide additional design direction within the RPD zone in the Specific Plan area, additional design objectives, guidelines and development standards for low-medium density residential uses are provided.

Design Objectives and Guidelines

This residential category provides for residential development up to 8 units per acre in the form of 1 and 2-story courtyard housing (apartments or condominiums), townhouses or detached, 2-story single-family houses. This category provides a variety of housing types that can serve as a transitional type between— low-density and higher density land use types. As stated above, there are several types of residential units that may occur in this land use category which lend themselves to this transitional function within the Specific Plan area.

These residential land use types are also expected to complement and take advantage of the adjacent *Public Realm* to provide residents with additional amenities beyond what might be provided on their particular site. Private outdoor space in the form of balconies, patios and porches is expected.

Summary

- 1 to 2 story courtyards
- Detached or Attached housing
- Buildings orient to the street
- Work with Public Realm and on-street parking as an amenity
- Individual lots or common/condo ownership

Development Standards

Property development and performance standards in the RPD Zone are determined by the Planning Commission under the planned development permit. The intent is to take advantage of modern site

planning techniques and to produce a stable desirable character that is in harmony with the surrounding site and neighborhood.

1. At the corners of a *Boulevard, Avenue or Street*, the *Façades* shall be set back 20 feet from the *Frontage Line* for a distance of 25 feet from the corner.
2. Parking areas shall not be located between the building and the adjacent *Boulevard, Avenue or Street* and shall be configured as “parking courts.”
3. The following minimum parking requirements apply:

Type of Unit	Required Parking Spaces
Townhome/Condo	2.0 car garage per unit
Guest	1.0 parking space per 2 units
Other	1.0 RV parking space per 5 units

Of the above spaces required, only guest and handicap parking spaces are allowed as “on-street” parking.

4. Trash receptacles, electrical transformers, and other service elements shall be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
5. A minimum of two (2) fully enclosed garage spaces is required for each unit
6. For detached units only, a third garage space may be provided if it is in tandem with one of the two required spaces, or if it is accessed by a one-car garage door placed perpendicular to the *Frontage*, or if all garage doors are at least 40 feet from the *Frontage Line*, or if facing a *Private Drive*.

f. Low Density Residential

Low-Density Residential uses include those components of the specific plan area that occur within the RPD-4U and RPD-5U zones. The intent of the Low-Density Residential zone is to provide single-family homes with not more than one dwelling unit and customary accessory buildings on one lot. To provide additional design direction within the RPD-4U and RPD-5U zones in the Specific Plan area, design objectives, guidelines and development standards for residential uses are provided below.

Design Objectives

This residential category provides for residential development up to 5 units per acre in the form of detached, single-family houses. Within this type of housing, there are several configurations that can be used to promote the visual appeal of the neighborhoods.

These types are also expected to complement and take advantage of the adjacent *Public Realm* to provide residents with additional amenities beyond what might be provided on their particular site.

Summary

- Single Family Detached Houses
- Buildings orient to the street
- Garages allowed on front but shall not dominate the façade horizontally
- Largest types of ownership lots in the neighborhoods

Development Standards

Development in the RPD Zone is subject to review and approval by the Planning Commission and City Council under their review authority. The intent of this review is to review the development for concurrence with zone requirements and to provide for orderly development within the city.

1. Trash receptacles, electrical transformers, and other service elements shall be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
2. A minimum of two (2) fully enclosed garage spaces are required. A third garage space may be provided if it is in tandem with one of the two required spaces, or if it is accessed by a one-car garage door placed perpendicular to the *Frontage*, or if all garage doors are at least 40 feet from the *Frontage Line*, or if facing a *Private Drive*. An RV space is also required. The RV space shall be located behind the front setback.



Architectural Styles



Architectural Styles



Architectural Styles

3.2.6 Sports Park Planning Area

This planning area consists of 55 acres adjacent to the Ventura Freeway in an east-west fashion and is expected to contain a variety of organized recreation fields (e.g., soccer, softball, basketball, tennis, etc.). This planning area will be addressed by the Pleasant Valley Park and Recreation District and as such, is subject to detailed design requirements not known at this time. The final design of the park area is subject to review by the city for a determination of consistency with the General Plan. The final plan shall include parking to meet the city's Parking Ordinance.

In order to be consistent with the Specific Plan area, the edges of this planning area need to incorporate the Streetscape/Public Realm guidelines and standards.

3.2.7 Open Space/Water Detention Areas

a. Design Objectives and Guidelines

These areas are divided into two groups: a) formal spaces and, b) informal spaces and are the highlights of the Public Realm.

Formal Spaces

These are the spaces such as the "green," "square" or "plaza" which may be surrounded by mixed use, commercial or multi-family development. These spaces do not have to be large (1/4 acre to 2 acres) to be effective. Generally, the primary function of these formal spaces is to provide outdoor gathering areas that are along your path on the Public Realm. For example, one could walk down the street from their house or apartment to the "green" where basic businesses up to a supermarket might be located. One could easily go back home with the purchases or, stay in the "green" to enjoy the setting for a while.

The "linear park" is also in this category of formal spaces. In the Specific Plan area, a very good use of the linear park would be to use it as a transition/buffer between any housing that is adjacent to the Sports Park. In this way, an east-west link can be provided from one edge of the community to the other. Additionally, this feature can minimize the activity from the adjacent Sports Park while enabling the adjacent housing to take advantage of the views to the north and to make the linear park another highlight of the Public Realm. This is in contrast to the typical approach of using walls to separate uses which really only separates the use at the ground level but does not necessarily provide distance or substantive

buffer area. It is recommended that the linear park be at least 50 feet wide and not wider than 75 feet to serve the above functions.

The provision of roadways along this and the other open spaces is important so that these areas are not “visually forgotten” and become attractive nuisances.

Informal Spaces

These areas are in two categories: 1-buffers at the edges of the community and, 2-water-detention areas. Each of these types of space is also a highlight of the Public Realm.

Buffers at the Community Edges

These areas provide visual separation for the adjacent land uses while providing visual termination of the community. This should be done in a very informal fashion, signaling the edge of the community. Additionally, the roadways in these areas have a more rural appearance as compared to the rest of the community, contributing to the overall variety and interest of the community. These areas could have paths for residents to enjoy walking, jogging, biking, etc., and can link all areas of the community with each other. The provision of roadways along this and the other open spaces is important so that these areas are not “visually forgotten” and become attractive nuisances.

Water-Detention Areas

These areas are intended to function as areas in which to temporarily collect and detain drainage for the neighborhoods as well as open space and recreation areas for residents. This is possible due to the low amount of time that the areas are needed to function as drainage-detention areas. Because of the limited time that these areas are needed as drainage detention areas, the opportunity to make good use of these areas is high.

Summary

- Use “greens, square, or plazas” to highlight a particular neighborhood
- Use “linear parks” to provide visual relief and buffering between housing and Sports Park type uses
- Use informal/natural buffers to define the community edge
- Make dual use of the Water Detention areas as open recreation areas and/or widened medians

- Visually connect to the Public Realm to emphasize these areas as highlights of the overall Public Realm system.

b. Development Standards

1. If there are any buildings in these areas, they are to be passive type structures such as picnic shelters, gazebos, entry archways, etc., and are to be of high quality architectural design and materials. The authentic Spanish Colonial Revival Style is highly recommended. Specific design characteristics recommended for these areas are defined by the following development standards:
2. The landscape and hardscape should be of a uniformly high quality, since these areas will provide visual character and identity for the entire community.
3. These areas are not to contain parking lots. If parking is desired, it shall be as part of the adjacent street section (e.g., parallel on-street parking).
4. For "greens, squares or plazas," the above requirements apply except that these areas shall not be classified also as "drainage-detention" areas and, therefore, not subject to those particular requirements.

3.2.8 Signage

The following requirements are in addition to the requirements of the *Zoning Code*.

a. Non-Residential Signage

1. *Courtyard Wall Signs*: Lettering applied to *Courtyard Walls* (walls parallel to the *Frontage Line* and matching the building walls (see definition of *Courtyard Wall*) to identify facilities, *institutions*, and addresses. Lettering shall be individually mounted metal letters, not to exceed 16 inches in *height*, either front lit or halo lit. *Courtyard Walls* intended to receive signage may encroach to within five (5) feet of the *Frontage* line.
2. *Freestanding Monument Signs*: Lettering applied to freestanding walls that are not *Courtyard Walls* (i.e., not parallel to the *Frontage Line* or not matching the building walls) to identify facilities, businesses, tenants, and addresses. Lettering shall be individually mounted metal letters, not to exceed 16 inches in *height* either front lit or halo lit except with Community Development Department approval. Monument signs shall meet the same setback requirements as required for *Courtyard Walls* and shall have distinct base and cap elements. Monuments shall be set back at least five (5) feet from the *Frontage* line and shall not exceed 5 feet in height except with Community Development Department approval. Materials for monument signs may include but are not limited to:
 - Slump block with painted sack finish;
 - Plaster & stucco;
 - Brick;
 - Stone;
 - Concrete.
3. *Building Wall Signs*: Lettering applied to a *Façade* to identify the building or an institution within the building.

4. Projecting Signs: Sign panels perpendicular to and projecting from a Façade to identify a tenant or use. Such signs shall be made of metal or wood, with lettering raised or incised, and painted.

Sign Area

- *Courtyard Wall* or Building Wall Sign: the area enclosed by the shortest line drawn to include all letters and logos, including all intervening space.
- Freestanding Monument Sign: the area of the monument wall, excluding any base element designed to be obscured by plantings.
- Projecting Sign: the area of the sign panel, excluding architectural supporting brackets or hangers.

Lighting, Materials, etc.

- Halo Lit Lettering: Opaque, fabricated metal letter form with internal luminous tubing, mounted a few inches off face of building. Illumination falls only on building surface immediately adjacent to letter, creating halo effect.
- Front Lit Lettering: Fabricated letter form lighted by decorative light fixtures mounted on the *Façade*.
- Signage Band: Constant horizontal band or fascia area of a *Façade*, within which lettering must be placed.
- All signs, if lit, shall be front lit or halo lit, not internally illuminated except with Community Development Department approval. No canister type signs are permitted.
- All signs shall be made of materials compatible with exterior building colors, materials, and finishes, and be of a high quality of fabrication.
- No signs will be permitted which do not directly relate to the name or primary service or function of the building user or *institution*.
- Signs are to be free of all labels and fabricator's advertising, except for those required by code.
- All electrical service to sign lights shall be fully concealed. No sign shall have exposed wiring, raceways, ballasts, conduit, or transformers.
- No sign shall have visible moving parts or simulate movement by means of fluttering, rotating or reflecting devices.
- No sign shall have flashing, blinking, or moving lights, or any other moving lights, or any other illuminating device that has changing light intensity, brightness, or color, except for parts designed to give public service information such as time, date, temperature, or similar information.
- Freestanding Monument Signs shall be integrated with landscaping and *Courtyard Walls* to minimize visual mass.
- Metal signs may be made of aluminum, brass, bronze, copper or stainless steel.
- The scale and proportion of graphics shall be in consonance with the architecture.

b. Residential Signage

1. The only signs permitted at residential uses are street address numerals up to 8 inches in height, made of ceramic tile or metal, attached to a wall.

3.2.9 Landscape Regulations

a. Intent

Landscaping shall preserve and promote the aesthetic character and spatial character of the Community in the following ways:

- Landscape shall define, unify and enhance the public realm.
- Landscape shall embellish and enhance private yards
- Landscape shall screen and/or buffer views of parking, loading and service yards.

b. General

This section will describe the minimum landscape requirements that shall be met in the design of all improvements on public and private land within the Plan area.

c. Roads, Boulevards, Avenues and Neighborhood Streets

The principal plantings on all streets are tree rows that define the public realm. All streetscapes shall be planted with a mix of 15-gallon and 24-inch box sized trees minimum. Consistency in tree species, and spacing shall be used to establish a strong street identity. Street planting diagrams are provided after descriptions of the following categories.

Edge Roads

Roads connect the Community to the edges of the adjacent land uses. These roads also define the boundary of the Community, and offer the motorist or pedestrian alternative choices for circulation. Although these traveled ways are linked under the heading of edge Roads, they have distinctive configurations and contextual differences. Trees on these roads clarify and reinforce these distinctions while also establishing unity of design.

Petit Road at North Side of the Sports Park

Park Edge Trees: shall define the edge of both the roadway and the interior of the park space. These trees shall allow for easy visual access into the park beneath the foliage canopy. All trees shall be subject to final review by staff, the Planning Commission and/or the City Council.

Boulevards

Boulevards function mainly as collector streets, providing both local and through circulation. Boulevards serve as statements as to the character of the entire community and should be a source of civic pride. Boulevards are wide and civic in character and serve as the main connectors throughout the community. There are two types of boulevards, but in both cases the public realm produces a strong amenity for the respective land uses that front on to the boulevards.

Boulevard Type A

This Boulevard passes through and connects civic, commercial, mixed-use frontages, and residential neighborhoods in the immediate vicinity of the Community Core. Trees may be planted in sidewalk wells at commercial, mixed use and institutional districts, but as the boulevard moves through residential neighborhoods, trees will be planted in parkways. Trees are generally spaced equally at approximately 35 feet on center. Tree sizes shall be 24" box specimens.

Boulevard Type B

Wide parkways and a wide grassy median strip identify this Boulevard as urban yet more park-like than the Type A Boulevard. The space in both parkways and medians allows for monumental plantings of upper story trees. The "median" doubles as a water detention area and therefore will have tree species that will tolerate short-term periods of saturated soil. Mainly residential frontages have trees planted in parkways with lawn as groundcover. Trees are generally spaced equally at approximately 35 foot on center. Tree sizes shall be a minimum 24" box specimens.

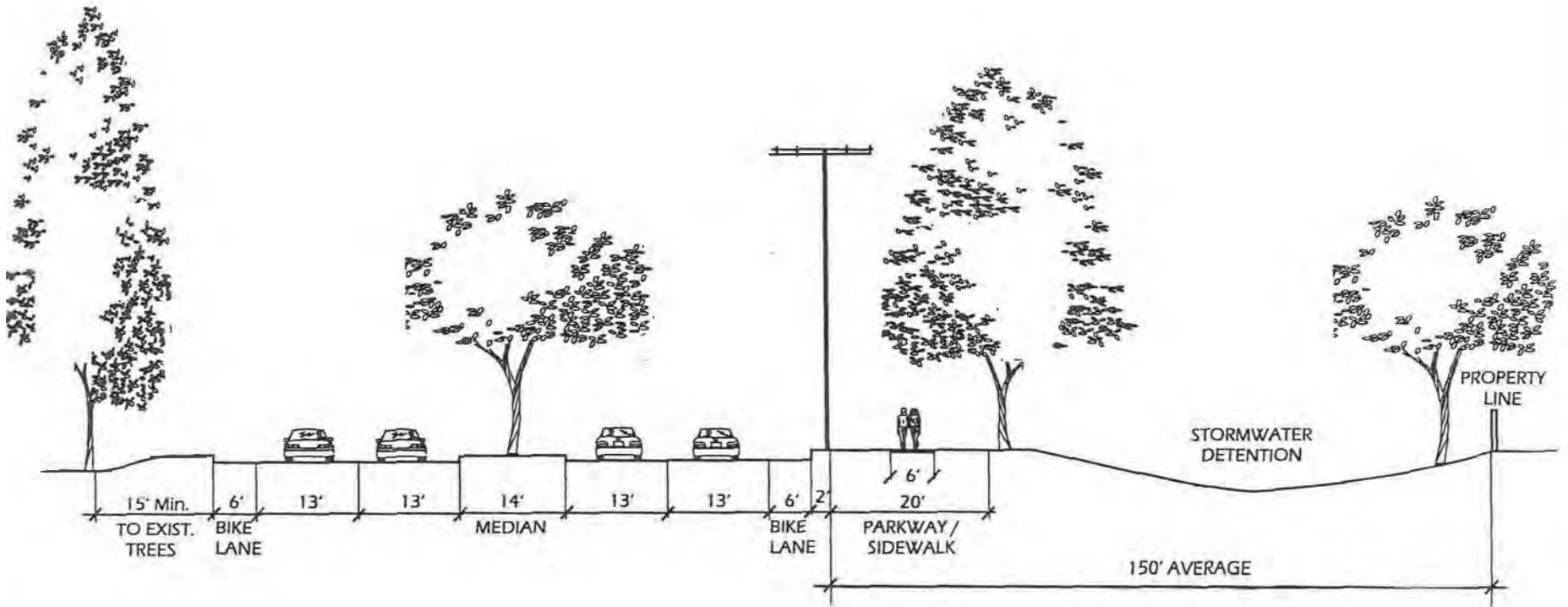
Avenues

Avenues are smaller versions of boulevards with strong uniformity in their planting schemes. Avenues function mainly as collector streets, providing both local and through circulation and connecting various neighborhoods to one another.

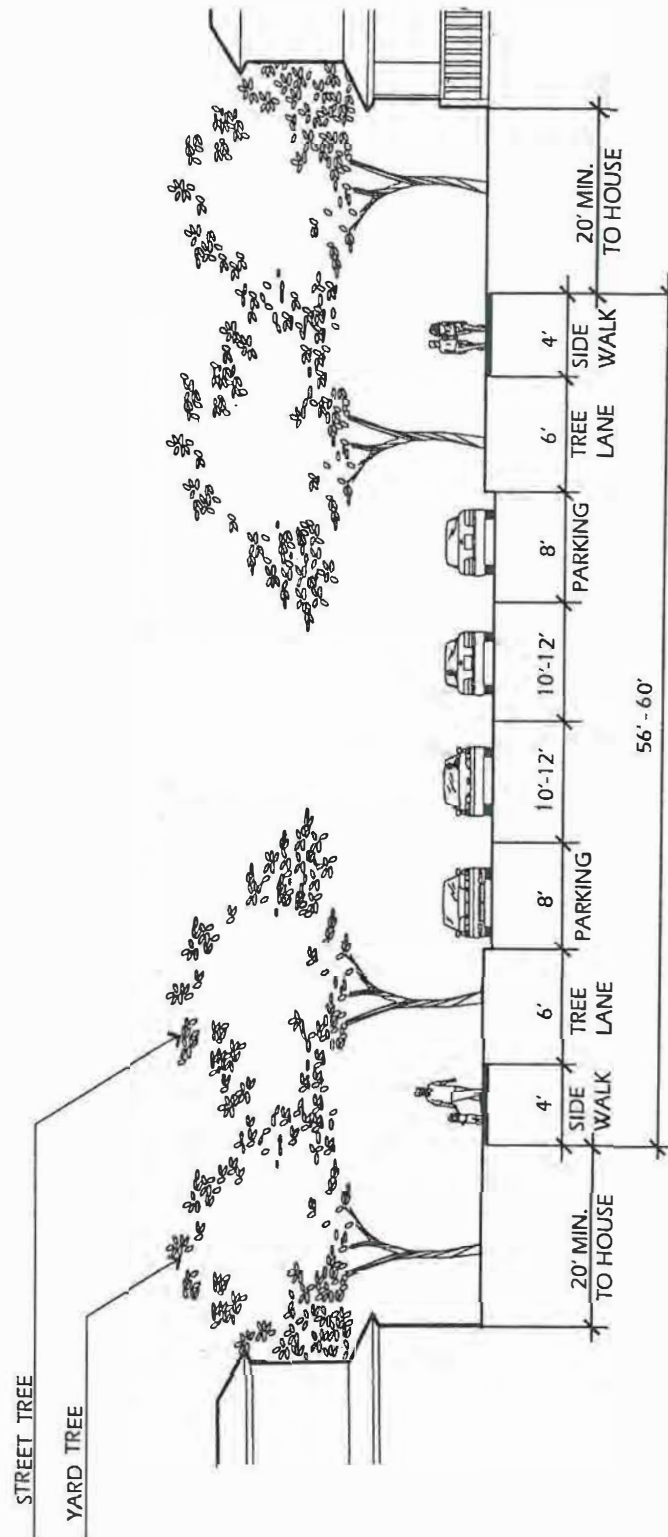
As Avenues pass through civic, commercial and institutional frontages, street trees shall be planted in sidewalk wells directly behind the curb. As Avenues move through residential neighborhoods, street trees will be planted in 8 foot planted parkways. Trees are generally spaced equally at approximately 35 feet on center. Tree shall be a minimum of 24" box.

Neighborhood Streets

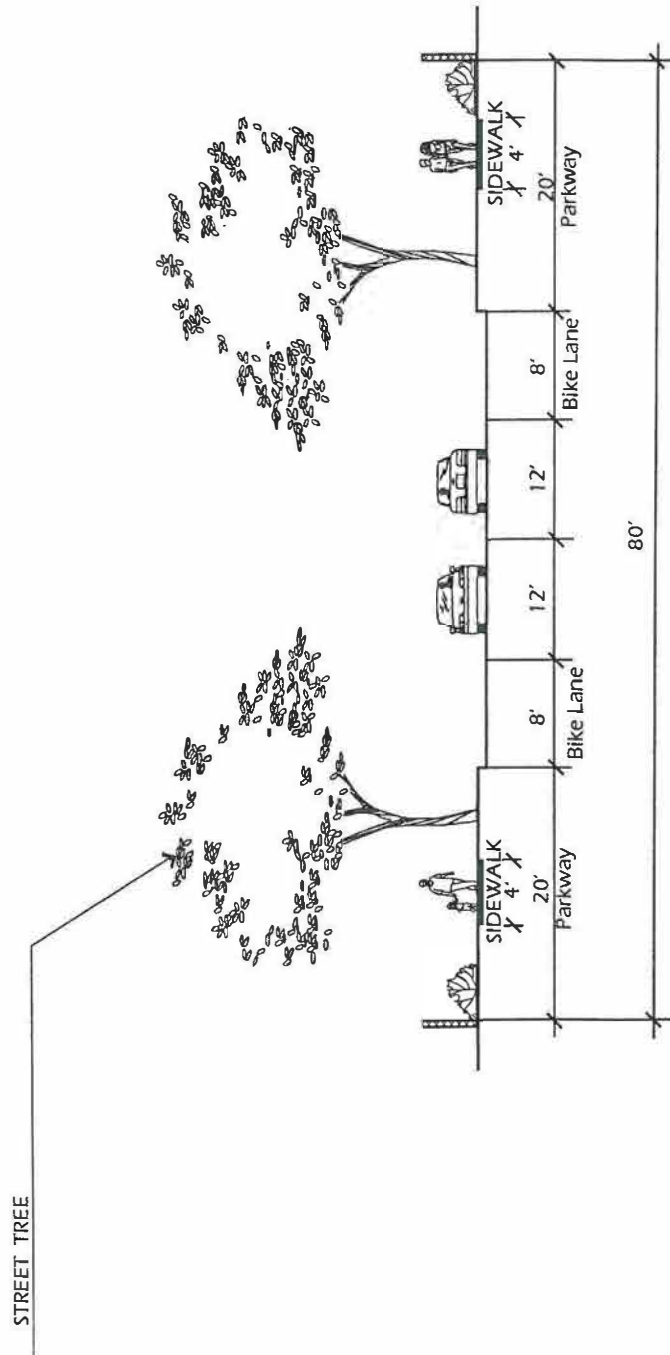
Residential frontages have trees planted in parkways with lawn as groundcover. Trees are generally spaced equally at approximately 35 foot on center. Each street possesses its own identifying street tree. Accordingly, in order to provide maximum identity, the width of the parkways and sidewalks should correspond to the size of the street (wider streets equal wider parkways, etc). Tree sizes shall be 24" box minimum.



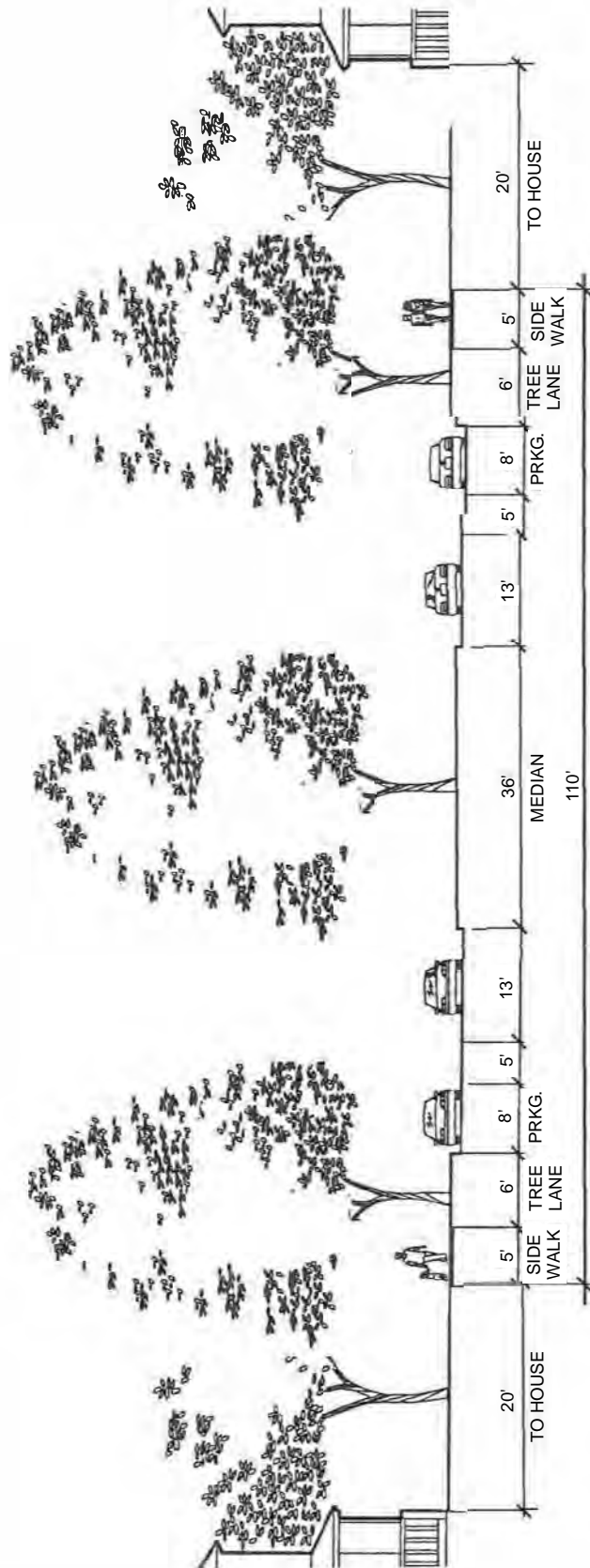
PLEASANT VALLEY ROAD



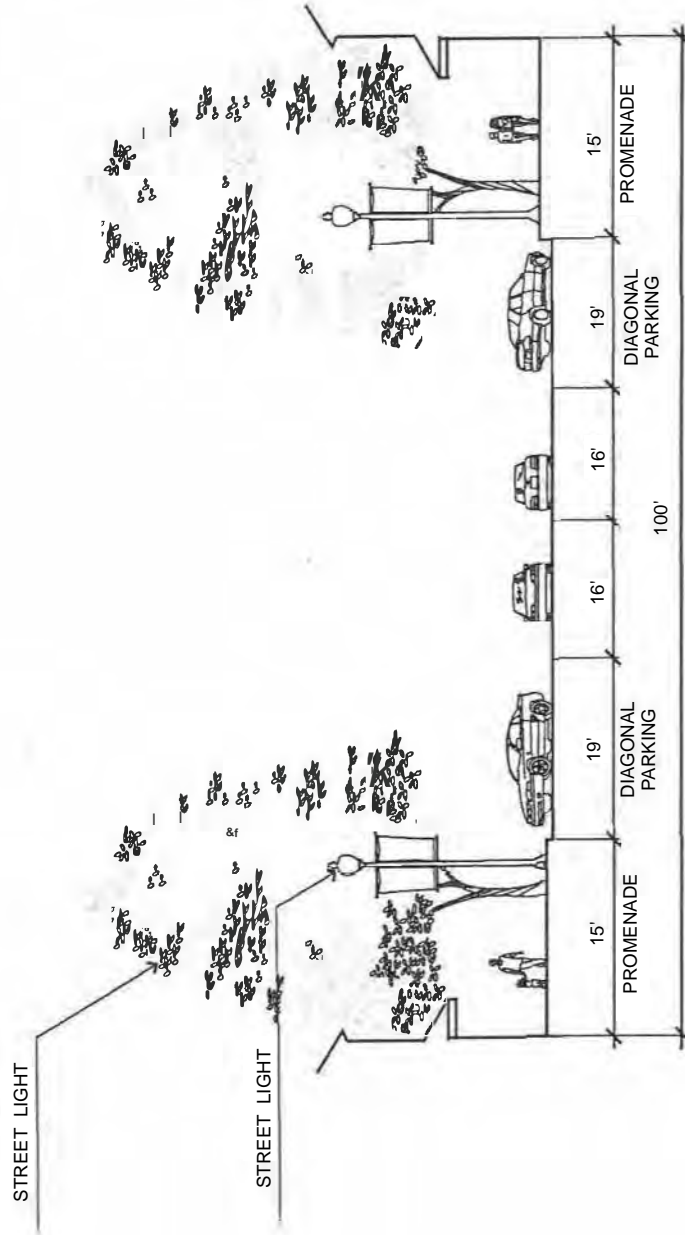
LOCAL STREET



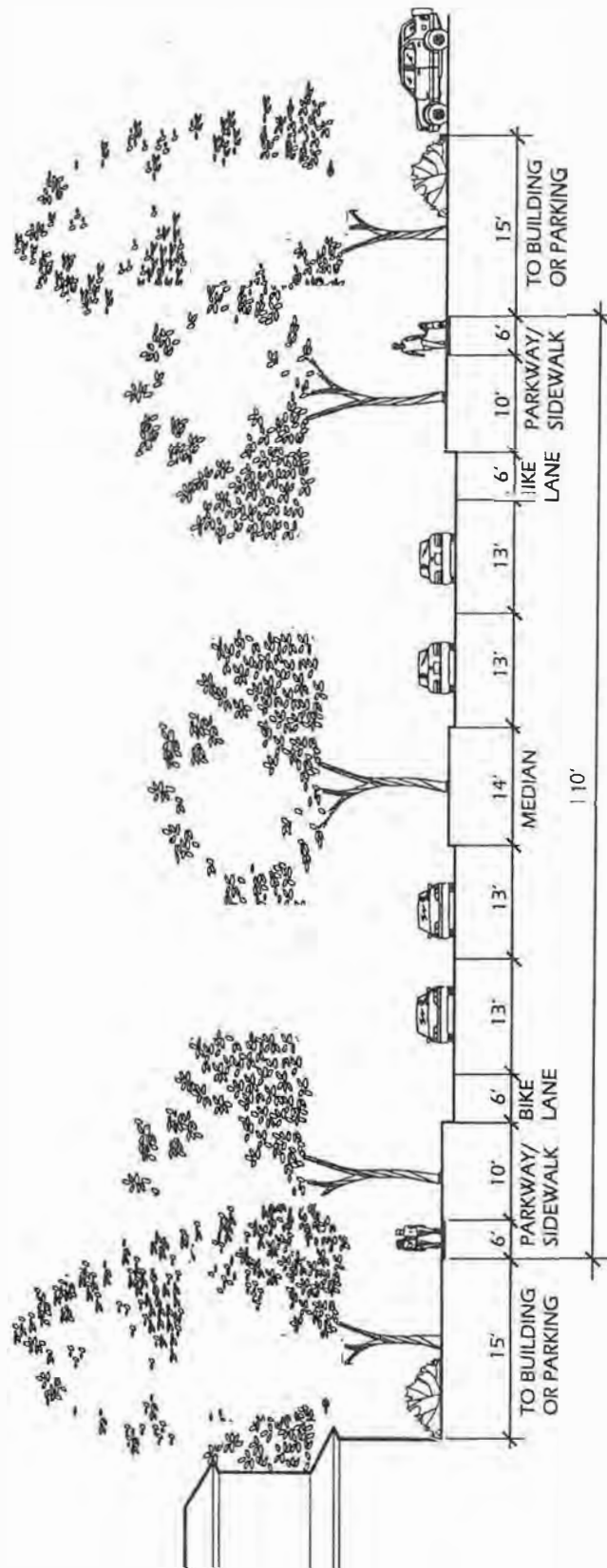
LOCAL COLLECTOR



"B" STREET



MIXED USE STREET



"A" STREET

d. Common Greens and Parks

Parks and Greens shall be planted simply with lawns and tree plantings located chiefly at the perimeter allowing visibility into the green from the adjacent streets. Occasionally parks will have small central groves or specimens.

Common Green Trees shall allow easy visibility under their canopies. Parks and Greens with abundant space shall have large, vertical trees at the perimeter, which define the space, but allow maximum space for both active and passive recreational activities. Smaller greens may be completely open or shall have accent trees which display seasonal changes or unusual habit.

Space Defining Trees

Araucaria species/Araucarias
Brachychiton populneus/Bottle Tree
Liquidambar styraciflua/American
Palm species/Palms
Populus candicans/Balm of Gilead
Platanus acerifolia/Plane Tree
Sequoia sempervirens/Coast Redwood

Accent Trees

Albizia julibrissin/Mimosa Tree
Bauhinia blakeana/Kong Orchid Tree
Erythrina caffra/Coral Tree
Ginkgo biloba/Maidenhair Tree
Jacaranda mimosifolia/Jacaranda
Liquidambar styraciflua/Sweetgum
Koelreuteria paniculata/Raintree
Pistacia chinensis/Pistache
Prunus cerasifera/Purple Plum
Tipuana tipu/Tipu Tree
Pyrus calleryana/Aristocrat Pear

e. Landscaping on Private Lots

Front yard plantings shall be organized by building type and shall contribute to distinctive streetscapes throughout the residential neighborhoods. The types of landscaping, hardscape and low yard walls or fences that are built adjacent to the streets will define the character of the neighborhood. The Specific Plan allows for front yard landscape treatments that emphasize the front lawn.

f. Residential Building Yards

Front Yard Landscapes

Plantings in yard areas fronting on streets shall be appropriate to the scale, orientation, and purpose of the yard. Front yards shall contribute to distinctive streetscapes throughout the residential portions of the community. Landscaping, hardscape, and low walls or fences that are built adjacent to the streets will define the character of the various neighborhoods within the community. Appropriate materials and designs for specific frontage yard types are listed below.

- Lawn/Turf shall be the primary ground cover
- Shrubs and ground cover shall be planted at the foundation of the building facade.
- 50 percent of the yard may be hardscape that may be designed access to the garage and for guest parking, front walks and courtyards. Hardscape may include brick, stone, interlocking concrete pavers, textured concrete and/or impressed patterned concrete. The balance of the yard shall be landscaped. Hardscape may be used for driving and parking of automobiles.
- Landscaping may include turf, low shrubs, or groundcover and yard trees listed below.

Single Family Front Yards shall be minimum of twenty feet in width, from the back of sidewalk to a facade or garden wall. A minimum of ten feet of turf shall be planted behind the sidewalk. At Facades, low shrubs and/or ground cover shall be planted against the Facade. At garden walls, low shrubs and wall vines, or tall shrubs alone, shall be planted against the wall.

Apartment Front Yards Turf, ground cover, and low shrubs may be planted in the area between the buildings and the sidewalk, but should not exceed fifteen feet in width. Shrubs shall be massed or configured as maintained hedges. Hardscape may be used adjacent to entrances and in seating areas. Tree shapes, sizes and types shall be planted as buffers and as definers of the edge of the private space, but at all times should be in proportion to the height and mass of the building facade.

Courtyard Apartment Front Yards. Turf, ground cover, and low shrubs may be planted in the area between the buildings and the sidewalk, but should not exceed fifteen feet in width. Shrubs shall be massed or configured as maintained hedges. Tree shapes, sizes and types shall be planted as buffers and as definers of the edge of the private space, but at all times should be in proportion to the height and mass of the building facade.

g. Other Yards

Side and Rear Yard Plantings

Side yards shall be planted to insure privacy and create buffers as identified above. Rear yards and property lines need not be landscaped, except as required to the extent that they affect the quality of the public realm.

Yard Trees: recommended for residential neighborhoods shall be planted as buffers and definers of the edge of the private space, but at all times should be in proportion to the height and mass of the building Façade. Trees may include the following species:

Araucaria species/Araucarias
Brachychiton populneus/Bottle Tree
Pine species/Pines
Platanus acerifolia/Plane Tree
Albizia julibrissin/Mimosa Tree
Bauhinia blakeana/Kong Orchid Tree
Erythrina caffra/Coral Tree
Ginkgo biloba/Maidenhair Tree
Jacaranda mimosifolia/Jacaranda
Liquidambar styraciflua/Sweetgum
Koelreuteria paniculata/Raintree
Pistacia chinensis/Pistache
Prunus cerasifera/Purple Plum
Tipuana tipu/Tipu Tree
Pyrus calleryana/Aristocrat Pear

h. Commercial/Retail and Mixed Use Buildings

Parking Lots

Landscaping of parking lots shall consist of 15 gallon and 24-inch box sized trees, which shall be provided at the rate of one tree per five parking spaces. Acceptable plant materials are:

Parking lot trees

Cupaniopsis anacardiodes/Carrotwood
Bauhinia blakeana/Hong Kong Orchid Tree
Jacaranda mimosifolia/Jacaranda
Liquidambar styraciflua/Sweetgum
Koelreuteria Paniculata/Raintree
Magnolia grandiflora/Southern Magnolia
Platanus acerifolia/London Plane Tree
Pittosporum undulatum/Victorian Box
Tipuana tipu/Tipu Tree

Tall Shrubs: These shall reach 4 to 10 feet in height at maturity and shall not be frequently sheared or pruned. The shrubs shall display flower and/or foliage color, and be resistant to prolonged periods of drought. Acceptable species are:

Abelia grandiflora/Glossy Abelia
Escallonia fradesii/Escallonia
Elaeagnus pungens/Silverberry
Nerium oleander/Oleander
Photinia fraseri/Photinia
Plumbago auriculata/Cape Plumbago
Pittosporum tobira "Variegata"/Variegated Tobira
Xylosma congestum/Shiny Xylosma

Low shrubs and ground covers: These shall reach no more than 3 feet in height at maturity, without requiring frequent shearing and pruning. The shrubs shall display flower and/or foliage color, and be resistant to prolonged periods of drought. Acceptable species are:

Bougainvillea/Bougainvillea
Carissa macrocarpa/Natal Plum
Cistus salvifolius/Rockrose
Cotoneaster "Lowfast"/Cotoneaster
Euonymus f. "Colorata"/Euonymous
Lantana montevidensis/Trailing Lantana
Pittosporum t. "Wheeler's"/Prostrate Tobira
Trachelospermum jasminoides/Star Jasmine

Hedge plantings, when used in lieu of a Street wall: These hedges shall be pruned and sheared into a solid hedgerow of the specified height, without breaks or openings between individual shrubs. Acceptable species are:

Escallonia fradesii/Pink Escallonia
Ligustrum texanum/Wax Leaf Privet
Raphiolepis "Springtime"/India Hawthorn
Buxus japonica/Japanese Boxwood
Photinia fraseri/Red Photinia
Pittosporum undulatum/Victorian Box

Trash Enclosures and Street walls at Loading Areas: These walls shall be planted with self-adhering vines no less than 10 feet on center and a minimum of 5 gallons in size. Acceptable species are:

Ficus pumila repens "Minima"/Creeping Fig
Parthenocissus tricuspidata/Boston Ivy

3.2.10 Walls and Fences

The community theme is one of inclusiveness and integration rather than exclusivity and segregation. Accordingly the public realm of the community should be viewed as open, connective and inviting. Therefore the edge of the public realm should not be seen as a "sea of six foot high walls." No thematic walls may occur along a public Right-of-Way. Walls, when they are used, should be used as adjuncts and fenestration to the public landscape.

- All fencing and wall heights will be measured vertically from the average finished grade at the base of the fence or wall. Side and rear yard walls will have a maximum height of 6'-0" except along Pleasant Valley Road.
- Side yards requiring a retaining wall will provide a minimum horizontal separation of 3'-0" between the side yard wall and the retaining wall to allow for planting.
- Fencing and walls must be of plaster, stucco, concrete, earth-tone slump stone, masonry finish or tubular steel. Finish colors must be approved by the City and be consistent with the architectural palette.
- Fencing and walls must meet pool safety code requirements for height and picket spacing and access.
- All retaining walls must be properly waterproofed and drained.
- Walls may not occur directly adjacent to a walkway. A minimum 2'-0" landscape area is required.
- Side yard gates may be wood or tubular steel.

3.2.11 Mailboxes

Mailboxes in the residential neighborhoods will be ganged in groups of two to four per kiosk. The mailbox kiosk will be designed to match the architectural character of the surrounding neighborhood. Materials may include wood, wrought iron, masonry, stone or brick. The kiosk may include a decorative light fixture. Mailbox kiosks should be located at the entries to streets.

3.2.12 Lighting

a. Street Lights

Street Lights will be decorative pole lights with a traditional globe or pendant fixture to match the architectural character of the overall the community theme. "Cobra" lights will not be permitted at the entries or within the neighborhoods. Poles may be concrete or aluminum. Color and finish are to be reviewed by the Community Development Director.

b. Decorative Lighting

Decorative up-lights, bollards and landscape accent fixtures are allowed in the community at entries to the residential neighborhoods, recreation areas, and mixed-use districts. These lights will be high quality 120-volt fixtures and will match the architectural character of the community theme.

3.2.13 Curbs and Sidewalks

Curbs will be a vertical concrete curb. The curb will be natural gray concrete.

Sidewalks will be natural gray medium acid wash finish concrete with a tooled grid to reflect the character of older early California neighborhoods (2 ft. x 2 ft. grid for 4 ft. walks), (2.5 ft. x 2.5 ft. grid for 5 ft walks) and (3 ft. x 3 ft. grid for 6 ft. walks). Other walkways in the community may include but are not limited to:

- Natural Gray acid wash concrete
- Integral color concrete with acid wash finish
- Seeded / Exposed Aggregate concrete
- Flagstone
- Brick
- Pre-cast, interlocking concrete pavers

3.2.14 Enhanced Paving

Enhanced paving may occur in the community at neighborhood entries, streets, intersections, driveways and walkways. Materials may include but are not limited to:

- Integral color concrete with acid wash finish and a pattern of frequent deep score joints
- Seeded exposed aggregate concrete
- Flagstone
- Impressed (Stamped) concrete with modular tile or cobblestone pattern
- Pre-cast Interlocking concrete pavers

3.2.15 Standards

In addition to City of Camarillo Landscape Standards and guidelines, and the landscape provisions of this document, the following shall apply:

- All areas not devoted to paving or building shall be landscaped and permanently maintained.
- To complement building elevations, a landscape area shall be provided adjacent to facades and side elevations as designated herein. Planting area dimensions shall be consistent with plant material requirements and the purpose of the planting, such as aesthetics, screening, environmental mitigations, air quality, wind, etc.
- Permanent automatic irrigation facilities shall be provided in all landscaped areas.

- Prior to the issuance of building permits, a landscape and irrigation plan in conformance with these Regulations shall be submitted to the City of Camarillo.
- To minimize exterior water use, the following measures shall be incorporated into project design within the project area, where feasible: Use of drought tolerant plants, extensive use of mulch in landscaped areas, installation of low precipitation rate irrigation systems where appropriate.
- Impervious paving and other areas which limit the percolation of rainwater and irrigation water into the ground water table shall be minimized wherever possible.
- All street trees shall be planted and staked per City of Camarillo Landscape Standards and Details. All trees planted in turf areas shall receive turf boots to prevent damage from mowers and edgers, etc. Root barriers shall be required where trees are planted within five (5) feet of any walls, curbs, walks, buildings or other hardscape.
- All plant materials shall be planted in the following sizes and shall be in accordance with all City standards and minimum requirements.

a. Trees

Planted trees shall be a combination of 36", 24" and 15 gallon sizes.

b. Shrubs

Shrubs located at entries and major intersections shall have a minimum size of five (5) gallons with minor exceptions as approved by the City of Camarillo Community Development Director.

c. Drought Tolerant Plant Materials

Shall be defined as plants listed as Moderate, Low, and Very Low in the WUCOLS PROJECT listing of Water Use Classification of Landscape Species as published by the University of California Cooperative Extension. University of California Publications can be obtained from:

ANR Publications
University of California
6701 San Pablo Ave., Oakland, CA 94608-1239
Telephone 415-642-2431

d. Master Plant Palette

The following are types of trees and shrubs that may be selected from the following master plant palette; however, others may also be considered.

**Table 3-1
Master Plant Palette**

Botanical Name	Common Name	Spacing	Size- box/gallon
Trees			
Bauhinia blakeana	Orchid Tree	20 feet	24" & 36" box
Calodendrum capense	Cape Chestnut		24" & 36" box
Cedrus deodara	Deodar Cedar	30 feet	36"
Cinnamomum camphora	Camphor	30'	36"
Cupaniopsis anacardioides	Carrotwood	20'-30'	24" & 36"
Cupressus sempervirens	Italian Cypress	10'	24"
Eucalyptus Nicholii	Willow-leaved Peppermint	15'-30'	15 gallon
Fraxinus uhdei	Evergreen Ash	30'-40'	36"
* Koelreuteria bipinnata	Chinese Flame Tree		
* Jacaranda mimosifolia	Jacaranda	30'	36"
Liquidambar styraciflua	Sweetgum	15'-30'	24" & 36"
Magnolia grandiflora	Southern Magnolia	30'	36"
Pinus canariensis	Canary Island Pine	30'	24" & 36"
Pittosporum undulatum	Victorian box	25'	24" & 36"
Podocarpus gracilior	Fern Pine	20'-30'	24" & 36"
Prunus spp.	Ornamental Plum	25'	24"
Prunus caroliniana	Carolina cherry	20'	24"
Pyrus spp.	Ornamental Pear	25'	24"
Schinus molle	California Pepper	30'	36"
Tipuana tipu	Tipu Tree	30'	24" & 36"
Tristania conferta	Brisbane Box	30'	36"
Ulmus parvifolia	Evergreen Elm	30' & 40'	36"
Abelia grandiflora	Glossy Abelia	4-6'	1 or 5 gal.
Acacia redolens	N.C.N.	8'	1 gal.
Arbutus unedo	Dwarf Strawberry Tree	8-10'	5 gal.
Baccharis pilularis	Coyote Bush	4-6'	1 gal.
Bougainvillea sp.	Bougainvillea	4-6'	1 & 5 gal.
Buxus m. japonica	Japanese Boxwood	3-4'	1 or 5 gal.
Carissa macrocarpa	Prost. Natal Plum	3'	5 gal.
Cercis occidentalis	Western Redbud	6-8'	1 or 5 gal.
Ceanothus spp.	Varies	varies	1 or 5 gal.
Cistus sp.	Rockrose	4'	1 or 5 gal.
Coleonema pulchrum	Pink Breath of Heaven	5'	1 or 5 gal.
Cotoneaster sp.	Cotoneaster	varies	1 or 5 gal.

* Note: these trees are wind sensitive and should be planted in protected locations

Botanical Name	Common Name	Spacing	Size- box/gallon
Shrubs			
Dietes bicolor	Fortnight Lily	5'	1 or 5 gal.
Elaeagnus pungens	Silverberry	6'	5 gal.
Escallonia fradesii	Escallonia	4'	5 gal.
Euonymus sp.	Euonymus	4-6'	1 or 5 gal.
Grevillea Noelli	Noel's Grevillea	4'	1 or 5 gal.
Hemerocallis sp.	Daylily	2'	1 or 5 gal.
Heteromeles arbutifolia	Toyon	8'	1 or 5 gal.
Limonium perezii	Sea Lavender	2'	1 or 5 gal.
Lantana montevidensis	Trailing Lantana	5'	1 or 5 gal.
Lavandula sp.	Lavender	2'	1 or 5 gal.
Leptospermum scoparium	New Zealand Tea Tree	6-8'	1 or 5 gal.
Ligustrum j. 'Texanum'	Japanese Privet	3-5'	1 or 5 gal.
Nerium oleander	Oleander	6-8'	1 or 5 gal.
Pennisetum setaceum	Fountain Grass	varies	1 or 5 gal.
Photinia fraseri	Photinia	8'	1 or 5 gal.
Phormium tenax	New Zealand Flax	6'	1 or 5 gal.
Plumbago auriculata	Cape Plumbago	6'	1 or 5 gal.
Pittosporum sp.	Mock Orange	varies	1 or 5 gal.
Prunus caroliniana	California Laurel Cherry	6'	1 or 5 gal.
Raphiolepis sp. (small varieties)	India Hawthorn	2-0"	1 or 5 gal.
Raphiolepis sp. (large varieties)	India Hawthorn	4-0"	5 gal.
Rosa sp.	Rose	4'0"	5 gal.
Rosmarinus officinalis "Prostratus"	Rosemary	3-5'	1 gal.
Salvia sp.	Sage	3'-4'	5 gal.
Sollya heterophylla	Australian Bluebell Creeper	3-4'	1 or 5 gal.
Tecomaria capensis	Cape honeysuckle	6-8'	1 or 5 gal.
Trachelospermum jasminoides	Star Jasmine	3'	1 gal.
Xylosma congestum	Shiny Xylosma	8'	1 or 5 gal.
Arctostaphylos spp.	Manzanita	varies	Flats/Containers
Carissa grandiflora	Natal Plum	18-24'	1 gal.
Hedera helix "Hanhii"	Hahn's Ivy	8-12"	Flats
Hypericum calycinum	Aaron's Beard	8-12"	Flats
Lippia canescens	Lippia	8-12"	Flats
Lonicera japonica	Japanese Honeysuckle	12-18"	Flats
Rosmarinus officinalis "Prostratus"	Periwinkle	3-4'	1 gal.
Vinca major		12-18"	Flats
Vines			
Antigonon leptopus	Rosa de Montana	varies	1 or 5 gal.
Distictus buccinatoria	Blood Red Trumpet Vine	varies	1 or 5 gal.
Ficus pumila	Creeping Fig	varies	1 gal.
Gelsemium sempervirens	Carolina Jessamine	varies	1 or 5 gal.
Hardenbergia violacea	N.C.N.	varies	1 or 5 gal.
Parthenocissus tricuspidata	Boston Ivy	varies	1 gal.
Rosa banksiae	Lady Banks Rose	varies	1 or 5 gal.

4.0 IMPLEMENTATION

4.1 REQUIRED APPROVALS AND ACTIONS

In addition to adoption of this *Specific Plan* by the City of Camarillo, the City will enter into a Development Agreement authorized pursuant to Section 65865 et seq. of the California Government Code.

This *Specific Plan* shall not become operative until a Development Agreement is signed by the City of Camarillo and all owners of private property in the *Specific Plan* area.

4.2 PHASING

Development of the *Specific Plan* area is anticipated to occur in several phases. Development of the major land use components (the residential areas, community sports park, elementary school, and commercial areas) may occur independently of one another or in parts. However, the community parkland will be made available for sport activities prior to development of the balance of the *Specific Plan* area. The elementary school will be available as required by the Pleasant Valley School District, but no sooner than 2004. The sequence of development of the other major project elements cannot be predicted, and would depend on market conditions.

The extent and sequence of phases of development would be approved through the City's development review process and subdivision map approval process with implementation of the utility master plans, as contained in this *Specific Plan* as required to provide necessary utility services. In no case would the number of residential units built exceed the City's annual development allocation program.

Phase I improvements shall include, but not be limited to:

- *Widening and improvements of Pleasant Valley Road along the length of the project,*
- *Major infrastructure improvements including water, sewer, drainage, and utility trunk lines,*
- *Dedication of park site with roads, berm and utilities to allow commencement of improvements,*
- *Improvement of major north-south street from Dawson Drive offramp to Pleasant Valley Road,*
- *Widening of Petit Street,*
- *Mass grading of site, and*
- *Dedication of YMCA site.*

Phase II and later improvements shall provide the necessary improvements to accommodate the build out of the site. Each phase will be reviewed at the time of the request for permits including a review of traffic conditions.

4.3 DEVELOPMENT REVIEW PROCESS

All proposed development within the Village at the Park Community is subject to the standards and guidelines in this *Specific Plan*. As part of the application review process (i.e., Staff Review, Development Design Review Permit, Special Use Permit, Subdivision Map Approval, etc.) the City of Camarillo shall review project submittals for consistency with these standards and guidelines. Subdivision maps, Planned Development Permits, Conditional Use Permits and Building permits shall be processed in accordance with the procedures established by the City of Camarillo and the Village at the Park Development Agreement.

4.4 SPECIFIC PLAN ADMINISTRATION

4.4.1 Administration

The *Specific Plan* includes development and design standards and guidelines but cannot foresee every potential condition requiring decisions within the *Development Review Process*. Any subsequent discretionary approval or amendment to the *Specific Plan* must be consistent with the General Plan as amended and/or updated, except where the Developer/Applicant possess vested rights under the terms of a Development Agreement entered into between the Developer/Applicant and the City.

Future development applications will be processed that are in substantial conformance with the *Specific Plan* or that may require an amendment to the *Specific Plan*. This section shall govern these applications and classifies them into four categories: Minor Modifications, Major Modifications, Specific Plan Amendments and Special Use Permits.

a. Minor Modifications

The following items may deviate, within specified limitations, from the adopted *Specific Plan* but shall be considered to be in Substantial Conformance with the *Specific Plan*. This review shall occur at staff level, through the *Development Review Process* if so determined by the Director of Community Development (Director). The Director, however, shall have the discretion to refer any such request for modification to the Planning Commission as a Major Modification. Conversely, the applicant shall have the right to appeal decisions of the Director to the Planning Commission and/or City Council.

- Final facility sizing and alignment of water, sewer, and storm drain improvements (as directed by the City Engineer).
- Change in utility and/or infrastructure servicing agency.

- Alignment of local streets within neighborhoods so long as the number and approximate spacing of connections is in general conformance with the *Land Use Concept Plan*.
- *Local Street*, road and bicycle/jogging trail alignments provided that connecting of destination points is maintained.
- Minor landscape and streetscape design modifications consistent with the *Design Guidelines* contained in this document and approved through the *Development Review Process*.
- Deletion of utility infrastructure deemed unnecessary by the City Engineer.

b. Major Modifications

Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. Proposed amendments deemed to be Major Modifications by the Director of Community Development as defined herein will be processed by the Planning and Environmental Services Division through the *Development Review Process* and approved by the Planning Commission. If the Director so determines, the changes identified below may be processed as a *Specific Plan Amendment* as described below.

- Location or reconfiguration of major streets.
- Specific modifications of a similar nature to those listed above, which are deemed by the Director to be in keeping with the spirit and intent of the *Specific Plan*, and are in conformance with the *2020 General Plan*.

c. Specific Plan Amendments

Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If any proposed modification to the *Specific Plan* is deemed major by the Director, it will be processed as an amendment to the *Specific Plan*. Depending upon the nature of the proposed amendment to the *Specific Plan*, additional environmental analysis may be required, pursuant to Section 15162 of CEQA.

d. Special Use Permits

Institutional Uses shall require *Special Use Permits*. Projects requiring *Special Use Permits* shall be processed in accordance with the Camarillo City Code. *Special Use Permit* requests shall be approved by the decision-making authority if the following findings are made. These findings are in addition to any findings by California State Law and Camarillo City Code:

- The proposed special use is consistent with the *Specific Plan*;
- The nature, condition and development of adjacent uses, buildings and structures shall be considered

and no proposed special use shall be permitted where such use will adversely affect or be materially detrimental to said adjacent uses, buildings or structures;

- The site for a proposed special use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the *Specific Plan*, or as required by the Planning Commission as a condition in order to integrate said use with the uses in the neighborhood; and
- The site for a proposed special use is served by streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.

4.5 DEVELOPMENT AGREEMENTS

It is contemplated that Development Agreements may be used to implement the Goals and Policies of the *Specific Plan*.

A Development Agreement is a contract between the City of Camarillo and the property owners/applicants, which delineates the terms and conditions of the Developer's proposed project. By enacting the Development Agreement Legislation of 1979, the California Legislature provides for the following measures:

- Certainty: The lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.
- Assurance: Assurance is necessary to the applicant for a development project that upon approval of the project the applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to the conditions of approval. Such assurance will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic cost of development (Government Code Section 65864).
- Intent of Legislation: This legislation was intended both to preserve local government control over development projects and to give developers the opportunity to specify the parameters of a project in one undertaking. The Development Agreement Legislation fulfills the public needs to alleviate haphazard land regulation schemes that burden smaller, less integrated development projects, and to provide for comprehensive long-term planning and land use regulation for major developments.

- Government Code Section 65864: Pursuant to California Government Code Section 65864, et seq., and city-wide procedures for Development Agreements, adopted by the City of Camarillo City Council pursuant to California Government Code Section 65865, an applicant in any zone, for any proposed development, may apply for a Development Agreement.

4.6 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program is included in **Appendix A** of this *Specific Plan*. All mitigation measures contained in this program shall be implemented as specified by this program.

APPENDIX A

Village at the Park Specific Plan 2001 Resolution of Approval Documents

RESOLUTION NO. 2001- 151

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CAMARILLO APPROVING GENERAL PLAN AMENDMENT
99-2, VILLAGE AT THE PARK (GENERAL PLAN
AMENDMENT/SPECIFIC PLAN)

WHEREAS, the City Council has previously referred a request for processing of an amendment to the City of Camarillo General Plan Land Use Element, Recreation Element and Circulation Element involving approximately 330 acres located south of U.S. 101/Ventura Freeway, north of Pleasant Valley Road, easterly of Lewis Road and westerly of Calleguas Creek; and,

WHEREAS, a duly-noticed hearing was held by the City of Camarillo Planning Commission on August 21, 2001, and adopted a resolution on September 18, 2001, recommending approval of the amendment to the General Plan and Village at the Park Specific Plan; and,

WHEREAS, the City Council has reviewed the General Plan amendment request and Village at the Park Specific Plan and received testimony at a duly-noticed public hearing on October 10, 2001 and finds that the amendment be approved based on the following findings:

1. That the amendment is consistent with the goals of the General Plan including its various elements and would be consistent with the community goals.
2. The conversion of the area south of the Ventura Freeway would provide needed public facilities in the form of a 55-acre citywide park, YMCA site, elementary school site and other uses to merit consideration as a public benefit to outweigh the conversion of the agricultural land.
3. That the size of the property is adequate to accommodate the types of development under the designated land uses being proposed including the open space use, residential areas, public uses, commercial areas and buffer areas. In addition, the plan provides for roadways to accommodate the proposed uses and improve the roadways in the area to benefit the community as a whole.
4. That the project has been reviewed under an environmental impact report which will provide various mitigation measures under a mitigation monitoring program to ensure that levels of impact will be within acceptable thresholds.
5. That the specific plan contains specific design guidelines for development to the area to ensure the proper development of the site in accordance with the vision for a neighborhood-oriented village with a variety of residential, commercial and public uses.

6. The proposed change in land use was considered in regard to the impacts on housing within the region. It was determined that the conversion of land use will provide additional opportunities for residential units in a variety of classifications and prices to assist in meeting the objectives of the Housing Element of the General Plan of the City of Camarillo.
7. The development of a specific plan provides a greater opportunity for guiding development in a manner that would be far more compatible with the existing land uses within the area. In addition it provides appropriate mitigation measures to create a community that would be considered compatible with the various constraints facing the study area.

WHEREAS, prior to certifying the Environmental Impact Report, the City Council of the City of Camarillo considered the Initial Study of Environmental Impact and the Environmental Impact Report together with any comments received during the public review process; and,

WHEREAS, the development of the proposed project will result in significant unavoidable adverse environmental, including the conversion of agricultural land, and changing the visual character from open agricultural field to an urban setting. The Findings of Facts attached hereto as Exhibit "B" describe the unavoidable adverse effects and, as provided by CEQA and State CEQA Guidelines and sets forth a Statement of Overriding Considerations which are being adopted by the City Council.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED by the City Council of the City of Camarillo that General Plan Amendment 99-2 and Village at the Park Specific Plan is hereby approved as depicted on the attached Exhibit "A" and determined that this General Plan amendment shall be filed with the County Clerk of the County of Ventura. The record of proceedings upon which this decision is based is located in the office of the City Clerk, who is the custodian of records for the same.

IT IS FURTHER RESOLVED AND DETERMINED that all proposed mitigation measures identified in the Environmental Impact Report were previously adopted as the Mitigation Monitoring Plan included in the Final EIR in accordance with Public Resources Code Section 21081.6; and,

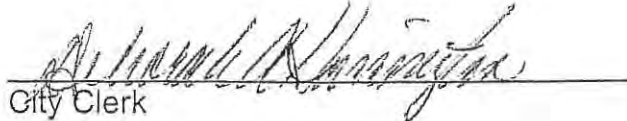
BE IT FURTHER RESOLVED, that the City of Camarillo City Council approves of the Findings of Facts including the Statement of Overriding considerations (Exhibit "B") for the significant unavoidable adverse environmental effects.

PASSED, APPROVED AND ADOPTED this 10th day of October, 2001.



Mayor

ATTEST:



City Clerk

I, Deborah A. Harrington, do hereby certify that the foregoing Resolution 2001-151 was duly adopted by the City of Camarillo at a regular meeting thereof held on the 10th day of October, 2001, by the following vote of the Council:

AYES: COUNCILMEMBERS: Craven, Kildee, McDonald, Waunch, Mayor Morgan

NOES: COUNCILMEMBERS: None

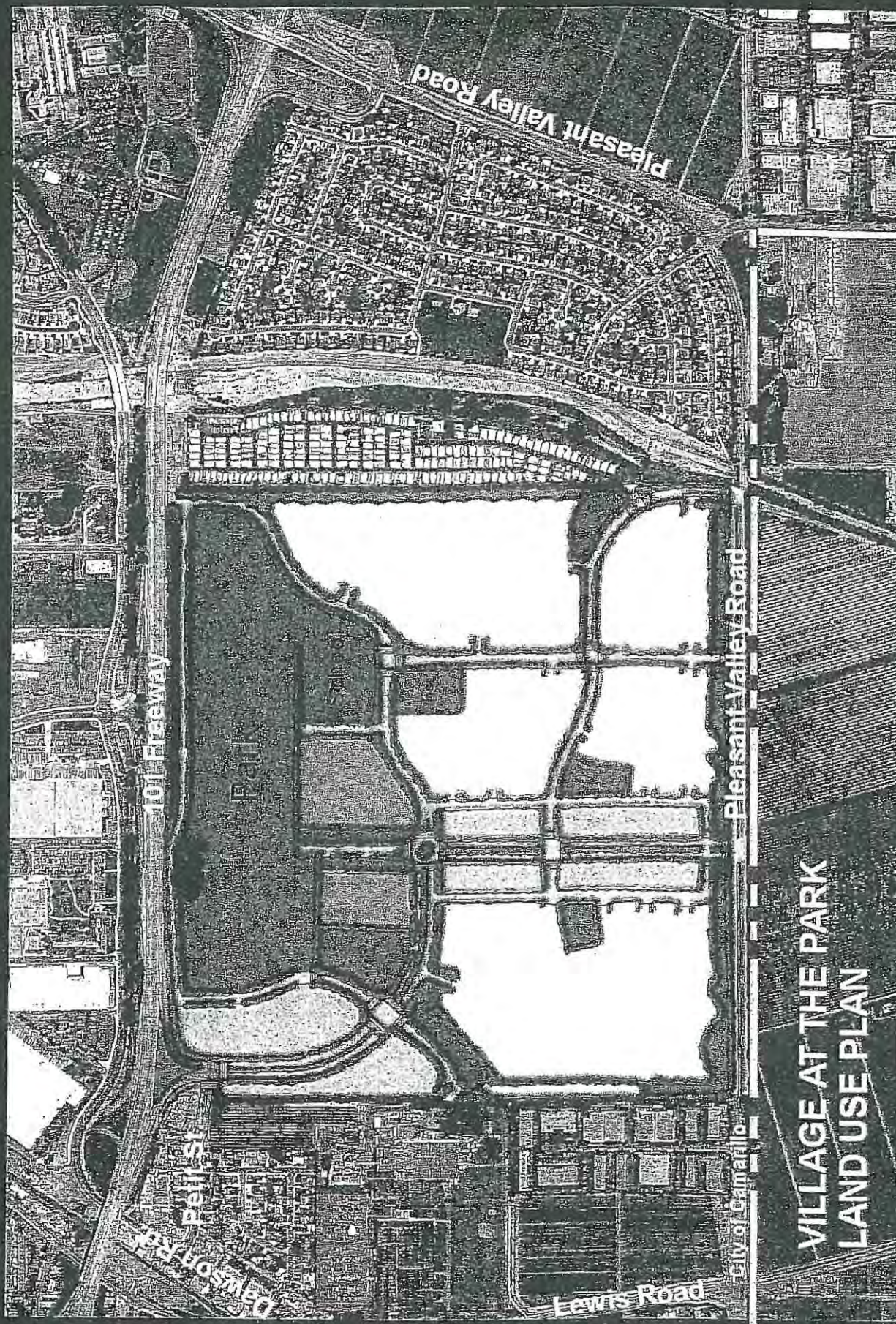
ABSENT: COUNCILMEMBERS: None



City Clerk

sc/jw/sc (f:\CC Agenda Rpts\ GPA 99-2 creso oct10 01-R)

Copy: Department of Community Development
Dennis Hardgrave, Development Planning Services
Hiji Bros/EJM Development Company, c/o DPS
Lynch Levy Levitt, c/o DPS
Ronald Faught



VILLAGE AT THE PARK LAND USE PLAN

- Low and Low Medium Density
- Medium Density
- High Density
- Mixed Use
- Commercial

EXHIBIT B

FINDINGS OF FACTS

I. INTRODUCTION

CEQA and the CEQA Guidelines provide in part that:

"No public agency shall approve or carry out a project for which an Environmental Impact Report has been completed and that identified one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding." (CEQA Guidelines Section 15091)

The Final EIR for **GPA 99-2 Village at the Park** (State Clearinghouse No. 2000011063) identifies significant or potentially significant environmental impacts, prior to mitigation, that may occur as a result of the project. Thus, in accordance with the provisions of the CEQA Guidelines, the City Council hereby adopts these findings in considering the proposed project.

II. DESCRIPTION OF PROJECT PROPOSED FOR APPROVAL

The Project applicant is requesting approval of a mixed-use development based on a land use plan consisting of a range of residential, commercial, public, and quasi-public uses. A primary planning element is a 55-acre community sports park. A range of residential uses is proposed and would cover approximately 184 acres of the 330-acre site. As planned, 1,060 residential units are proposed at a variety of densities and product types. Approximately 97.83 acres (including the 55-acre sports park) would be dedicated for public or quasi-public uses. The remaining 47 acres would accommodate commercial uses and arterial boulevards. Development of the Proposed Project is anticipated to occur in several phases.

Five alternatives were evaluated in the EIR: the No Project Alternative, development at alternative sites and three City-prepared development alternatives. The City-prepared alternatives were selected based upon their potential to reduce significant environmental impacts associated with the Proposed Project. The differences between the Proposed Project and the

Development Alternatives are based on three issues. First, the land use plans provide similar mixes of residential and non-residential land uses, but locate them in different areas of the site. Second, the development intensities are slightly different, with two development alternatives planning less intensity than the Proposed Project and one planning greater intensity. Last, alternative means of reducing potential impacts are evaluated such as berms, landscaping, or increased setbacks to reduce noise levels at the site.

A more detailed project description is provided in Section 4.0, *Project Description* of the Draft EIR.

III. FINDINGS FOR SIGNIFICANT IMPACTS

A. Transportation and Circulation

Potential Impacts

Proposed project at buildout would result in significant level of service impacts at the following intersections:

- Petit Street/U.S. Highway 101 SB ramps,
- Dawson Drive/Petit Street,
- Lewis Road/Pleasant Valley Road,
- Pancho Road/Pleasant Valley Road,
- Ridge View Street/Pleasant Valley Road,
- Pleasant Valley Road/U.S. Highway 101 SB ramps, and
- Santa Rosa Road/Adolfo Road.

At project buildout, a significant impact would occur along the road segment of Pleasant Valley Road between Lewis Road and the Santa Rosa interchange.

Future (2015) plus Project buildout would result in a significant impact at the following intersections unless mitigated:

- Petit Street/U.S. Highway 101 SB ramps,
- Dawson Drive/Petit Street,
- Lewis Road/Pleasant Valley Road,
- Pancho Road/Pleasant Valley Road,
- Ridge View Street/Pleasant Valley Road,
- Pleasant Valley Road/U.S. Highway 101 SB ramps,
- Santa Rosa Road/U.S. Highway 101 NB ramps, and
- Santa Rosa Road/Adolfo Road.

All of the roads and highways analyzed in this study will operate at acceptable levels after the identified mitigation measures are completed. Therefore, the LOS will not be exceeded individually or cumulatively and the project will comply with the CMP.

Findings

The proposed project has been reviewed and mitigation measures have been identified. With the implementation of the recommended mitigation, no unavoidable significant transportation and circulation impacts would occur as a result of the Project or cumulative projects. Further, each phase of development will be addressed to consider the timing and phasing of the mitigation measures.

Facts in Support of Findings

The potential impacts from these circulation conditions have been eliminated or substantially lessened to a level of less than significant by virtue of project design considerations and the mitigation measures identified in the Draft EIR, and incorporated into the project. Improvements including the widening of Pleasant Valley Road and off-site improvements will not only address the impacts of the proposed project, it will aid in improving current impacts and impacts associated with the California State University at Channel Islands.

B. Air Quality

Potential Impacts

Short-term air quality impacts would result primarily from vehicle emissions, equipment emissions, and fugitive dust generation during normal site preparation and construction phases of the proposed development. Due to the short-term, temporary nature of construction activities, the APCD does not consider normal construction related air quality impacts to be significant. The APCD does require that mitigation measures be implemented during Project construction in order to minimize air quality impacts.

Daily emissions of the Proposed Project would exceed the APCD recommended significant threshold for ROC or NO_x emissions. These are thresholds that the APCD has determined will individually and cumulatively jeopardize attainment of State and Federal ozone standards. As such, the

Proposed Project would contribute to the violation of State and Federal ozone standards.

Findings

While the Proposed Project would increase the city population numbers, it would not cause the projections contained within the General Plan of 72,093 person, which was used in the preparation of the AQMP, to be exceeded. As such, Project-generated emissions have been accommodated in the AQMP emissions forecasts, and the Proposed Project would not jeopardize attainment of air quality standards in Ventura County. Given the above, the Proposed Project is considered to be consistent with the AQMP.

Facts in Support of Findings

Implementation of the mitigation measures identified in this section would reduce project emissions of ROC and NO_x. Contribution to the City's TDM Program would reduce the residual long-term Project emissions to less than significant levels. There would be no unavoidable significant air quality impacts associated with the Proposed Project.

C. Noise

Potential Impacts

Noise would be generated by medium and heavy trucks making deliveries to the commercial uses on-site. Instantaneous noise levels from delivery trucks traveling 10 to 20 miles per hour have been found to average 80 dB(A) at distances of 30 feet. In the event that Village Commercial uses along and south of "B" Street back onto the proposed single family residential area, truck delivery would have a significant noise impact on these uses unless mitigated.

Recreational activities at the proposed sports park would point source noises as well as noise associated with sound systems, people cheering, etc. Since the proposed sports park would be adjacent to residential uses, late evening and nighttime use of the park could generate noise in excess of 45 dB(A), which the Municipal Code identifies as the maximum permitted evening/nighttime noise level for this land use. As persons would be exposed to noise levels in excess of those identified in the Municipal Code, this would result in a significant impact unless mitigated.

Land uses along Pleasant Valley Road and the primary roadways within the site would experience a range of noise levels depending upon their setbacks from the roads; use and placement of typical noise attenuation measures, such as walls and berms; use of double-glazed windows; building orientations, etc. If individuals at these land uses would experience noise levels in excess of standards established in the local general plan or Municipal Code, the project would result in a significant noise impact.

Slow-moving cultivation and harvesting equipment will be sporadically operating south of the Project site across Pleasant Valley Road during the growing season. Equipment operations could occur as close as 200 feet from any of the proposed on-site residential building envelopes north of Pleasant Valley Road. Assuming, as a worst case scenario, the equipment would generate noise at 80 dB(A) at 50 feet and there would be no sound wall, noise levels within the development envelope would be a maximum 68 dB(A), which is in excess of the maximum permitted daytime intermittent exterior noise level for residential uses as specified for Standard No.'s 1 and 2 in Section 10.34.040 of the Municipal Code (no nighttime agricultural operations are expected to occur). This would be considered a significant noise impact unless mitigated.

The Project may experience noise levels in excess of 60 dB(A) from overhead flights from the Point Mugu Naval Air Weapons Station, which could violate Standard No. 3 of Section 10.34.040, Exterior Noise Standards for residential uses, of the City's Municipal Code (see Table 5.7-2, Exterior Noise Standards for Intermittent Noises). Unless mitigated, interior noise levels within on-site residential areas may slightly exceed 45 dB(A) during these intermittent and temporary fly-overs, which would be a significant impact.

Findings

Project site development noise impacts would be reduced to less than significant with conformance with Section 10.34.120 of the City's Municipal Code, and there would be no unavoidable significant site development noise impacts. With implementation of mitigation measures recommended in this section, there would be no on-site operational noise impacts. The Project would generate no off-site impacts as a result of Project-generated traffic noise. As a result, the Project would create no unavoidable significant noise impacts.

Facts in Support of Findings

With or without the Proposed Project in place, there would be a potentially significant cumulative noise increase along Petit Street east of Dawson Drive. Acoustical analysis of this noise increase and its impact on residential uses along the roadway would be required to determine specific cumulative impacts on the residences and to specify measures that would reduce any significant noise impacts to less than significant. Because measures do exist to mitigate the noise impacts on these uses, there would be no unavoidable significant cumulative noise impacts.

D. Geotechnical Conditions

Potential Impacts

The extension of the Camarillo fault that traverses the site is considered active. Geolabs – Westlake Village has assigned a Structural Setback Zone that extends 50 feet south of the active fault area. No structures for human habitation should be constructed within this zone. This Setback Zone would affect the northern part of the community sports park and the northern part of the highway commercial area. Although no structures are proposed for the sports park, the Setback Zone means that the existing Petit residence could not be used as an office for the park if it would undergo more than 50 percent reconstruction.

Findings

The Specific Plan has been designed to accommodate the fault zone.

Facts in Support of Findings

Because the development of each site would have to be consistent with jurisdictional requirements and the Uniform Building Code as they pertain to protection against known geologic hazards, impacts of cumulative development would be less than significant given known geologic considerations.

E. Hydrology and Water Quality

Potential Impacts

Excessive erosion and sedimentation and other pollutants of concern including metals, nutrients, soil additives, pesticides, construction

chemicals, and miscellaneous wastes from construction sites could impact water quality during construction. In addition, demolition of existing structures on the Project site could also indirectly introduce existing pollutants into the ground or surface waters.

Water quality concerns associated with the community sports park, neighborhood parks, and landscaped buffer areas relate to the use of fertilizers, pesticides, and herbicides in these areas, and to the potential for them to enter protected bodies of water (i.e., Calleguas Creek). Given that these green areas would be dominant features on the Project site, the chemical-laden runoff from these areas would have the potential to significantly impact the water quality of Calleguas Creek.

Findings

Development within the City of Camarillo would result in hydrology and water quality impacts similar to those of the Proposed Project, and would be subject to the same types of water quality requirements and mitigation measures (discussed previously) as the Proposed Project to avoid potential for creating downstream and subsurface water quality impacts. Therefore, no cumulative water quality impacts from cumulative development are anticipated.

Facts in Support of Findings

With the implementation of the mitigation measures recommended in this section, no unavoidable Project specific or cumulative significant impacts related to hydrology or water quality are anticipated.

F. Public Services and Utilities

Potential Impacts

The Proposed Project would have a significant impact on Pleasant Valley School District and Oxnard Union High School District.

The Proposed Project includes a 55.0-acre community sports park, at three locations a total of 6.0 acres of private neighborhood recreation areas, and a 5.0-acre YMCA site. The Project applicant is not proposing to construct or fund the construction of the park. The City of Camarillo and the Recreation and Park District presently lack adequate funds to construct the park. A significant impact would occur if the park facilities would not be constructed and useable at the time that the first residents live at the Project site.

Findings

The specific plan provides for a site for an elementary school and the has indicated on the record that they are working on an agreement that will result in a fully improved school at a specific benchmark. In addition, school fees will be required to mitigate school impacts at the high school level.

The 55 acre park site will be provided and will assist in improving the ratio of park land for the community. In addition a YMCA site and private recreation areas and buffer areas will afford other open space and recreational opportunities for the community.

Facts in Support of Findings

The potential impacts from these land use and relevant planning conditions have been eliminated or substantially lessened to a level of less than significant by virtue of project design considerations and the mitigation measures identified in the Draft EIR, and incorporated into the project.

STATEMENT OF OVERRIDING CONSIDERATIONS

I. INTRODUCTION

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines provide in part the following:

- a) CEQA requires that the decision maker balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of the proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- b) Where the decision of the public agency allows the occurrence of significant effects that are identified in the Final EIR but are not mitigated, the agency must state in writing the reasons to support its action based on the Final EIR and/or other information in the record. This statement may be necessary if the agency also makes the finding under Section 15091 (a)(2) or (a)(3).
- c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the Notice of Determination (Section 15093 of the Guidelines).

The City Council, having reviewed and considered the information contained in the Route 101/ Airport North Area Interchange and Annexation No. 83 Draft EIR and the public record, adopts the following Statement of Overriding Considerations that have been balanced against the unavoidable adverse impacts in reaching a decision on this project.

II. SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Although all potential project impacts have been substantially avoided or mitigated as described in the preceding findings, there is no complete mitigation for certain project impacts. These would include the impact to agricultural resources resulting from conversion of agricultural land for urban uses and the resulting conversion of the visual character of the site from an open field to an urban setting. Details of these significant unavoidable adverse impacts were discussed in the Draft.

III. *OVERRIDING CONSIDERATIONS*

A. *Enhanced Traffic Flow*

The project's proposed improvements to Pleasant Valley Road and off-site traffic improvements will help to complete the city's roadway system. This will address the current traffic levels and those from future approved projects including the development of the university. The proposed project will allow for greater traffic circulation and enhance traffic flow through the widening of Pleasant Valley Road and improvements to Lewis Road and the freeway offramps as detailed in the traffic mitigation measures.

The enhanced traffic flow provided by the project will also allow for more safe and efficient circulation in this portion of the City, as well as improved emergency access.

B. *Park Land and Open Space Buffers*

While the development plan proposes the conversion of the property from agricultural open space to an urban development, the specific plan provides for a variety of open space areas. These include 55 acres of active and passive recreational areas along the freeway corridor, buffer areas along the easterly property line and buffer areas along the southerly property line. In addition, areas of open space for the school, private recreation areas, YMCA site and landscaped areas will be provided. As a result, the proposed project will be a change from the current usage of the property, but the resulting development will be consistent with the city standards for developed areas by maintaining buffers and visually attractive corridor along major streets.

D. *Additional Housing Units*

The proposed Village at the Park Specific Plan will provide approximately 1060 dwelling units in the low density, medium density and high density residential categories consistent with the land use element of the General Plan. As a result, this will provide additional housing opportunities to help meet current and projected housing needs for the city and the region.

E. *Community Benefits*

The City of Camarillo's community goals state that the conversion of

agricultural land may only be considered where there is a public need or benefit. The proposed project will provide a number of public benefits including the 55 acre sports park, the school site, the YMCA site, the roadway improvements, and the additional housing opportunities. Each of these components of the plan will offer further benefits such as the park site helping to increase the amount of park land in the community as the amount of park land does not currently meet the standards of the Recreation Element.

F. *Consistency with SOAR/CURB*

The proposed project involves the conversion of the site from agricultural lands to a variety of urban and open space uses. While this results in a loss of agricultural lands, the conversion is not inconsistent with the adopted SOAR and CURB ordinances. By filling in a portion of the land within the city limits, it will have the benefit of relieving pressure on lands that are designated to remain under agricultural and open space uses while allowing for economic development which will benefit the community.

G. *Economic Development*

The proposed development under the Village at the Park Specific plan provides a variety of land uses that provide a number of economic improvements to the community as described in the economic impact analysis. In addition to the direct benefits of the commercial uses proposed within the project, the development will provide a number of jobs during its construction and a number of jobs associated with some of the land uses including the school, commercial areas and the park. The residential units will also serve to support new job growth from future research and development, office, retail, and manufacturing uses as designated under the city's General Plan.

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APPENDIX B

Village at the Park Specific Plan

2013 Addendum GPA 2012-01

Approval Documents



CITY OF CAMARILLO

VILLAGE AT THE PARK SPECIFIC PLAN
2013 ADDENDUM
UPDATE & SPECIFIC PLAN AMENDMENT
GPA 2012-01



Prepared by Development Planning Services, Inc.



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EXHIBITS

Updated Table 2-1 (replaces existing page 2-2)	1.10
Updated Figure 2-1 (replaces existing page 2-3)	1.11
Updated Figure 2-2 (replaces existing page 2-5)	1.12
Approved Tentative Tract 5350: Village at the Park Master Map	1.13
LD-454: Lot Line Adjustment between Imation & Tract 5350, Lot 1	1.14
GPA 2005-3/CZ 293	1.15
Approved Tentative Tract 5655	1.16
Approved RPD 174	1.18
Approved RPD 174-2	1.19
Approved Tentative Tract 5753	1.20

ATTACHMENTS

Resolution No. 2013-100

Resolution No. 2013-102



INTRODUCTION

This Specific Plan Addendum updates and amends the Village at the Park Specific Plan, originally adopted by the City of Camarillo City Council on October 10, 2001. Since the adoption of the original Specific Plan several land use changes have been approved by the City of Camarillo within the Specific Plan area and a 4.86 acre portion of the adjacent (to the west) former Imation industrial site was added to the planning area. In 2004 this 4.86 acre parcel was added by Lot Line Adjustment (LD-454) to Lot 1 of Tract 5350, the Master Tract Map for the Village at the Park development. Subsequently, Lot 1 of Tract 5350 was re-subdivided as Tract 5655 and included within its boundary the former 4.86 acre Imation parcel. This added acreage is reflected in this Specific Plan Addendum with the revised total project area calculated as 334.57 acres.

The prior approved land use changes to the Specific Plan area to be included in this Addendum all occurred in the northwest quadrant of the plan area. They were primarily market-driven reductions in Highway Commercial and Village Commercial uses and increases in Residential uses. The locations previously changed included the area between Village at the Park Drive (Tract 5753) and two residential medium density projects fronting Westpark Court southerly of Village at the Park Drive (RPD 174-1 & 2). The prior approved changes are shown both graphically and in tabular data form within this Addendum.

Further changes in land use classifications are included within this Addendum for the northwesterly portion of the Specific Plan area. The parcels are west of Village at the Park Drive and north of Westpark Court,

within Lots 2, 3, and 4 of approved and partially developed Tract 5655. These land use designation changes are being considered as a result of the changing land use patterns anticipated for the adjacent former Imation site. At the time of the original Specific Plan approval the land use plan created substantial buffers between the then-active Imation industrial use and all Village at the Park land uses. Imation ceased operations several years ago and the industrial buildings nearest the Specific Plan area have been demolished. The Imation property is being considered concurrently for a General Plan Land Use Amendment from Industrial to Residential for apartment use.

The key community benefits of the Village at the Park Specific Plan have been constructed. These include the 55-acre Pleasant Valley Fields Sports Park, Rancho Rosal School, and the Camarillo Family YMCA. Additionally, almost all residential development has been completed with the exception of the final phases of single family homes in Tract 5367 & 5368 that were subject to a FEMA Flood Plain designation adopted subsequent to the approval of the Specific Plan. The FEMA Flood Plain designation is anticipated to be removed during 2014 and construction on the last remaining single family homes will likely proceed immediately thereafter.

For simplicity, this Specific Plan Addendum leaves the text of the original Specific Plan largely intact. The only changes to the original document are as follows:

- Incorporate the northerly 4.86 acre portion of the former Imation site that is currently zoned M-1 and CPD into the Specific Plan area with new land use and zoning designations.



Pleasant Valley Fields



Camarillo YMCA



Pleasant Valley Fields



Rancho Rosal School



- Change the land use and zoning designations on the adjacent undeveloped parcels from Commercial to Residential.
- Incorporate all City-approved land use changes that have occurred in the Specific Plan area between 2001 and 2012.

The above-identified changes to the Specific Plan will be reflected on the following pages of the existing Village at the Park Specific Plan:

Update the Land Use Plan (Figure 2-1)

- Update the Statistical Land Use Summary (Table 2-1)
- Update the Proposed Zoning Map (Figure 2-2)

LEGAL REQUIREMENTS

The Specific Plan Addendum meets the legal requirements for specific plans and specific plan amendments as established under Section 65450 (and following) of the California Government Code. As required by the Government Code, the Specific Plan Addendum describes the distribution, location and extent of uses of the area covered by the Plan. A program of implementation measures shall be incorporated into the conditions of approval for the Specific Plan Addendum, as well as the mitigation monitoring plan to be adopted in association with the certification of the supplemental environmental document for the Specific Plan Addendum. All of the infrastructure required to serve the project will be financed privately through user fees or by other funding mechanisms.

PREVIOUS SPECIFIC PLAN REVISIONS & OTHER ACTIONS

The Camden detached courtyard homes development fronting both sides of Village Commons Boulevard north of Pleasant Valley Road and south of Village at the Park Drive was developed at a density of RPD10U (10 D.U./Ac.). The Village at the Park Land Use Plan original designation was for Medium Density Residential. The amended Land Use Plan will reflect Low Medium Density Residential.

Lot 21 of Tract 5350 (RPD 174) was re-designated as a 34-unit Lower Income affordable apartment project and classified as Medium Density Residential: RPD18U (18 D.U./Ac.).

Lot Line Adjustment LD-454 added the 4.86 acres portion of the former Imation property to Lot 1 of Tract 5350, the Village at the Park Master Tentative Tract Map.



RPD 174 Affordable Apartments

Lot 1 of Tract 5350 was re-subdivided as a five-lot subdivision: Tentative Tract Map 5655. The land use designations for Tract 5655 were established as:

- Lot 1 was designated CPD and developed as the Marriott Residence Inn.
- Lot 2 was designated as Industrial and zoned M-1 and is currently vacant.
- Lots 3 & 4 were designated as CPD and are currently vacant.
- Lot 5 was re-designated as Medium Density Residential with a zoning designation of RPD18U (18 D.U./Ac.). The Villas at the Park 58-unit apartment project (RPD 174-2) has been developed on the site.



Landscape Buffer at the Marriott Residence Inn



CUP-288, Tract 5753



RPD 174-2 Villas at the Park Apartments



RPD 174-2 Villas at the Park Apartments



Lot 2 of Tract 5350 was re-zoned from the original Specific Plan designation of CPD to CMU (Village Commercial Mixed Use) consistent with its Village Commercial design. This parcel was subsequently re-subdivided into eight parcels as Tract 5753 and is under construction as of Spring 2013. All development within this parcel shall be consistent with the CMU zoning standards.

CURRENT SPECIFIC PLAN AMENDMENT ACTIONS

The 2013 Specific Plan Amendment includes three parcels on the west side of Village at the Park Drive within Tract 5655 (Lots 2, 3, & 4) as shown in the Village at the Park Land Use Plan Exhibit “A” (Amended).

LAND USE AND ZONING CHANGES

Lot 2 of Tract 5655 (formerly a portion of the Imation site) is incorporated into the Specific Plan area. The Land Use designation is High Density Residential and the zoning is RPD30U (30 D.U./Ac.). The site is 2.25 acres.

Lots 3 (1.39 acres) and 4 (1.22 acres) of Tract 5655 shall have a revised land use designation of High Density Residential and a revised zoning designation of RPD30U (30 D.U./Ac.).

Per approved City of Camarillo Tentative Tract Map 5655 the total lot area of Lots 2, 3, and 4 is 4.86 acres. The maximum allowable development density of the combined parcels will be 30 dwelling units per acre as a result of this Specific Plan Amendment.

MODIFIED SPECIFIC PLAN EXHIBITS

Table 2-1 (replaces existing page 2-2) - The revised land uses for the Village at the Park Specific Plan are summarized in the attached Table 2-1 (Amended). The revised acreages and development potential for all land use types are summarized within Table 2-1 as amended.

Figure 2-1 (replaces existing page 2-3) - Land Use Plan The revised land uses are graphically illustrated on the attached “Village at the Park Land Use Plan” (Amended).

Figure 2-2 (replaces existing page 2-5) – Revised Proposed Zoning map incorporates all previous and current amendments and modifications of the Specific Plan.

CONCLUSION:

All other provisions of the Specific Plan shall remain in effect including development standards, design guidelines and implementation requirements based on the existing or revised land use and zoning designations. Development of any remaining undeveloped parcels within the Village at the Park Specific Plan shall adhere to the standards herein and shall be granted all of the rights and responsibilities, including payment of applicable dues and assessments, of the Master Property Owners Association and applicable sub-associations.

EXHIBITS

Updated Table 2-1 (replaces existing page 2-2)	1.10
Updated Figure 2-1 (replaces existing page 2-3)	1.11
Updated Figure 2-2 (replaces existing page 2-5)	1.12
Approved Tentative Tract 5350: Village at the Park Master Map	1.13
LD-454: Lot Line Adjustment between Imation & Tract 5350, Lot 1	1.14
GPA 2005-3/CZ 293	1.15
Approved Tentative Tract 5655	1.16
Approved RPD 174	1.18
Approved RPD 174-2	1.19
Approved Tentative Tract 5753	1.20



UPDATED TABLE 2-1 [REPLACES EXISTING PAGE 2-2]

2.2 LAND USE PLAN

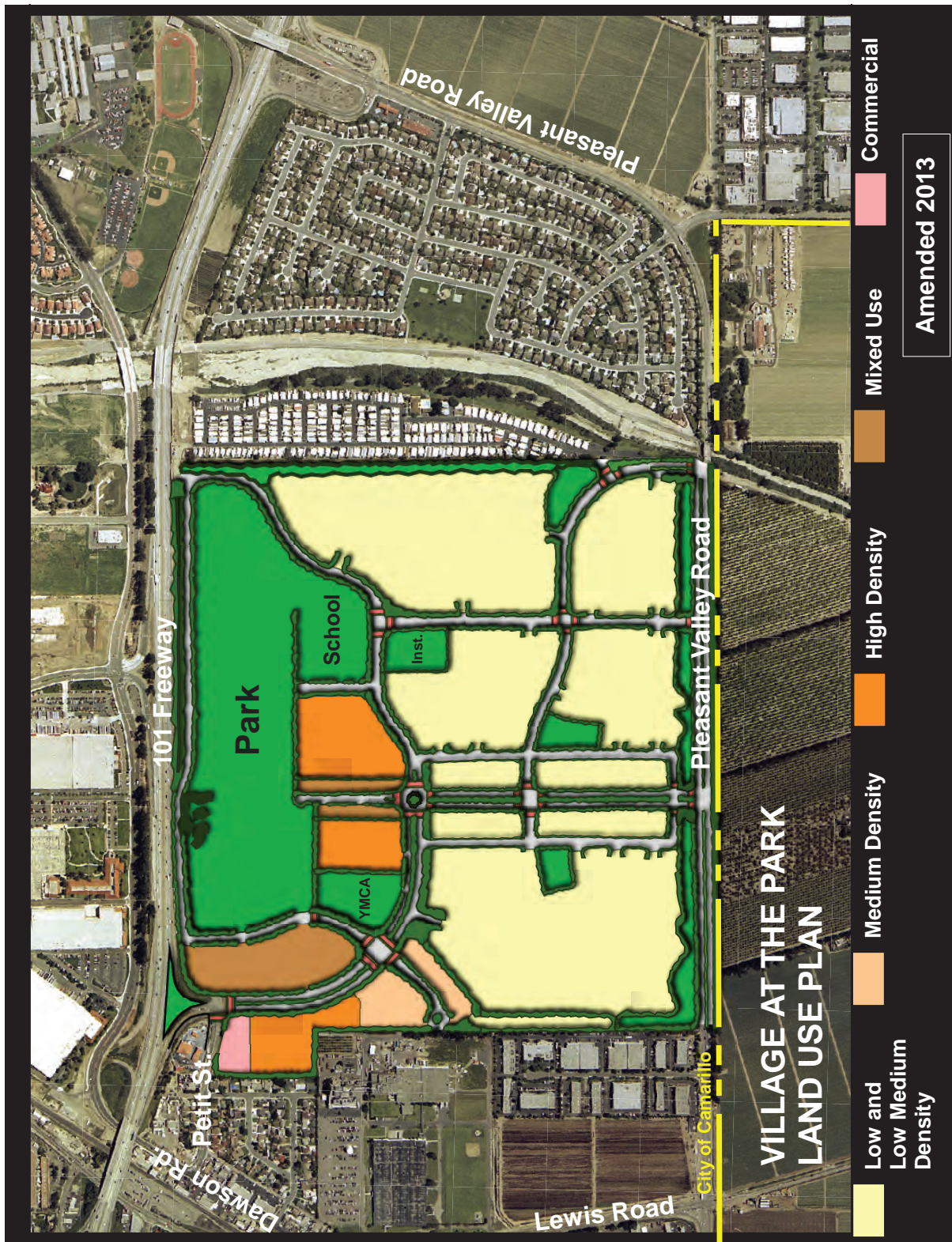
2.2.1 Approved Project (2013 Update)

The 2013 Updated Approved Project illustrated in **Figure 2-1** provides a variety of land uses on the site with a community sports park as a focus of the project. It was designed to allow phase development without affecting the three existing parcel boundaries (**Figure 1-4**) in **Section 1.0**, Introduction. A statistical summary of the 2013 Updated Project land use mix is provided in **Table 2-1**.

Table 2-1
Statistical Land Use Summary - Approved Project (Updated 2013)

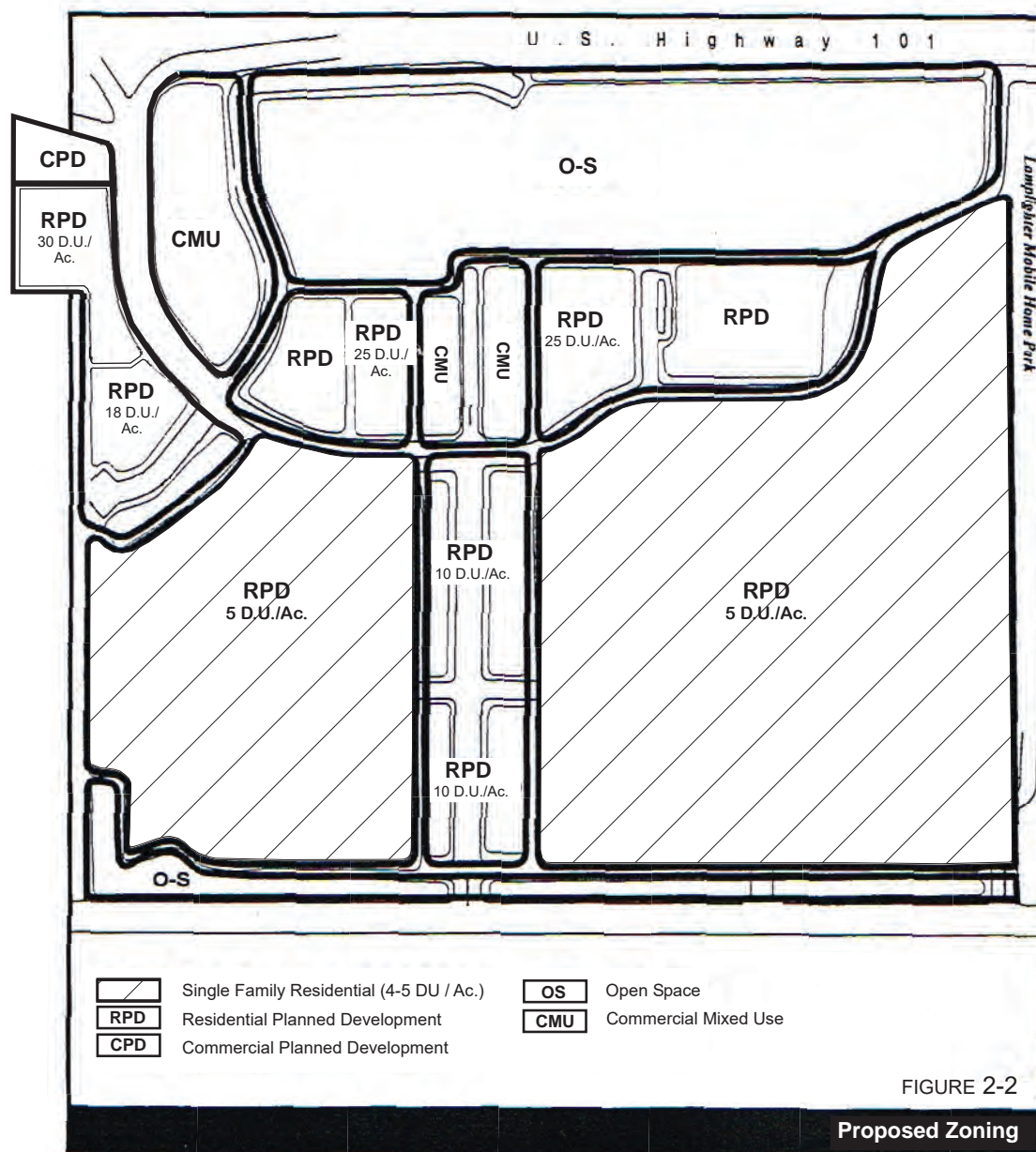
Land Use	Net Acres	Development Potential
Residential		
Low Density	150.10	685.00 units
Low-Medium Density	14.42	90.00 units
Medium Density	10.05	175.00 units
High Density	19.95	285.00 units
Subtotal:	194.52	1,235.00 units
Commercial		
Highway Commercial	3.55	50,000.00 sq. ft.
Village Commercial (Mixed Use)	13.51	200,000.00 sq. ft.
Subtotal:	17.06	250,000.00 sq. ft.
Public		
Community Sports Park Site	55.00	
Elementary School Site	10.00	33,000.00 sq. ft.
Perimeter Greenbelts/Detention Areas	15.33	
Subtotal:	80.33	33,000.00
Quasi-Public		
Private Neighborhood Recreation Areas	6.00	
YMCA Site	5.00	54,450.00 sq. ft.
Institutional Use	3.00	39,200.00 sq. ft.
Neighborhood RV Storage	3.50	
Subtotal:	17.50	93,650.00 sq. ft.
Streets/Right-of-Way		
Arterial Boulevards	24.96	
Site Total:	334.37	

UPDATED FIGURE 2-1 [REPLACES EXISTING PAGE 2-3]



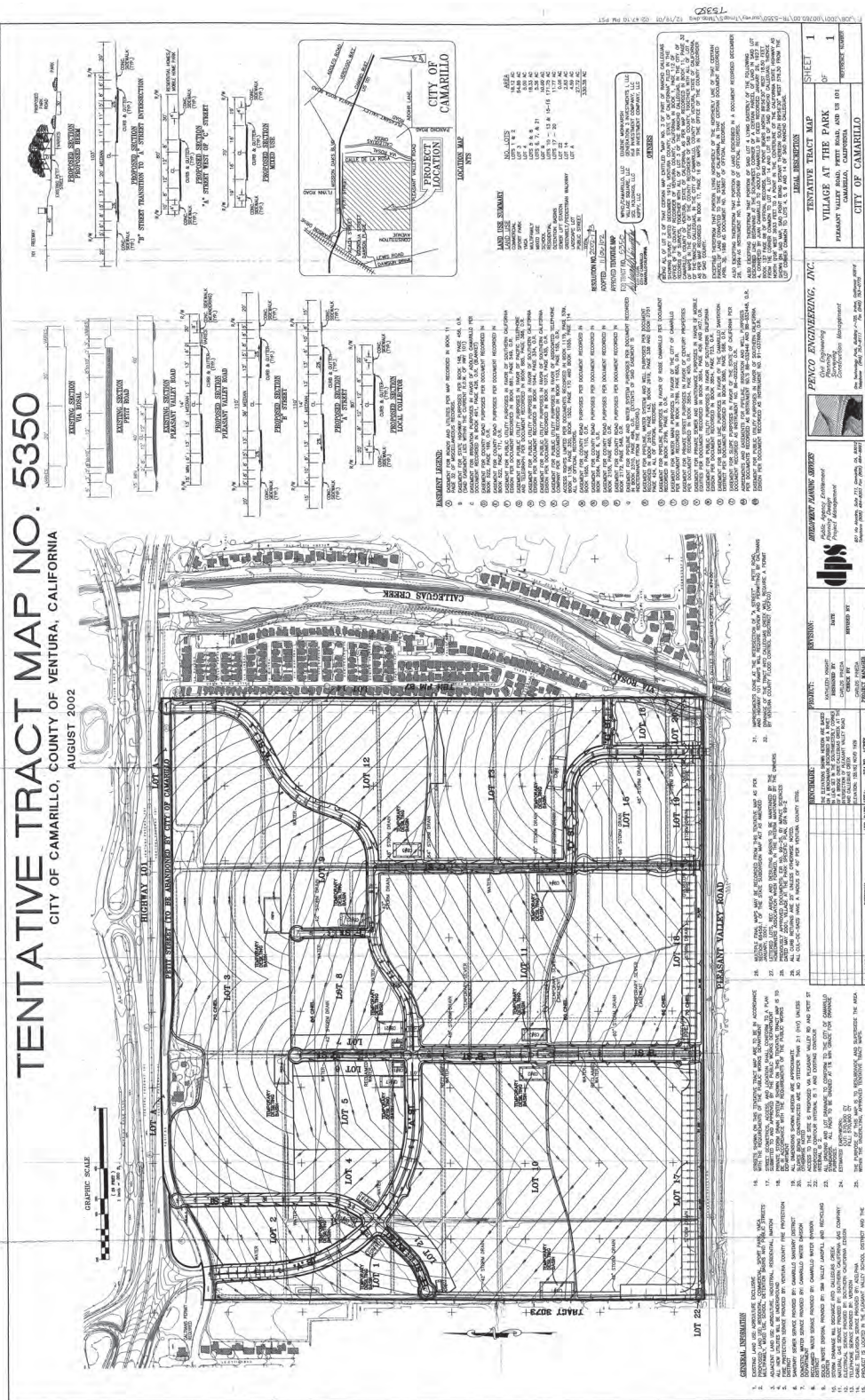


UPDATED FIGURE 2-2 [REPLACES EXISTING PAGE 2-5]



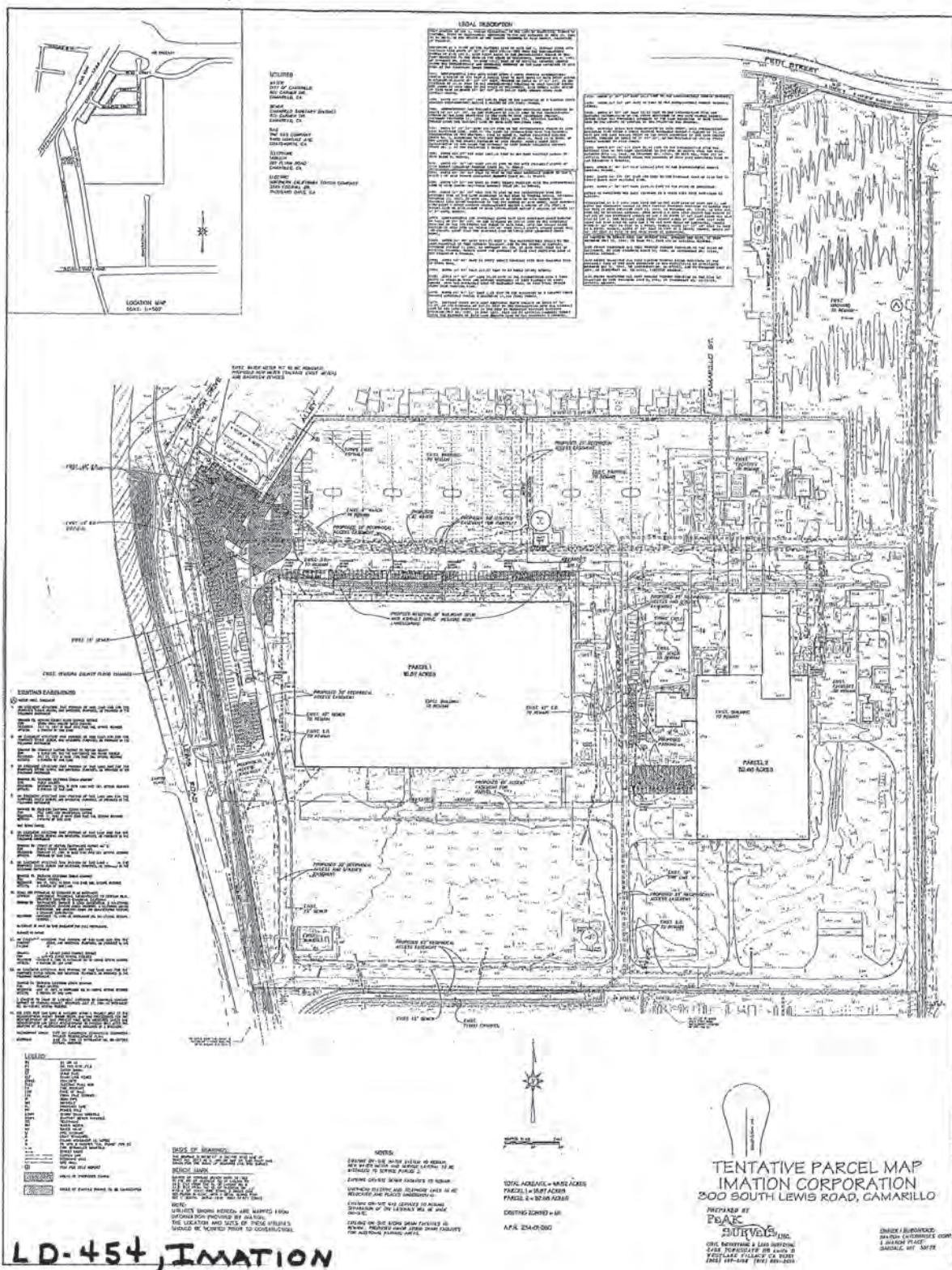
TENTATIVE TRACT MAP NO. 5350
CITY OF CAMARILLO, COUNTY OF VENTURA, CALIFORNIA

AUGUST 2002



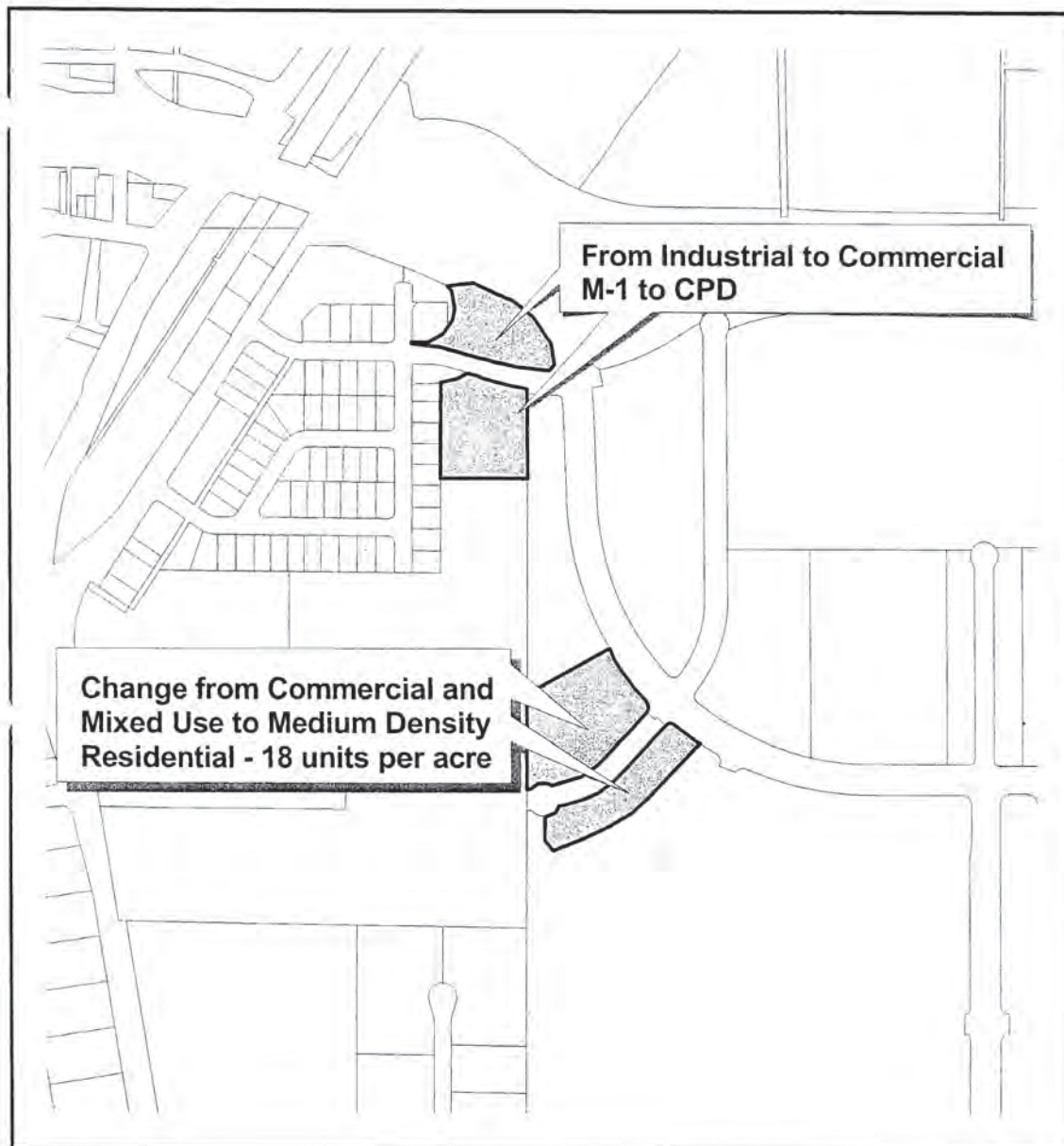


LD-454: LOT LINE ADJUSTMENT BETWEEN IMATION & TRACT 5350, LOT 1





GPA 2005-3/CZ 293



GPA 2005-3 / CZ-293, Hiji Investment Company

City of Camarillo
Department of
Community Development

created: 03/23/05

0 500 1000 Feet



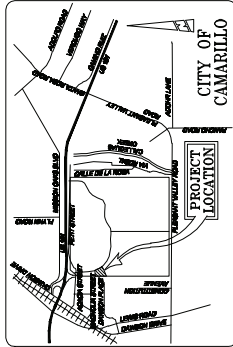
[illegible]

APPROVED RPD 174-2

RPD NO. 174 Phase II

CITY OF CAMARILLO, COUNTY OF VENTURA, CALIFORNIA

August 2005



LOCATION MAP

Development Planning Services, Inc.

Applicant

THE INVESTMENT

OWNERS

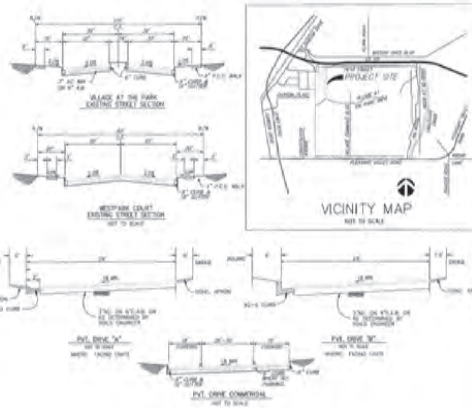
A PORTION OF LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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APPROVED
CITY OF CAMARILLO
DEPT. OF COMMUNITY DEVELOPMENT
CASE NO. CDC-302 M(1)
COMMENT: see approval report, if any
[Signature] 1/27/10
Signature Date

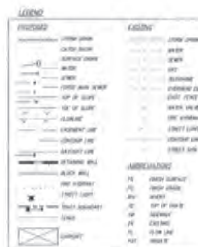
LOT 7 & 8 FOR CONDOMINIUM PURPOSES
CITY OF CAMARILLO, COUNTY OF VENTURA, CALIFORNIA
December 2009

December 2009



Pertinent Data						
LIST NUMBER	AREA	BLEND INFO	USE	PAVING	PAVING	PAVING
Let 1	1.80	3.000 3.000 3.00	Reinforced	100	100	100
Let 2	1.80	3.000 3.000 3.00	Reinforced	90	90	90
Let 3	0.90	3.000 3.000 3.00	Reinforced	90	90	90
Let 4	0.90	3.000 3.000 3.00	Reinforced	90	90	90
Let 5	0.90	3.000 3.000 3.00	Reinforced	90	90	90
Let 6	0.90	3.000 3.000 3.00	Reinforced	90	90	90
Let 7	0.90	3.000 3.000 3.00	Reinforced	90	90	90
SUBTOTAL	10.80	3.000 3.000 3.00	Reinforced	900	900	900
Let 1	0.90	3.000 3.000 3.00	Reinforced	90	90	90
Let 2	0.90	3.000 3.000 3.00	Reinforced	90	90	90
Let 3	0.90	3.000 3.000 3.00	Reinforced	90	90	90
Let 4	0.90	3.000 3.000 3.00	Reinforced	90	90	90
Let 5	0.90	3.000 3.000 3.00	Reinforced	90	90	90
Let 6	0.90	3.000 3.000 3.00	Reinforced	90	90	90
Let 7	0.90	3.000 3.000 3.00	Reinforced	90	90	90
SUBTOTAL	6.30	3.000 3.000 3.00	Reinforced	567	567	567
TOTAL	17.10	3.000 3.000 3.00	Reinforced	1467	1467	1467

note: Resonance occurs due not usually coming out of solid water or ice - other points

[illegible]

UTILITIES

ELECTRICAL

EDWINSON CABLE COMPANY CO
1000 EDWINSON RD
MURFREESBORO, TN 38555
(615) 892-1636

WALL

EDWINSON CABLE CO
1000 EDWINSON RD
1000 EDWINSON RD, BOX 1000
MURFREESBORO, TN 38555

ELECTRONS

WISCONSIN
2017 W 100TH RD
MILWAUKEE, WI 53227
(414) 298-1420

MOBILE TV

WISCONSIN
2017 W 100TH RD
MILWAUKEE, WI 53227
(414) 298-1420

WATER

CITY OF CHICAGO
100 N LAUREL ST
CHICAGO, ILL 60601
(312) 361-5357

WIRELESS

COMMUNICATIONS LABORATORY SYSTEMS
1001 2ND AVE SW

H&I INVESTMENT CO. / ITR INVESTMENT CO.
7700 BROADWAY, NEW JERSEY
JERSEY CITY, NJ 07310
TEL: 201 962-2400 FAX: 201 962-2411
E-MAIL: info@h-i.com

DEVELOPMENT PLANNING SERVICES, INC.
Applicant


INTEGRITY PLANNING & DESIGN
 Public Agency Evaluation
 Planning Design
 Project Management

Product Endpoints: 3009184

LEGAL DESCRIPTION
A COMMERCIAL AND RESIDENTIAL SUBDIVISION
CPD 238 CUP 307 MINOR MAP

TENTATIVE MAP NO. 5753
VILLAGE AT THE PARK

VILLAGE AT THE PARK DR., PETTY ROAD, AND US 101
CAMARILLO, CALIFORNIA

CITY OF CAMARILLO

Meeting: April 12, 2006; TENTATIVE: 5:30-1:00pm 3-23-2006

GRAPHIC SCALE
 1" = 200' (1:200)
 1" = 40 M

DISAPPEARING PERSONS

STRANGLER - **WILLIE RAY**

AN ALABAMA BORN ARSONIST WAS BASED ON A WITNESSMENT OBTAINED AT OKMULA COUNTY JAILHOUSE 2001 277 IN THE TOP OF JUNE 2-3 LAST EASTERN ARIZONA PRISONERS WERE MOVED FROM THE JAILHOUSE WITH 17000 ROAD AND 1000 MILES TRAVEL FROM THE JAILHOUSE TO A CONFINED JAILHOUSE AND JUNE 27-28 FLYING FROM A LIGHT CHAIRMAN. THE CITY SURVEILLANCE FROM IN CHARGE OF PRISONER JAILHOUSE ROAD. ROAD AN ALABAMA 100-27

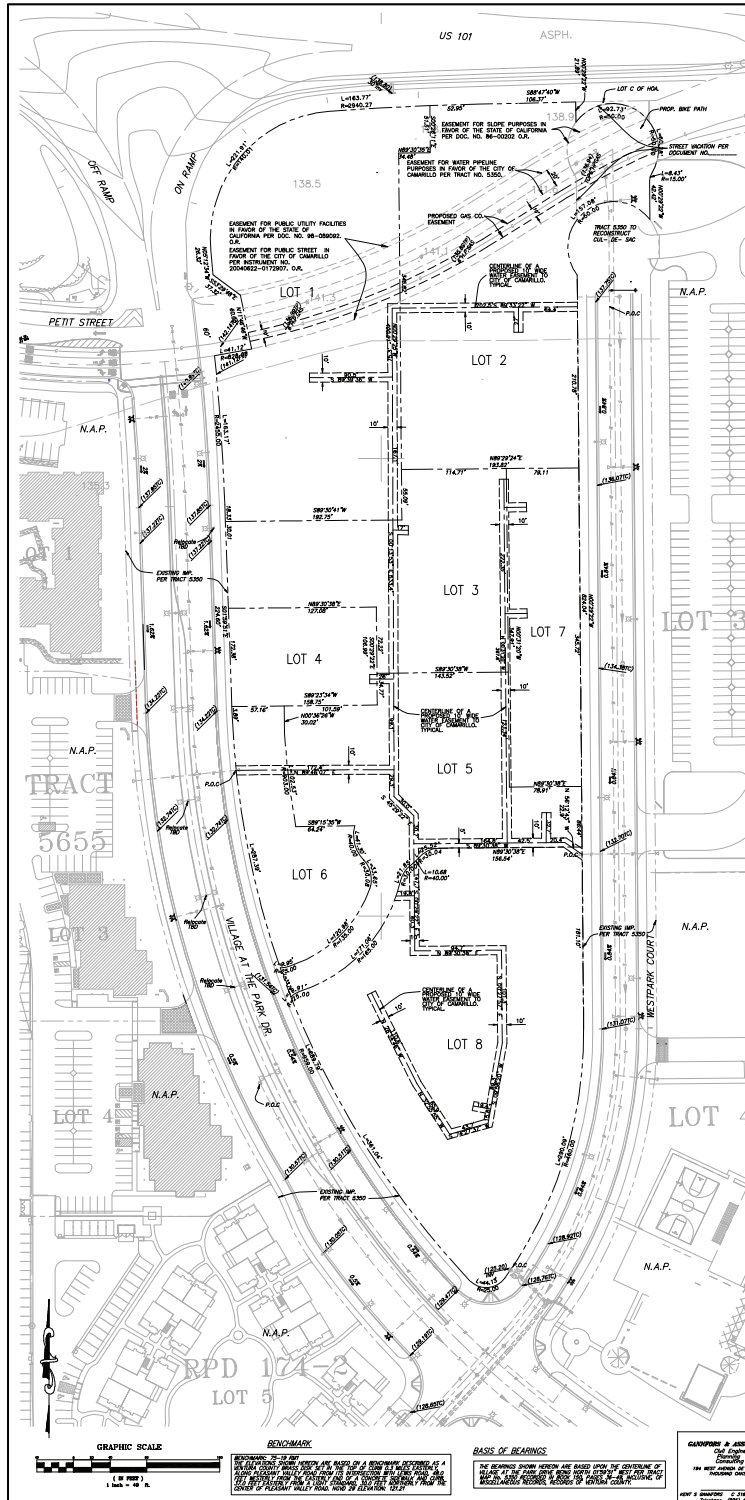
THE SEVERAL SHOWN HEREIN ARE BASED UPON THE CERTIFICATE OF
MARSH AT THE TIME SAID BOUND WORTHY OF THE WILL NOT BE
AND NOT HAVE BEEN IN THE HANDS OF THE COURT OF RECORD, OF
MICHIGAN COUNTY RECORDS, RECORDS OF SEVEN COUNTY

KARNOUP & ASSOCIATES INC.
Civil Engineering
Cost Estimating
Consulting
124 WEST WILSON ST. #100
TAMPA, FL 33606

PLANNING SERVICES 10000 Wilshire Blvd. Suite 1000 Los Angeles, CA 90024 (213) 746-1000	TENTATIVE MAP NO. 5753	SHEET 1
	VILLAGE AT THE PARK VILLAGE AT THE PARK DR., FETTY ROAD, AND US 181 CAMARILLO, CALIFORNIA	OF 2

1.20

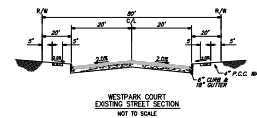
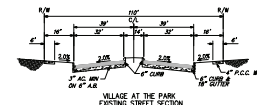
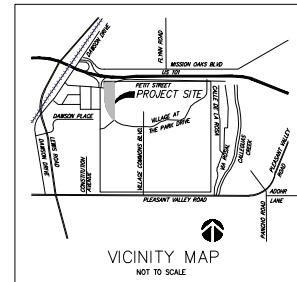
APPROVED TENTATIVE TRACT 5753 [SHEET 2 OF 2]



TENTATIVE TRACT NO. 5753

LOT 7 & 8 FOR CONDOMINIUM PURPOSES
CITY OF CAMARILLO, COUNTY OF VENTURA, CALIFORNIA

September 2009



Pertinent Data		
Tract Area	18.05 Ac.	180 %
Lot 1	1.89 Ac.	18.6 %
Lot 2	1.88 Ac.	18.2 %
Lot 3	1.88 Ac.	18.4 %
Lot 4	0.40 Ac.	4.0 %
Lot 5	1.22 Ac.	12.1 %
Lot 6	0.82 Ac.	8.2 %
Lot 7	.89 Ac.	8.3 %
Lot 8	2.35 Ac.	23.3 %

TITLE REPORT

TITLE REPORT PREPARED BY:
LANDAMERICA DEVELOPER SERVICES
1701 SOLAR DRIVE, SUITE 250
OAKLAND, CA 94612 (906)
718-7883
FILE/ORDER NO.: 1048450-154
DATED NOVEMBER 2, 2007
FOR: HLF INVESTMENT CO.

UTILITIES

ELECTRICAL
SOUTHERN CALIF. GASKING CO.
10000 TELEGRAPH RD.
MONTANA, CA 91004
(909) 634-7476

GAS
SOUTHERN CALIF. GAS CO.
9040 DAVIDALE AVE.
SUN COASTING, CA 91513-2300
(909) 486-4575

TELEPHONE
NORZON
201 E. MAIN BL.
CAMARILLO, CA 93012
(805) 386-7525

CABLE TV
NORZON
201 E. MAIN BL.
CAMARILLO, CA 93012
(805) 386-7525

WATER
CITY OF CAMARILLO
UTILITY SERVICES WATER DIV.
(805) 985-6566

SEWER
CITY OF CAMARILLO
UTILITY SERVICES WASTEWATER DIV.
(805) 985-6566

LEGEND

PROPOSED	EXISTING
STORM DRAIN	STORM DRAIN
CATCH BASIN	CATCH BASIN
MANHOLE	MANHOLE
SEWER	SEWER
FIRE HYDRANT	FIRE HYDRANT
FLOW OF SLOPE	FLOW OF SLOPE
TOP OF SLOPE	TOP OF SLOPE
EXAGGERATED LINE	EXAGGERATED LINE
CONTOUR LINE	CONTOUR LINE
DAYLIGHT LINE	DAYLIGHT LINE
RETAINING WALL	RETAINING WALL
STREET LIGHT	STREET LIGHT
THRUST BOUNDARY	THRUST BOUNDARY
GARAGE	GARAGE

ABBREVIATIONS	
FS	FINISH SURFACE
FS	FINISH GRADE
AS	ASBESTOS
TO	TOP OF GRADE
SD	SEWER/PIPE
HW	HOUSING
FL	FLOW LINE
PVT	PRIVATE

NOTES

- EXISTING ZONING: CPO
PROPOSED ZONING: CBU (Village Commercial Mixed Use)
- ANY EXISTING STRUCTURES TO BE REMOVED:
- ALL ONSITE DRIVERS WILL BE PRIVATE. RECIPROCAL ACCESS EASEMENTS FOR LOTS WITHIN THIS SUBDIVISION TO BE PROVIDED
- GUIDELINES OF VILLAGE AT THE PARK SPECIFIC PLAN APPLY.
- RECIPROCAL ACCESS AND UTILITY EASEMENTS TO BE PROVIDED BETWEEN LOTS 1-8

A RESUBDIVISION OF LOT 2 OF TRACT NO. 5350, IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 150 PAGES 34 THROUGH 40 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE VENTURA COUNTY RECORDER, AND A PORTION OF WESTPARK COURT AS RECORDED IN DOCUMENT NO. _____ (STREET VACKER) IN THE OFFICE OF THE COUNTY RECORDER.

LEGAL DESCRIPTION

A COMMERCIAL AND RESIDENTIAL SUBDIVISION

HIJI INVESTMENT CO. / TFR INVESTMENT CO.

771 MOUNTAIN VIEW AVENUE
OXFORD, CA 93030
PH: +1 (805) 240-4511
E-MAIL: JonWishSBS@aol.com
SUBDIVIDER / OWNERS

SUBDIVIDER / OWNERS

DEVELOPMENT PLANNING SERVICES, INC.
Applicant

GANNETT & ASSOCIATES, INC.
Civil Engineering
Planning
Consulting
184 WEST AVENUE OF LAS FLORES
DUBLAND, CALIF. 94568

RENT & MANPOWER C 31880 EXP. 12.31.88
Telephone: (202) 462-2880

DEVELOPMENT PLANNING SERVICE
Public Agency Entitlement
Planning Design
Project Management

651 Mir Alondro, Suite 711, Comarillo, CA
 92526-1001, USA, 714.799.0100, 714.799.0101

TENTATIVE MAP NO. 5753

VILLAGE AT THE PARK

VILLAGE AT THE PARK

VILLAGE AT THE PARK DR., PETIT ROAD, AND
CAMARILLO, CALIFORNIA

CITY OF CAMARILLO

SHEET 2

SHEET 2
OF 3

OF 2

1	REFERENCE NUMBER
---	------------------

[illegible]

RESOLUTION NO. 2013-100

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMARILLO APPROVING MITIGATED NEGATIVE DECLARATION NO. 2013-5 FOR A PROJECT THAT CONSISTS OF PROPOSED GENERAL PLAN AMENDMENT 2012-1; AN AMENDMENT TO THE DAWSON DRIVE AREA CONCEPTS AND DESIGN GUIDELINES; AN AMENDMENT TO THE VILLAGE AT THE PARK SPECIFIC; CHANGE OF ZONE 315, FF REALTY; AND CHANGE OF ZONE 317, HIJI INVESTMENT COMPANY, LLC

The City Council of the City of Camarillo resolves as follows:

SECTION 1. Findings. The City Council finds as follows:

A. FF Realty LLC and Hiji Investment have submitted applications for for the following approvals (collectively, "Project") that consists of (1) a General Plan Amendment, GPA 2012-1 Component A and B; (2) an amendment to the Dawson Drive Industrial Area Concepts and Design Guidelines; (3) an amendment to the Village at the Park Specific Plan; and (4) two related zone changes, CZ-315 and CZ-317.

B. The Project affects several areas, and include the following:

1. GPA 2012-1 Component A: A change in General Plan land use designation from Industrial to High-Density Residential for the easterly and southerly 27.56-acre portion of the former Imation industrial site, east of Lewis Road and west of the terminus of Westpark Court.

2. GPA 2012-1 Component B: A change in General Plan land use designation from Commercial and Industrial to High Density Residential for three parcels totaling approximately 4.63 acres at the north-east corner of the Imation site, west of Village at the Park Drive and north of Westpark Court.

3. Amendment to the Dawson Drive Area Concepts and Design Guidelines. Amends the preferred land use for the easterly 27.56 acres of the former Imation industrial site to allow for consideration of high density residential development.

4. Amendment to the Village at the Park Specific Plan. Amends the Specific Plan to allow for consideration of high density residential development on three contiguous properties adjacent to the former Imation site that were previously designated for commercial and industrial uses and include all three parcels into the specific plan area.

5. Change of Zone 315. Changes the zone from M-1 (Light Industrial) to RPD-30U (Residential Planned Development 30 units per acre maximum) for the easterly 27.56 acre portion of the former Imation industrial site.

6. Change of Zone 317. Changes the zoning from CPD (Commercial Planned Development) and M-1 (Light Industrial) to RPD-30U (Residential Planned Development 30 units per acre maximum) for three contiguous parcels (4.63 acres) at the northeast corner of the former Imation industrial site.

C. In accordance with the California Environmental Quality Act (California Public Resources Code section 21000 and following), the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, sections 15000 and following), and the Environmental Guidelines of the City of Camarillo (collectively, "CEQA"), the City has caused to be prepared an Initial Study and approved for circulation a Mitigated Negative Declaration for the Project (the "Initial Study/Mitigated Negative Declaration").

D. The Initial Study/Mitigated Negative Declaration was circulated for public and agency review and comment on July 3, 2013. Copies of the Initial Study/Mitigated Negative Declaration were made available to the public at the Community Development Department on July 3, 2013, and the Initial Study/Mitigated Negative Declaration was distributed to interested parties and agencies. On July 3, 2013, a notice of availability of the Initial Study/Mitigated Negative Declaration was published in the local newspaper.

E. The Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce the significant effects to a less-than-significant level. A copy of the Initial Study/Mitigated Negative Declaration is on file with the City of Camarillo Department of Community Development, the office of record.

F. In accordance with CEQA, a mitigation monitoring and reporting program ("Mitigation Monitoring and Reporting Program") has been prepared for the Project. The Mitigation Monitoring and Reporting Program is attached as Exhibit A.

G. The City of Camarillo Planning Commission considered the Project, including the Initial Study/Mitigated Negative Declaration at a duly-noticed public hearing on September 3, 2013, at which time the public had an opportunity to comment on the proposed Project and the Initial Study/Mitigated Negative Declaration.

H. The City Council held a duly-noticed public hearing on September 25, 2013, and considered the Initial Study/Mitigated Negative Declaration and Project, and at such hearing the public had a further opportunity to provide comments and evidence regarding the Initial Study/Mitigated Negative Declaration and Project.

I. The City Council has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information prior to acting upon or approving the proposed Project.

J. The Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA.

K. The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City Council.

SECTION 2. Approval of Mitigated Negative Declaration. The City Council approves Mitigated Negative Declaration 2013-5.

SECTION 3. Approval of Mitigation Monitoring and Reporting Program. The City Council adopts the related Mitigation Monitoring and Reporting Program prepared for the Project, and further finds and directs that all proposed mitigation measures identified in the Mitigated Negative Declaration be incorporated as part of the Project conditions of approval.

SECTION 4. Filing of NOD. The Director of Community Development is directed to file a Notice of Determination with the County Clerk of the County of Ventura. The record of proceedings upon which this decision is based is located in the Department of Community Development, which is the office of record.

SECTION 5. Certification. The City Clerk is directed to certify the adoption of this Resolution.

PASSED AND ADOPTED on September 25, 2013.

Attested to on 9/26/13

Janadland
City Clerk

Kevin Liddle, Vice
Mayor

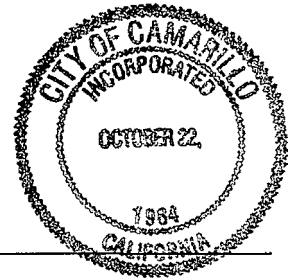
I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Resolution No. 2013-100 was adopted by the City Council of the City of Camarillo at a regular meeting held September 25, 2013, by the following vote:

AYES: Councilmembers: Kildee, Little, Morgan

NOES: Councilmembers: McDonald

ABSENT: Councilmembers: Mayor Craven

Jeffrie Madland
City Clerk



Copy: Community Development
General Services

APPENDIX C

Village at the Park Specific Plan 2024 Amendment - Approval Documents

RESOLUTION NO. PC 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO RECOMMENDING APPROVAL OF A REQUEST BY HIJI INVESTMENT & TFR INVESTMENT COMPANIES FOR A CHANGE OF ZONE FROM VILLAGE COMMERCIAL MIXED USE (CMU) TO COMMERCIAL PLANNED DEVELOPMENT (CPD), INVOLVING APPROXIMATELY 0.94 ACRES, FURTHER DESCRIBED AND SET FORTH AS CHANGE OF ZONE 336 (CZ-336)

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

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

A. Camarillo Municipal Code (CMC) Chapter 19.70 specifies the procedure for processing this application and authorizes the Planning Commission to provide a recommendation to the City Council for its review of this application.

B. The Planning Commission has reviewed a request for a Change of Zone for approximately 0.94 acres from Village Commercial Mixed Use (CMU) to Commercial Planned Development (CPD) on Parcel A of Lot Line Adjustment 563A of Tract 5753, located on the south of the U.S. Highway 101, west of Westpark Court, and north and east of Village at the Park Drive submitted by Hiji Investment and TFR Investment companies.

C. The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the "CEQA Guidelines"), and the City's Environmental Guidelines ("Camarillo Guidelines"; CEQA, CEQA Guidelines and Camarillo Guidelines collectively referred to as "CEQA Regulations");

D. The Director completed review and scheduled a public hearing regarding the request before the Planning Commission on October 15, 2024;

E. A Notice of Public Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law;

F. On October 15, 2024, the Planning Commission opened the public hearing to receive public testimony and other evidence regarding the request, including without limitation, information provided to the Planning Commission by the Applicant; and

G. The Planning Commission considered the information provided by staff, public testimony, and the applicant. This Resolution, and its findings, are made based upon the evidence presented the Planning Commission at its October 15, 2024, hearing including, without limitation, the staff report submitted by the Director of Community Development.

SECTION 2. Environmental Review. Change of Zone 336 has been reviewed for compliance with the California Environmental Quality Act (CEQA) and have been found that there are no environmental impacts that cannot be adequately mitigated, and that an Addendum to Final Mitigated Negative Declaration 2009-6 has been prepared and approved for the project.

SECTION 3. Project Findings. The Planning Commission, after review of the project, finds:

A. Rezoning the 0.94-acre property from CMU to CPD is consistent with the current General Commercial General Plan land use designation.

B. The size and shape of the property is adequate to accommodate commercial development as allowed under the proposed CPD Zone. The project site was previously subdivided under Tract 5753, which anticipated a mix of commercial and residential uses, including future food uses.

C. The site is adequately served by streets and utilities for the proposed CPD Zone, as Village at the Park Drive and Westpark Court are existing streets that provide access to the site. The project site is an infill site that has been previously graded as part of the 2004 certified grading plan as part of an overall approved Village at the Park Master Tract 5350.

SECTION 4. Recommendation of Approval of CZ-336. The Planning Commission recommends approval of CZ-336 to the City Council, based on the above findings for the site.

SECTION 5. Construction. This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 6. Reliance on Record. Each and every one of the determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the matter. The determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. Limitations. The Planning Commission's analysis and evaluation of this matter is based on the best information currently available. It is inevitable that in

evaluating the matter that absolute and perfect knowledge of all possible aspects of the matter will not exist. One of the major limitations on analysis of the matter is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8. Preservation. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 9. Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 10. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 11. 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 matter.

SECTION 12. Effective Date. This Resolution is effective upon adoption.

SECTION 13. The Planning Commission Chair, or presiding officer, is hereby authorized to affix their signature to this Resolution signifying its adoption by the Planning Commission of the City of Camarillo, and the Planning Commission Secretary is directed to attest thereto.

APPROVED AND ADOPTED on October 15, 2024, by members of the Planning Commission voting as follows:

AYES:

NOES:

ABSENT:

ABSTAINED:

Chair

Secretary

Copy: Community Development Department
General Services Department (Information Systems Division)
Dennis Hardgrave (applicant)

RESOLUTION NO. PC 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO, RECOMMENDING APPROVAL OF A REQUEST FROM HIJI INVESTMENT & TFR INVESTMENT COMPANIES FOR A COMMERCIAL PLANNED DEVELOPMENT PERMIT (CPD-255) FOR THE CONSTRUCTION OF A NEW 2,190 SQUARE-FOOT COFFEE SHOP WITH A DRIVE-THROUGH LANE ON PARCEL A OF LOT LINE ADJUSTMENT 563A AND GRADING OF LOTS 1 THROUGH 6 OF TRACT 5753 WITHIN THE VILLAGE AT THE PARK SPECIFIC PLAN AREA.

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

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

A. Hiji Investment and TFR Investment Companies submitted an application for a Commercial Planned Development Permit (CPD-255) to allow for the construction of a new 2,190-square-foot Starbucks coffee shop with a drive-through lane on Parcel A of Lot Line Adjustment 563A consisting of 0.94 acres, and grading of Lots 1 through 6 of Tract Map 5753, with the exception of the bike lane within Lot 1 and Lot 2, located east of the U.S. Highway 101 and Village at the Park Drive interchange (the Property);

B. The Property is approximately six acres and is located within the Commercial Mixed-Use (CMU) Zone with a General Plan Designation of General Commercial. The project involves a Change of Zone for Parcel A of Lot Line Adjustment 563A, consisting of 0.94 acres from CMU to Commercial Planned Development (CPD) under CZ-336 and Amendment to the Village at the Park Specific Plan from Mixed Use to Commercial which is being processed concurrently with CPD-255;

C. The Application was reviewed by the Director for, in part, consistency with the General Plan and conformity with the Camarillo Municipal Code (CMC);

D. The Director completed the review and scheduled a public meeting regarding the application before the Planning Commission on October 15, 2024;

E. Municipal Code section 19.26.200(B) assigns decision-making authority to the Planning Commission for the requested CPD. Municipal Code section 19.70.020 assigns the Planning Commission as the recommending party and the City Council as the decision-making authority for the concurrent requested Change of Zone and Specific Plan Amendment. As such, the Planning Commission refers the decision for the requested CPD to the City Council;

F. On October 15, 2024, the Planning Commission opened the public meeting to receive public testimony and other evidence regarding the applications, including without limitation, information provided to the Planning Commission by the Applicant, and;

G. The Planning Commission considered the information provided by City staff, public testimony, and the Applicant. This Resolution, and its findings, are made based upon the evidence presented to the Planning Commission at its October 15, 2024 meeting including, without limitation, the staff report submitted by the Director of Community Development.

SECTION 2: Environmental Review. CPD-255 has been reviewed for compliance with the California Environmental Quality Act (CEQA) and have been found that there are no environmental impacts that cannot be adequately mitigated, and that an Addendum to Final Mitigated Negative Declaration 2009-6 has been prepared and approved for the project.

SECTION 3: Commercial Planned Development Findings (CPD-255). Pursuant to CMC § 19.26.220 (Planned development permit – Consideration of proposal), the Planning Commission, after reviewing the application and receiving evidence and testimony at a public meeting on this CPD permit, finds that the request may be approved based on the following findings:

A. That the degree of compatibility of property uses for which this chapter is intended to promote and preserve shall be maintained with respect to the particular use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which use is proposed to be located.

The proposed use is a use permitted pending approval of the amendment to the Village at the Park Specific Plan and zone change as it will be permitted with a planned development permit under CMC section 19.26.030 (58). The project site was previously subdivided under Tract 5753, which anticipated a mix of commercial and residential uses, including future food uses.

B. That performance standards and conditions shall be imposed upon uses which without such condition might become obnoxious, dangerous, offensive or injurious to the public health, safety, or welfare or a portion thereof by reason of the emission of noise, smoke, dust, fumes, vibration, odor or other harmful or annoying substances.

The project is adequately conditioned to prevent the use and development from becoming obnoxious, dangerous, offensive, or injurious. Furthermore, the project complies with the development standards in CMC Chapter 19.26 and must comply with the commercial performance standards as described in CMC Chapter 19.54.

C. That the project will maintain the integrity and character of the neighborhood in which the use will be located and the utility and value of property in the neighborhood and in the adjacent zones.

The project incorporates the use of appropriate colors, textures, materials, height, and massing. The project is consistent with the Camarillo Community Design Element Commercial Design Guidelines, Village at the Park Specific Plan design criteria, and is compatible with the surrounding use types, both in terms of design and use.

D. That the use is compatible with public interest, health, safety, convenience, and general welfare.

The project meets the requirements of the CMC pending the Change of Zone, which were implemented to protect public health, safety, convenience, and general welfare. The project will expand food and beverage options for locals and visitors to the community, and the project has been conditioned to ensure continued compatibility with public interest, health, safety, convenience, and general welfare.

SECTION 4. Recommendation of Approval of CPD-255. Based on the above findings, the Planning Commission recommends approval of CPD-255 to the City Council, which includes approval of the plans labeled Exhibit A, subject to the conditions labeled, Exhibit B, which are attached and incorporated by reference, as well as all applicable general Municipal Code requirements and development standards.

SECTION 5. Construction. This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 6. Reliance On Record. Each and every one of the determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the matter. The determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. Limitations. The Planning Commission's analysis and evaluation of this matter is based on the best information currently available. It is inevitable that in evaluating the matter that absolute and perfect knowledge of all possible aspects of the matter will not exist. One of the major limitations on analysis of the matter is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8. Preservation. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 9. Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 10. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 11. 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 matter.

SECTION 12. Effective Date. This Resolution is effective upon adoption.

SECTION 13. The Planning Commission Chair, or presiding officer, is hereby authorized to affix their signature to this Resolution signifying its adoption by the Planning Commission of the City of Camarillo, and the Planning Commission Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED on October 15, 2024, by the members of the Planning Commission voting as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman

Secretary

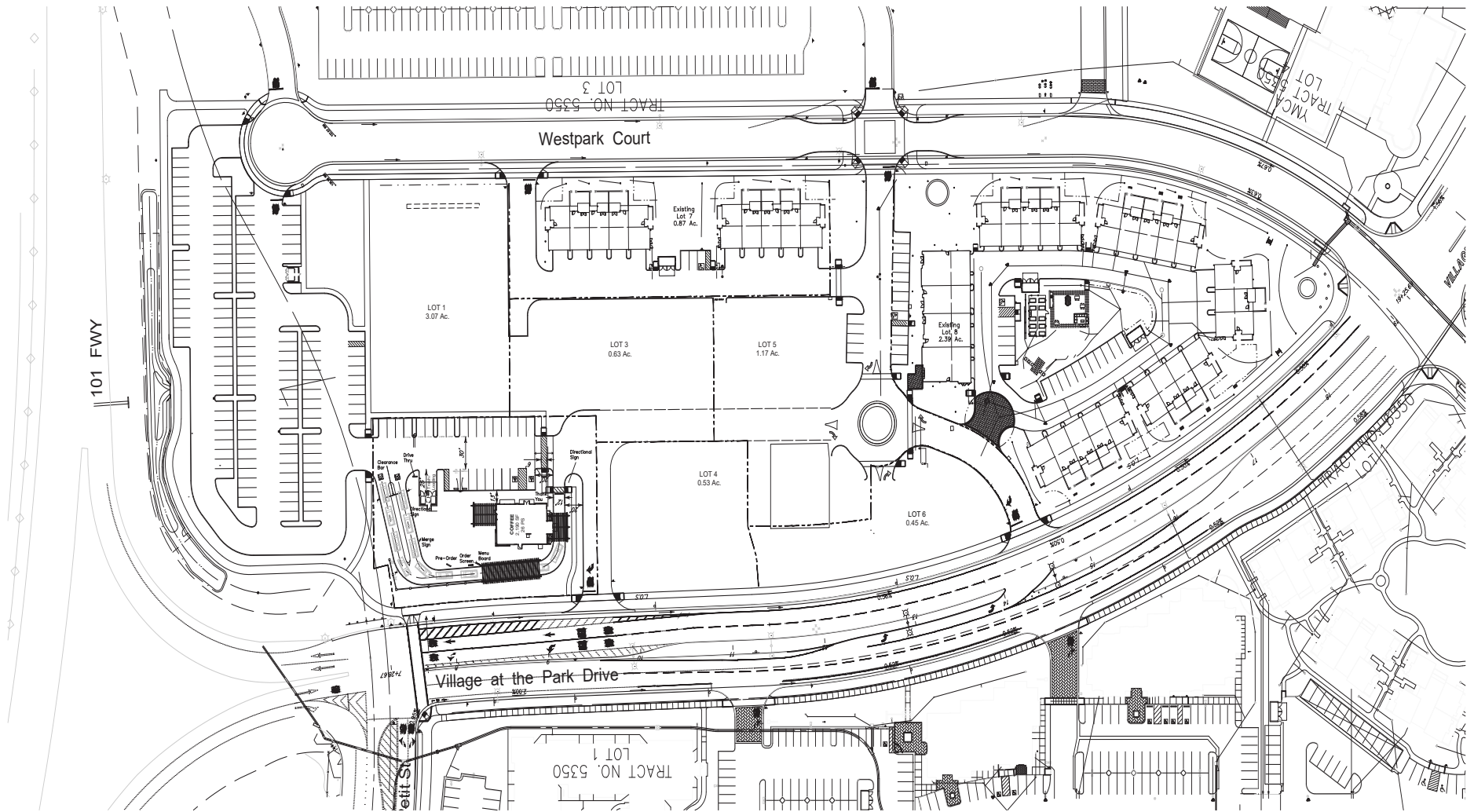
Copy: Community Development Department
General Services Department (Information Systems Division)
Dennis Hardgrave (applicant)

VILLAGE GATEWAY

DEVELOPMENT PLANS RESUBMITTAL | 05.15.2024
CAMARILLO, CA



HUI INVESTMENT CO., LLC
203 Village Commons Blvd., Suite 11
Camarillo, CA 93012
attn: Dennis Hardgrave
dennis@devplan.net
(805) 402-1589



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CPD #255
Lot 1, Tract 5753
Village at the Park
City of Camarillo

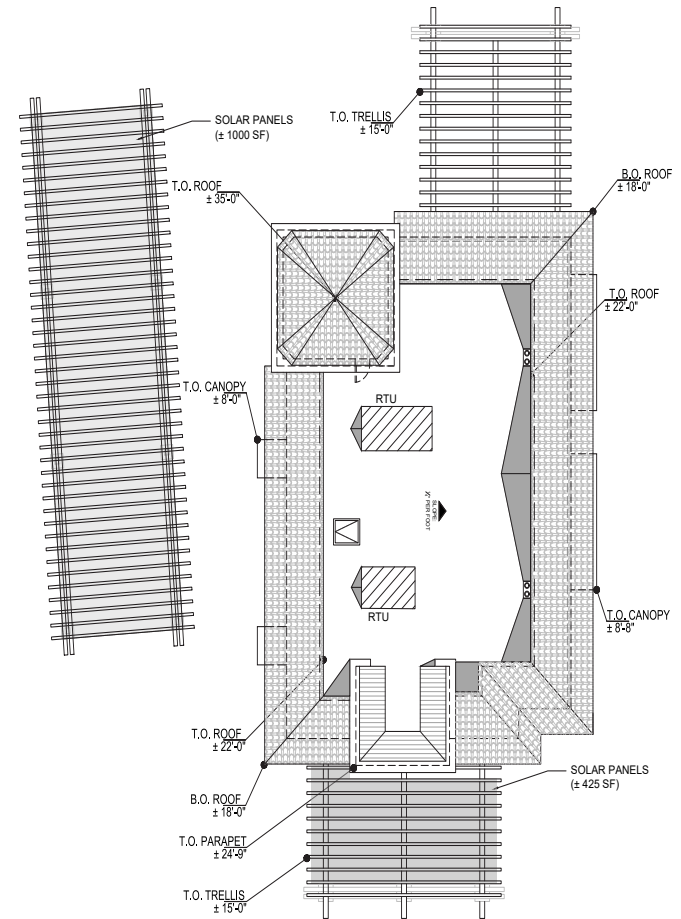
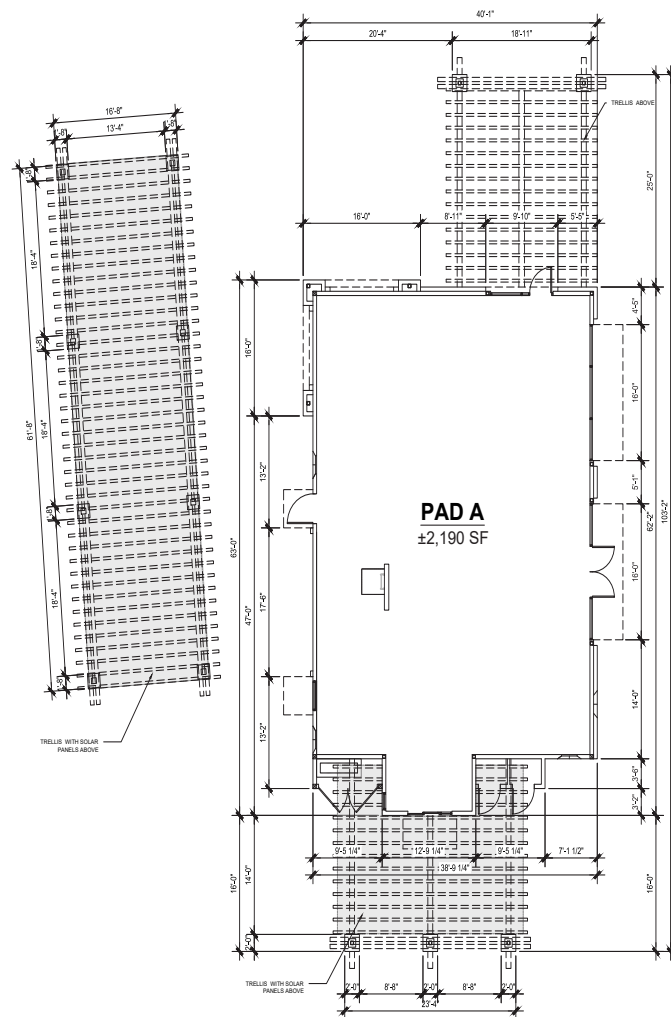
VILLAGE GATEWAY
CAMARILLO, CA 93012
2023-0251

DEVELOPMENT PLANS
MAY 15, 2024



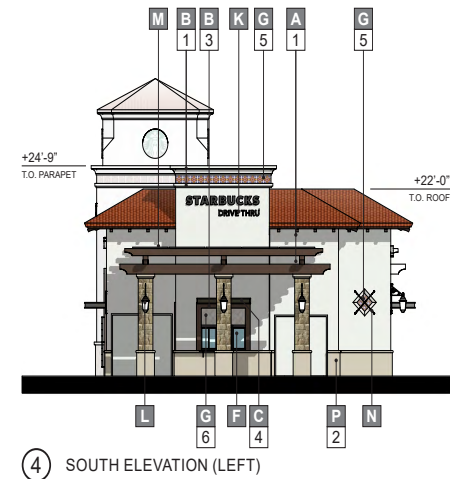
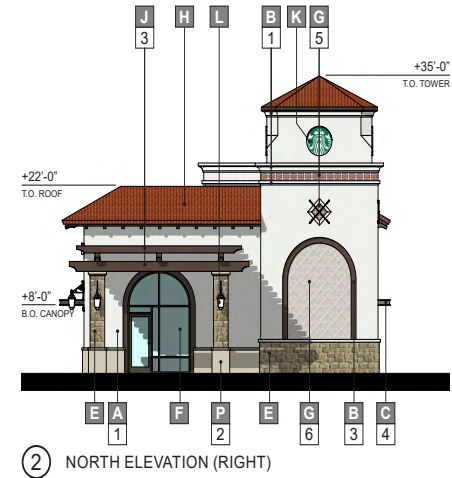
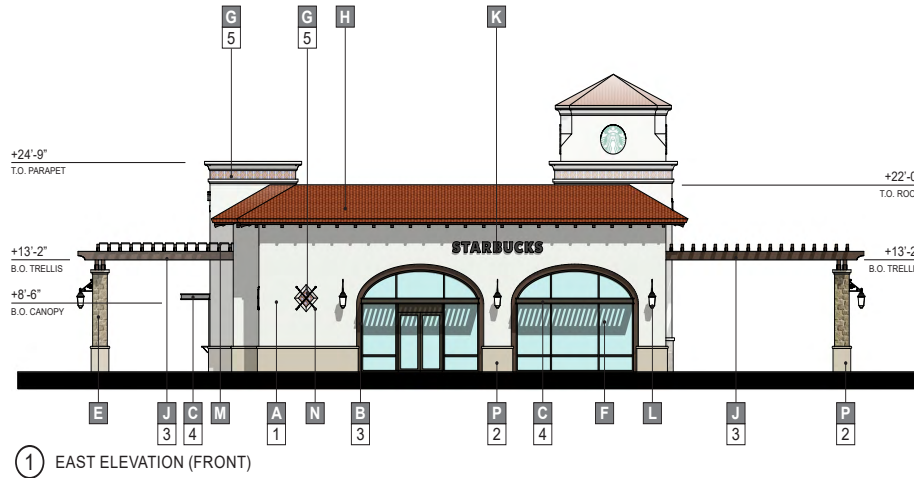
0 25 50 100
SCALE: 1" = 50'-0"

SITE PLAN



NOTES:

1. RTU LOCATIONS ARE SUBJECT TO CHANGE.
2. DRAIN LOCATIONS ARE TBD.
3. ROOF SLOPES ARE TBD.
4. ALL GAS LINES TO RUN UNDERGROUND AND THROUGH INTERIOR OF THE BUILDING.



MATERIALS

A STUCCO: OMEGA, "20/30 FINE SAND FLOAT"	G WALL TILE	N WROUGHT IRON GRILLE	1 PAINT: SHERWIN WILLIAMS-SW7006 "EXTRA WHITE"
B ARCHITECTURAL TRIM	H ROOF TILE	O LANDSCAPE TRELLIS	2 PAINT: SHERWIN WILLIAMS-SW7036 "ACCESSIBLE BEIGE"
C METAL CANOPY	J TRELLIS	P PRECAST CONCRETE	3 PAINT: SHERWIN WILLIAMS-SW7510 "CHATEAU BROWN"
D DOOR	K SIGNAGE (Under separate Submittal)	Q METAL GATE	4 PAINT: SHERWIN WILLIAMS-SW7020 "BLACK FOX"
E STONE VENEER : EL DORADO STONE, LIMESTONE "SAN MARINO"	L LIGHTING	R METAL MESH	5 WALL TILE: ARTO "SD100B CERAMIC TILE" 6X6
F ALUMINUM STOREFRONT: ARCADIA-AB4 "MEDIUM BRONZE"	M SOLAR PANELS	S STRUCTURAL STEEL	6 WALL TILE: DAL TILE "TS71 AUTUMN MIST", 4X4

FINISHES



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949.851.2133
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HJII INVESTMENT CO., LLC
203 Village Commons Blvd., Suite 11
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attn: Dennis Hardgrave
dennis@devplan.net
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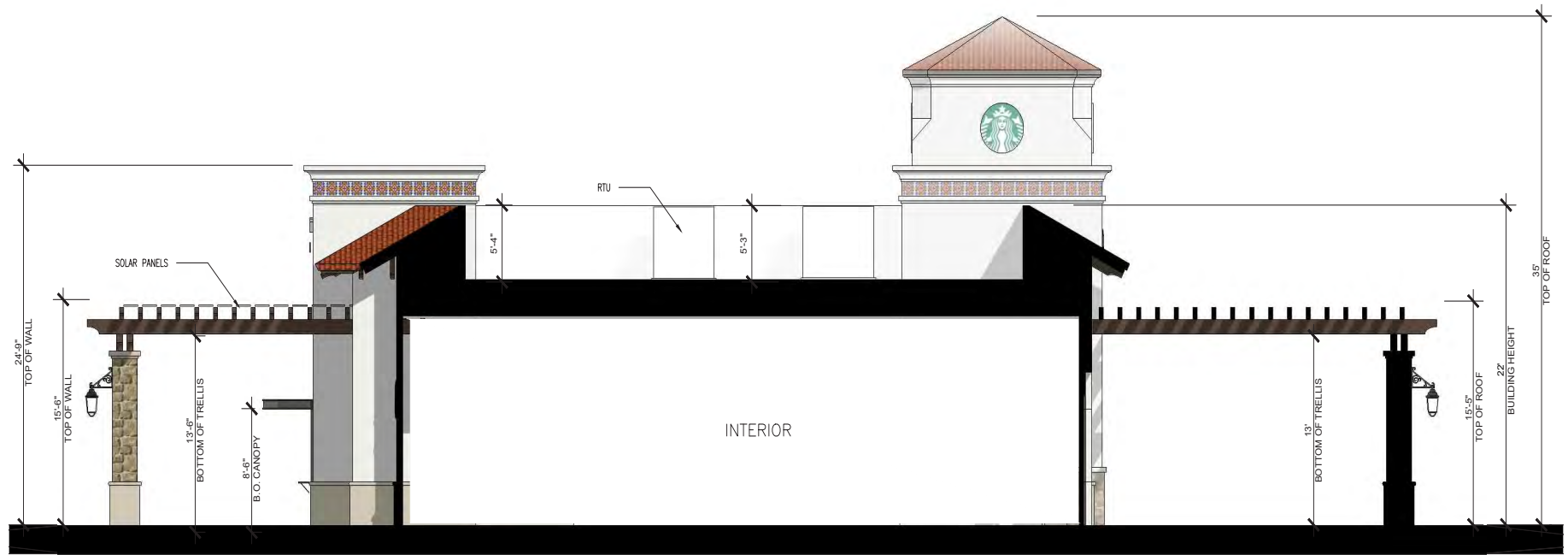
CPD #255
Lot 1, Tract 5753
Village at the Park
City of Camarillo

VILLAGE GATEWAY
CAMARILLO, CA 93012
2023-0251

DEVELOPMENT PLANS
MAY 15, 2024

0 4 8 16
SCALE: 1/8" = 1'-0"

CONCEPTUAL ELEVATIONS



(A) LONGITUDINAL SECTION



(B) CROSS SECTION



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VILLAGE GATEWAY
CAMARILLO, CA 93012
2023-0251

DEVELOPMENT PLANS
MAY 15, 2024

0 2 4 8
SCALE: 1/4" = 1'-0"

SECTIONS



COVERED PATIO SEATING

LOW WALL



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CPD #255
Lot 1, Tract 5753
Village at the Park
City of Camarillo

VILLAGE GATEWAY
CAMARILLO, CA 93012
2023-0251

DEVELOPMENT PLANS
MAY 15, 2024

PERSPECTIVE VIEW
PERSPECTIVE VIEW - NORTHEAST CORNER OF BUILDING

STARBUCKS DRIVE
THRU SIGNAGE OVER
THE PICK UP WINDOW

SOLAR PANELS
INTEGRATED INTO
THE TRELLIS CANOPY
OVER THE PICK UP
WINDOW



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CPD #255
Lot 1, Tract 5753
Village at the Park
City of Camarillo

VILLAGE GATEWAY
CAMARILLO, CA 93012
2023-0251

DEVELOPMENT PLANS
MAY 15, 2024

PERSPECTIVE VIEW
PERSPECTIVE VIEW - SOUTHEAST CORNER OF BUILDING

DECORATIVE TRELLIS
OVER THE DRIVE-
THRU LANE WITH
OPTION TO PUT SOLAR
PANELS ON TOP

LOW WALL

SOLAR PANELS
INTEGRATED INTO
THE TRELLIS CANOPY
OVER THE PICK UP
WINDOW



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CPD #255
Lot 1, Tract 5753
Village at the Park
City of Camarillo

VILLAGE GATEWAY
CAMARILLO, CA 93012
2023-0251

DEVELOPMENT PLANS
MAY 15, 2024

PERSPECTIVE VIEW
PERSPECTIVE VIEW - SOUTHWEST CORNER OF BUILDING



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CPD #255
Lot 1, Tract 5753
Village at the Park
City of Camarillo

VILLAGE GATEWAY
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2023-0251

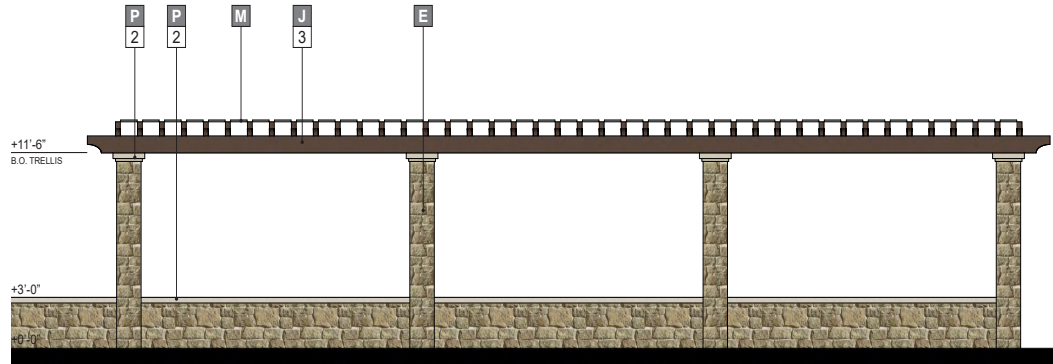
DEVELOPMENT PLANS
MAY 15, 2024

PERSPECTIVE VIEW
PERSPECTIVE VIEW - NORTHWEST CORNER OF BUILDING

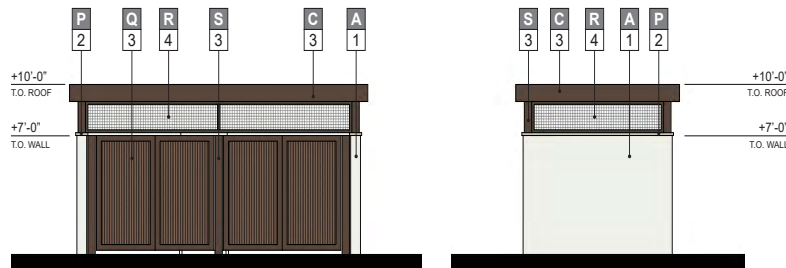
MATERIALS

A STUCCO: OMEGA, "20/30 FINE SAND FLOAT"	G WALL TILE	N WROUGHT IRON GRILLE	1 PAINT: SHERWIN WILLIAMS-SW7006 "EXTRA WHITE"
B ARCHITECTURAL TRIM	H ROOF TILE	O LANDSCAPE TRELLIS	2 PAINT: SHERWIN WILLIAMS-SW7036 "ACCESSIBLE BEIGE"
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FINISHES

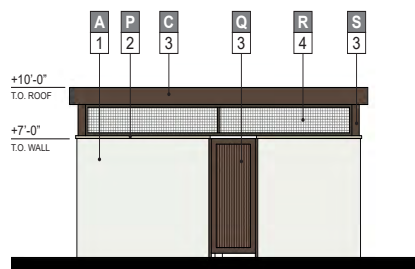


D TRELLIS ELEVATION (LONG)

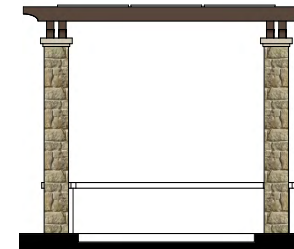


A T.E. ELEVATION (E)

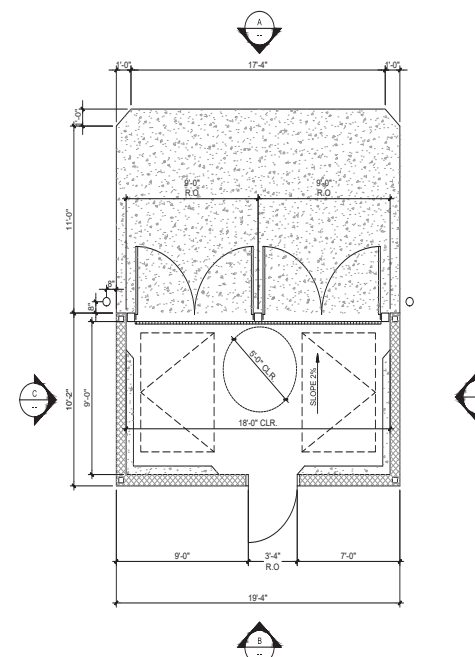
C T.E. ELEVATION (N/S)



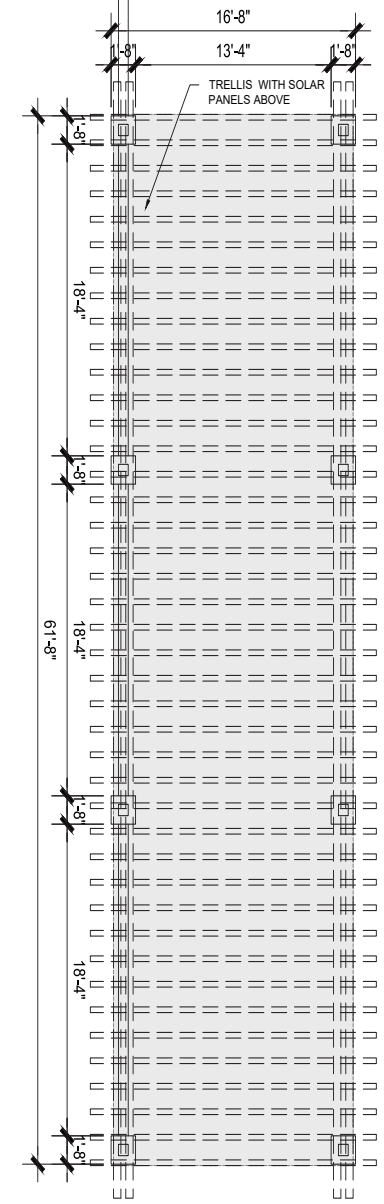
B T.E. ELEVATION (W)



E TRELLIS ELEVATION (SHORT)



1 TRASH ENCLOSURE FLOOR PLAN



2 TRELLIS & LOW WALL FLOOR PLAN



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CPD #255
Lot 1, Tract 5753
Village at the Park
City of Camarillo

VILLAGE GATEWAY
CAMARILLO, CA 93012
2023-0251

DEVELOPMENT PLANS
MAY 15, 2024

0 2 4 8
SCALE: 1/4" = 1'-0"

**TRASH ENCLOSURE, TRELLIS,
AND LOW WALL DETAILS**

Hiji Investment
East side of Village at the Park Drive
South of Petit Street
Reference: Tract 5753/CPD-236/LD-563A
September 23, 2024
October 15, 2024

EXHIBIT B

**CPD-255
PROJECT CONDITIONS**

In addition to all applicable provisions of the Camarillo Municipal Code (CMC), Hiji Investment (the "Applicant"), agrees to comply with the following conditions of approval ("Project Conditions") for Construction of Commercial Planned Development Permit, (CPD-255).

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in this Conditions of Approval use the definitions set forth in the CMC.

The applicant must comply with the following conditions before the City issues the grading permit otherwise specified.

STREETS

1. ** The conditions of approval for the underlying Tract 5753 shall apply to this project.
2. ** The applicant shall submit a change order to the underlying Tract 5753 project plans, for review and approval by the Department of Community Development and Department of Public Works.
3. Trees and Landscaping:
 - a. The applicant must plant private trees based on an approved landscape plan or at 40-foot intervals along Village at the Park Drive and Westpark Court. 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.

The landscape plan must be coordinated with the grading plans to avoid conflicts of trees with BMP's for stormwater quality and with storm drains.
 - b. The applicant must install private landscape/hardscape features, and irrigation systems within Village at the Park Drive right-of-way adjacent to the project, as required by the Community Development and Public Works Departments.
 - c. The applicant/owner must enter into a License Agreement with the City of Camarillo for the Owners' Association to own, operate and maintain the private landscaping, private trees, and private irrigation system within the public right-of-way parkways. All required landscaping, trees and irrigation within the public right-

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

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

of-way will be private. The applicant must prepare and submit required legal descriptions, and sketches.

4. The applicant must dedicate sufficient roadway right-of-way so that the ultimate width, interior of and adjacent to the project boundaries, as designated by the City Engineer and the City Traffic Engineer, may be accomplished.
5. All street or road improvements inside and adjacent to the project boundaries must be as directed and approved by the 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. **(CS)**
7. Before the City issues a certificate of occupancy, all signs must be installed, and before final acceptance, the City may require the applicant 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 applicant must install the traffic control devices before final acceptance.
8. 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)**
9. * All underground irrigation, water, and other pipes or openings which are encountered during construction of site and street improvements must be removed or sealed in a manner satisfactory to the Department of Public Works.

The applicant must mitigate the removal and abandonment of drainage facilities serving the 101 Freeway in a manner acceptable to the Department of Public Works.

10. Before the City issues the grading permit, the applicant 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 will also apply to commercial and industrial driveway intersections with public and private streets.
11. Before the City issues the grading permit, the applicant 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.

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

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

The applicant must plant trees based on an approved landscape plan or planted parallel to the street centerline along the sidewalks with a 15-foot setback and medians. 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."

12. The road construction (paveout) policy of the City will apply: **(CS)**
 - a. The applicant 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 a grading permit, the applicant shall design and, before the City issues a zone clearance, construct the first driveway south of Petit Street at Village at the Park Drive. The driveway shall be constructed with a width of not less than 30 feet or not greater than 35 feet, unless the driveway design is approved by the City Traffic Engineer. The driveway shall be signed and striped for right-in/right-out movements only. The entrance throat shall be constructed to have a minimum storage length of 40 feet along the drive aisle extending from Village at the Park Drive into the project site. Curb returns for the driveway shall be constructed with a minimum radius of 25 feet. The driveway opening shall be improved to include necessary paveout or cross gutters to join existing pavement as required by the City Traffic Engineer. (CS)
 - c. ** Before the City issues a grading permit, the applicant shall design and, before the City issues a zone clearance, construct the northerly driveway at the cul-de-sac on Westpark Court. The driveway shall be constructed with a width of not less than 30 feet or not greater than 35 feet, unless the driveway design is approved by the City Traffic Engineer. The driveway shall be signed and striped for right-in/right-out movements only. The entrance throat shall be constructed to have a minimum storage length of 40 feet along the drive aisle extending from Village at the Park Drive into the project site. Curb returns for the driveway shall be constructed with a minimum radius of 25 feet. The driveway opening shall be improved to include necessary paveout or cross gutters to join existing pavement as required by the City Traffic Engineer. (CS)
 - d. All final paving must be placed as required by project improvement plans before final inspection.
13. Before the City issues zone clearance for building permit, the applicant must complete all curb, gutters and onsite paving (this paving sequence will not apply to tilt-up buildings). All utilities must be installed before paving is placed
14. The applicant 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.

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

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

15. The applicant must pay the Traffic Mitigation Fee as established by CMC § 11.68 before the City issues a zone clearance for building permit. If the applicant sells this project before construction, in whole or part, the applicant must inform the subsequent owner that not all fees have been paid.
16. Ventura County Benchmark No. 75-19 RM1 may be used as datum in conjunction with this project.
17. If applicable, before the City issues a zone clearance, the applicant 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 each of the project streets that connect to an existing street, the plan must identify the location of the first existing street light on the existing street. 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. For street lights located on primary and secondary arterial streets, the lights must be located a maximum of 200 feet apart and have 22 KHPS. Before occupancy, the applicant must construct street lights in accordance with the approved street lighting plan. This includes decorative marbelite electroliers of the lumen rating called for on the plan, trenching, and installing underground electrical power to the lighting fixtures. Differential costs of the marbelite electroliers and the cost of trenching must be paid by the applicant. Applicant must contract with Southern California Edison for installation of street lights and must prepay all fees. **(CS)**

GRADING AND DRAINAGE

18. All grading must conform to CMC Chapter 16.04. **(GS)**
19. The applicant must prepare and submit to the City Engineer an update soils and geologic study 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 applicant 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.
20. ** No structure or portion of any structure shall be constructed within the fault setback area as determined and defined in the report prepared by Gorian and Associates, Inc. dated July 19, 2007.
21. The lots must be individually certified as geotechnically suitable for their intended use.
22. 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, slope planting plans, open space landscape plans, and irrigation plans must be approved and implemented immediately upon completion of grading.

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23. The applicant must prepare and submit a hydrology and hydraulics study for the project to the City Engineer. 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. **(CS)**
 - a. All areas must be graded in such a manner that there will be no undrained depressions.
 - b. All onsite storm drains will be private.
 - c. All storm drain facilities must be designed to convey the Q50 storm runoff.
 - d. Pads must be protected from the Q100 storm and the overflow path must be shown on the hydrology map.
 - e. Provide Water Surface Pressure Gradient (WSPG) calculations using WSPG Program for all pipes 18-inches or larger.
24. The applicant must construct concrete gutters at appropriate locations within the drive aisles and parking lots throughout the site.
25. 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.
26. No storm drain facility is to 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.
27. 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 natural water courses of the area, and/or existing storm drain system designed to convey the development's runoff. Determination of suitable natural watercourse will be made by the City Engineer. **(CS)**
28. The applicant must design and construct the slopes throughout the development in the following manner:
 - a. The applicant 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 applicant 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.

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- 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.
- 29. Each lot must drain to an approved drainage facility. Cross lot drainage must be minimized.
- 30. The applicant must provide storm water acceptance deeds on any and all lots subject to runoff water from adjacent lots or properties. In addition, the applicant must construct permanent concrete swales at appropriate locations intercepting such runoff waters and transporting them off each lot in a manner approved by the City Engineer.
- 31. ** The applicant must show and call out private storm drain easements on each lot.
- 32. ** The applicant must design and construct the proposed utilities such as, but not limited to, storm drain, water, and sewer, such that these utilities shall have no conflict and adequate clearances are maintained with other proposed improvements, such as buildings, planter fingers, enclosures, lights, and trees in a manner acceptable to the Department of Public Works.

STORMWATER QUALITY

- 33. Development must be undertaken in accordance with conditions and requirements in the Waste Discharge Requirements and National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles and Ventura Counties, Permit No. CAS004004, Board Order R4-2021-0105 (City's MS4 Permit).
- 34. ** Any improvements on each of the lots throughout T-5753, including Lots 1, 2, 3, 4, 5, and 6, are subject to the requirements of the City's MS4 Permit. Since this project area was part of a tract map (Lots 1-6 of T-5753) which was approved prior to October 11, 2011 and subject to the requirements of a Development Agreement, the improvements must be in accordance with the requirements of the Development Agreement and original tract map, including the specific land uses. If these lots deviate from the Development Agreement or original tract map, including a change in land use, then any improvements made on these lots as a part of this project will be required to comply with the Planning and Land Development requirements of the City's MS4 Permit at the time of development, as well as the associated Ventura County Technical Guidance Manual.
- 35. Since this project area was part of a tract map (Lot 1 of T-5753) which was approved prior to October 11, 2011, the effective date of the July 13, 2011 Ventura County Stormwater Quality Technical Guidance Manual, the project must incorporate appropriate Ventura Countywide Stormwater Quality Urban Impact Management Plan (SQUIMP) requirements into the project plans for the following projects covered by SQUIMP requirements:
 - a. single-family hillside residences

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- b. 100,000-square-foot commercial developments
- c. automotive repair shops
- d. retail gasoline outlets
- e. restaurants
- f. home subdivisions with 10 or more housing units
- g. locations within, or directly adjacent to, or discharging directly to, an environmentally-sensitive area (ESA) - Definition in Technical Guidance Manual; map of ESAs available from City Stormwater Program Manager
- h. parking lots of 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to stormwater runoff
- i. Private redevelopment projects that result in the creation or addition of 5,000 square feet or more of impervious surfaces. If a redevelopment project creates or adds 50 percent or more impervious surface area to the existing impervious surfaces, then stormwater runoff from the entire area (existing and additions) must be conditioned for stormwater quality mitigation. Otherwise, only the additional area of redevelopment project requires mitigation.

The project must be designed to include the control measures applicable to a development project with an application deemed complete for processing or an approved tract map prior to October 11, 2011 as specified in the 2002 Technical Guidance Manual under Board Order 00-108 (2002 Technical Manual). Those control measures include site design control, site-specific source control, and require treatment control measures (refer to Table 2-3 of the 2002 Technical Manual). Per the 2002 Technical Manual, project must minimize impervious surfaces through methods such as reducing footprint of building and parking lots; clustering buildings and paved areas to maximize pervious area; use minimum allowable roadway and sidewalk cross sections and parking stall widths, include landscape islands in cul-de-sacs (where approved), use pervious materials where appropriate, such as modular paving blocks, turf blocks porous concrete and asphalt, brick and gravel or cobbles, and use grass-lined channels or surface swales to convey runoff instead of paved gutters. For treatment, emphasis should be on the use of infiltration/land-based treatment controls, such as bioretention gardens, pervious concrete/pavement, and grassy bioswales. Alternative or proprietary treatment controls not described in the Technical Manual may be considered on a case-by-case basis provided the project proponent can demonstrate that treatment equivalent to approved methods is achievable. Copies of SQUIMP and the 2002 Technical Guidance Manual can be obtained from the Ventura Countywide Stormwater Program at www.vcstormwater.org or 805-654-2010.

Pretreatment of parking lot and roof drainage will be required before discharge to storm drain system.

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Stormwater treatment device(s) location and detail must be shown on the plans.

The owner is responsible for providing a SQUIMP worksheet on the form provided by the City. The SQUIMP worksheet will be subject to the review and approval of the City Engineer and/or the City Stormwater Program Manager. 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 SQUIMP.

36. 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 a grading permit, the Applicant 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. 2022-0057-DWQ). The Applicant must comply with all requirements of the General Permit.
37. 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 be submitted to the City for review and approval, and once approved; the Applicant must submit the SWPPP in electronic format to the City.
38. 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.
39. 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.
40. 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 Applicant at cost; this does not include installation of the labels.
41. 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.
42. All exterior metal building surfaces, including roofs, must be coated with rust-inhibitive paint to prevent corrosion and release of metal contaminants into the storm drain system prior to occupancy.
43. 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

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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.

44. 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. The roof must extend sufficiently outward in all directions so that wind-blown rain will not enter the interior of the storage area. 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.
45. 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.
46. 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 a grading permit.
47. All material storage and handling areas, delivery areas/loading docks 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 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.
48. 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 the storm drain system. Employees must be instructed and signs posted indicating that all washing activities be conducted in this area.

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49. If applicable, decorative fountains must be designed with no connection to the storm drain system. Decorative fountains and lakes may be discharged to the storm drain system as long as the discharge meets the City's Municipal Stormwater Permit requirements.
50. Air-conditioning condensate flows shall not discharge to the storm drain system. If air conditioning condensate is discharged to the storm drain system, then coverage must be obtained under the General NPDES Permit No. CAG994003, Discharges of Nonprocess Wastewater to Surface Water in Coastal Watershed of Los Angeles and Ventura Counties.
51. All property areas must be maintained free of litter/debris.
52. 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.
53. Sidewalks and parking lots/drive-throughs must be maintained free of litter/debris. Sidewalks, parking lots and drive-throughs 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.
54. Material storage areas, trash enclosures, and/or waste handling areas 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.
55. If applicable, any generator or tank enclosure areas must be paved with impermeable material. No other area must drain onto these areas. The enclosure area must 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 area must be bermed to prevent run-on of stormwater. The generator or tank must have adequate secondary containment to contain 110 percent of fuel or liquid in tank in event of a spill.
56. There must be no pressure washing of roofs, building surfaces, parking or loading areas, material and waste storage areas, or building site with discharges to the street, curb/gutter or storm drain, unless the City approves a collection system to keep water from entering the storm drain.
57. 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

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stormwater treatment devices, as required by the National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles and Ventura Counties, Permit No. CAS004004, Board Order R4-2021-0105. The agreement will be subject to the review and approval of the City Engineer and City Attorney. Before final acceptance of project improvements, the engineer must certify that the treatment device was constructed and installed in accordance with the approved plans using the City of Camarillo certification form.

WATER AND FIRE PROTECTION

58. The developer must comply with the Water Conservation Measures noted in City of Camarillo Municipal Code Chapter 14.12, and any related Urgency Ordinances. The project must comply with any State regulations that limit watering of non-functional turf. The project is not a significant new development project therefore the Water Demand Offset Requirement noted in City of Camarillo Resolution No.2016-90 does not apply.
59. Before the City issues the grading permit and before the City issues a water will serve letter, the developer must submit a Water Supply Study to the Department of Public Works for review and approval estimating yearly water use.
60. Before the City issues the grading permit and before the City issues a water will serve letter, the developer must submit plans to the Department of Public Works for review and approval demonstrating how the project complies with [Water Division Standard Specifications](#) and the plans must address any prior comments provided.
61. The developer must design the landscape irrigation system separate from the domestic system and have a landscape irrigation meter.
62. The developer must provide the necessary backflow prevention control devices as required by the Ventura County Department of Environmental Health or certify existing devices to ensure they're in compliance.
63. In order to provide for reasonable fire protection during the construction period, the applicant 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 Camarillo Water Division.

SANITARY

64. The method of sewage and waste disposal will be by means of a private disposal system. Sewerage system design, including connections to the Camarillo Sanitary District (District) system, must be submitted to the District for approval.
65. Before the City issues the grading permit and before the Camarillo Sanitary District issues a sewer will serve letter, the developer must submit plans to the Department of Public Works for review and approval demonstrating how the project complies with the [Camarillo](#)

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[Sanitary District Standard Specifications](#), the [Camarillo Sanitary District Operations Code](#) including any applicable limits noted in the [Industrial Waste Supplement](#) and the plans must address any prior comments provided.

66. Before the City issues the grading permit, and before the City issues a water will serve letter the developer must provide a Sewer Study that estimates yearly sewage generated for review and approval by the Department of Public Works.
67. Before the City issues the grading permit and before the Camarillo Sanitary District issues a water will serve letter, the developer must submit plans for review and approval of the sizing requirements for a grease interceptor by the Camarillo Sanitary District (District). No certificate of occupancy will be issued until the approved grease interceptor has been installed and inspected by the District. The developer and/or property manager must inform future tenants of this requirement.
68. The developer must provide the city with an unconditional sanitary will-serve letter from the Camarillo Sanitary District/Camrosa Water District indicating that adequate sewer conveyance and treatment capacity is available to service the proposed project.

UTILITIES

69. All utility lines and stub connections to property lines of each lot must be installed underground before any paving is placed.
70. The applicant must underground new utilities in the following manner:
 - a. The applicant 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 applicant 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.
71. Applicant must obtain all necessary encroachment permits before project approval. This will include, without limitation, City of Camarillo, Southern California Edison Company, Southern California Gas Company, Frontier Communications (telephone), Spectrum and Caltrans.
72. The applicant must provide trenching for conduit and miscellaneous substructures necessary for the installation of cable television and electronic gear.
73. Before the City issues the grading permit, the applicant must design and, before zone clearance, install transformers such that their locations do not interfere with other

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improvements. Coordinate locations of transformers with Southern California Edison Company, Department of Public Works and Department of Community Development.

MISCELLANEOUS

74. The development is subject to the subdivision requirements of CMC Title 18.
75. If applicable, the applicant must form a Owners' Association (OA) or other approved program approved by the City and City Attorney to be recorded to provide maintenance of the common area, private landscape, private trees, BMP's and detention area.
76. 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 Building and Safety issues a building permit.
77. Before the City issues the grading permit or approves a change order, whichever occurs first, the applicant must submit to the City an improvement plan, grading plan, and erosion control plan for the development. These plans must include proposed street improvements, proposed drainage facilities and structures as required by the City, sewer system, a plan of the water supply system, and a plan showing the layout of all underground utilities proposed to be installed. The project agreements, securities, and documents may not be approved by the City Council unless said improvement plans, grading plans, and erosion control plans are ready to be approved by the City Engineer.
78. 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.
79. There will be no burning or burying of materials at any time during the development or agricultural burning before development.
80. The conditions of approval of this project supersede all conflicting notations, specifications, dimensions, typical sections, and the like, which may be shown on tentative project plans.
81. All ordinances, policy 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.
82. 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. Administrative Policy and Procedure No. 8.02 will apply to capital facility fees.
83. 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.

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84. The applicant must make appointments with the Public Works Administrator to review and submit agreements, securities, and documents of the project to determine eligibility to be placed on the City Council agenda. All required agreements, securities, documents and fees must be submitted a minimum of twenty-one (21) working days before the City Council meeting.
85. 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 applicant has submitted approved "As-built" improvement plans to the Department of Public Works.
86. 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 in accordance with City Standards and must be suitably marked, outlining individual parking spaces and traffic flow.
87. Responsibility:
- a. Before commencing work, the applicant must designate in writing an authorized representative with complete authority to represent and act for the applicant. Applicant'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 applicant and the applicant's authorized representative from the project site, required decisions will be made by the City Engineer. If warranted, the City Engineer will order completion of work to protect the general public. If such orders are not acted upon immediately, the city may complete the work or have such work completed at the applicant's expense.
 - c. The applicant must be responsible for all actions of his contractors and subcontractors until the improvements have been approved and accepted by the City Council.
88. The installation of irrigation systems, including automatic controls, meters, and appurtenances for all publicly-maintained slopes, parkways, and medians to be planted, is required. **(CS,GS)**
89. There will be no ingresses or egresses to the property except for those shown on the plot plan labeled Exhibit A, and as approved by this development permit, to wit: CPD-255. Any entrance must be surfaced and improved as to include necessary paveout to join existing pavement as required and in accordance with City Standards.
90. Applicant must submit design and calculations and obtain permit and inspection for all development perimeter and retaining walls from Building and Safety. **(CS)**

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91. Before commencing work, the applicant must schedule a pre-construction meeting with the City public works inspector, storm water inspector, water inspector, sewer inspector and landscape supervisor.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

CONDITIONS OF APPROVAL

CPD-255, Hiji Investment & TFR Investment Companies

FIRE PROTECTION

92. Fire Lanes - Prior to construction the applicant shall submit two (2) site plans to the Fire District for approval of the location of fire lanes. Prior to occupancy, all fire lanes shall 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 shall be within recorded access easements.
93. Fire Flow (Commercial, Industrial, Multi-family buildings) - The minimum fire flow required shall be determined as specified by the current adopted edition of the International Fire Code Appendix B with adopted Amendments and the applicable Water Manual for the jurisdiction (with ever is more restrictive). The applicant shall verify that the water purveyor can provide the required volume and duration at the project prior to obtaining a building permit.
94. Fire Sprinklers - All structures shall be provided with an automatic fire sprinkler system in accordance with current VCFPD Ordinance at time of building permit application.
95. Fire Alarm System - A fire alarm system shall be installed in all buildings in accordance with California Building and Fire Code requirements.
96. Building Plan Review - Building plans of all A, E, I, H, R-1, R-2 or R-4 occupancies shall be submitted, with payment for plan check, to the Fire District for review and approval prior to obtaining a building permit.
97. Fire Department Clearance - Applicant shall obtain VCFD Form #610B "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.

VENTURA COUNTY ENVIRONMENTAL HEALTH DIVISION

98. Commercial/Retail Food Facilities - New Facility

Purpose: To ensure that food facilities are designed, constructed, and operated in compliance with all applicable State and local Environmental Health Division (EHD) requirements.

Requirement: The Permittee shall have a plan review and/or obtain a Permit to Operate from Ventura County EHD, Community Services Section for the food service operations.

Documentation: Submit the required applications and plans to Ventura County EHD, Community Services Section for food facility plan review and approval.

Timing: Prior to the issuance of building permits for any food facilities included in the project, the Permittee shall obtain a Permit to Construct a Food Facility from Ventura County EHD, Community Services Section. Prior to operation of any food facilities included in the project, the Permittee shall obtain a Permit to Operate a Food Facility from Ventura County EHD, Community Services Section.

Monitoring: Plan review and construction inspections, as well as routine site inspections to ensure ongoing compliance with regulations related to food facilities, shall be conducted by Ventura County EHD, Community Services staff.

AIR QUALITY

99. The development must conform to the transportation demand management measures, as set forth under Camarillo Municipal Code § [19.44.190](#).

LANDSCAPING

100. 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, or public or semi-public areas, including required street trees prior to issuance of a grading permit. 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 must be completed prior to occupancy and maintained in accordance with the landscape plans submitted and approved by the City Landscape Architect consultant and the Community Development Director, or designee.
101. Landscaping and irrigation must comply with the City's Landscape and Irrigation Guidelines and Chapter 14.14 – Water Efficient Landscapes of the Camarillo Municipal Code.
102. The Applicant 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.
103. The landscaping of the development must be completed prior to occupancy and maintained in accordance with the landscape plans submitted and approved by the City Landscape Architect consultant and the Community Development Director, or designee for CPD-255.
104. 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.
105. Landscape plans must be at a minimum scale of 1" = 20'; except that slope planting plans may be at 1" = 30' minimum scale.
106. 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 Community Development Director, or designee.
107. That *prior* to final inspection, the Applicant must submit *written certification* from the Landscape Architect that the landscaping has been completed in accordance with the approved plans and specifications.
108. All landscape plan check and inspection fees must be paid at the time of submittal of landscape plan.

109. 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.
110. All trees are to be double staked per City Standard S-2 or appropriately supported, as approved by the Community Development Director, or designee.
111. That *prior* to final inspection, the Applicant must provide a reproducible "as-built" set of landscape plans to the Department of Community Development.
112. The Applicant must install landscaping and irrigation in accordance with the approved landscape plans prior to occupancy.

PARKING/ACCESS

113. The Applicant must provide sufficient maneuvering space, as determined by the Community Development Director, or designee, to provide access to the loading areas and must submit and receive approval from the Community Development Director and the Assistant Director of Public Works/City Engineer, or designees. The adjacent accessways will be widened, as necessary, to provide such maneuvering space, so as not to conflict with parking spaces or other loading areas.
114. 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 Community Development Director, or designee and the City Attorney.
115. That all project driveway entries have a decorative pavement design to match the driveways adjacent to the project site.

PARKS

116. Applicant must pay appropriate Park Impact Fees per CMC Chapter 16.52, to be calculated by, and paid directly to, the Pleasant Valley Recreation and Park District. Applicant must provide proof of payment of appropriate fees to the Department of Community Development prior to the issuance of a zone clearance.

SCHOOLS

117. The Applicant 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

118. The user must submit a recycling plan illustrating the programs that will be employed by the individual use.
119. During construction, the Applicant 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 Applicant 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 Applicant 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.

120. 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.
121. 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.

PLANNING

122. This permit shall not be valid until such time an ordinance adopting a change of zone from CMU to CPD on Parcel A of LD-563A becomes effective.
123. The Applicant must form an Owners Association (OA) to provide maintenance of common areas, parking and landscaping. The CC&Rs establishing the OA must be approved by the City Attorney and Community Development Director, or designee prior to occupancy.
124. 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, 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.
125. 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".
126. The Applicant must attest and submit a declaration certifying having read and understood the Project Conditions and agreeing to comply with the Project Conditions.
127. The development must be provided with bicycle racks in a location and of a suitable design, as approved by the Community Development Director, or designee.
128. 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.

129. That unless the use is inaugurated, or construction 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 Community Development Director, or designee may grant additional time extensions for use inauguration.
130. That the final colors, textures, and materials be submitted for approval by the Community Development Director, or designee prior to issuance of the zone clearance.
131. All exterior light fixtures and location be approved by the Community Development Director, or designee. On-site lighting must be shielded and directed away from adjoining properties, so as to produce no annoyance or nuisance or traffic hazard. A photometric lighting plan must be submitted for review and approval by the Community Development Director or designee prior to issuance of a zone clearance.
132. All exterior mechanical equipment must be shown on plans and screened by appropriately-designed treatment approved by the Community Development Director, or designee.
133. All rooftop mechanical equipment and vents must be no higher than the top of the lowest parapet wall and this must be reflected on the building plans to the satisfaction of the Community Development Director prior to issuance of a zone clearance.
134. That the applicant demonstrate all electrical cabinets and/or panels will be located within a utility room that is architecturally integrated within the buildings to the satisfaction of the Community Development Director prior to issuance of a zone clearance.
135. No exterior access ladders of any kind to the roof are permitted.
136. The Applicant must notify the Community Development Director of any transfer of the use to another user.
137. Additions, changes, exterior modifications, rooftop equipment, storage, or equipment enclosures may be built only after receiving Department of Community Development approval and appropriate permits.
138. That the Applicant 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.
139. That a comprehensive sign program be designed and submitted to the Community Development Director, or designee for approval to provide a uniform sign arrangement and design.
140. 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.
141. 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.

142. 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.
143. There must be no outdoor storage, sales, or displays in accordance with the CPD Zone.
144. The project must comply with the requirements of the CPD Zone.
145. The Applicant must regularly and promptly remove graffiti from the Property, 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 Community Development Director, or designee, determines that a violation of this condition exists, and upon notice to the Applicant, the Applicant must act promptly to correct the condition, in accordance with the direction of the Community Development Director, or designee.
146. That accessible ramps and parking spaces be provided to serve all buildings with required signage and blue markings.
147. 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.
148. 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 an Applicant 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.
149. Applicant, by acceptance of the approval of this commercial planned development (CPD-255), 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 Applicant under this permit and any related project approvals. If any Claim is brought against the City by legal action or otherwise, Applicant 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.
150. The owners must sign all necessary documents for conditions that are required to be recorded and run with the land.
151. Prior to occupancy, all uses must be submitted for review with approval by the Community Development Director, or designee to ensure conformance with the provisions of the CPD Zone and the performance standards contained within the Zoning Ordinance, as per

Chapter 19.54. Additional conditions may be added to any use to mitigate any inherent objectionable operating characteristics.

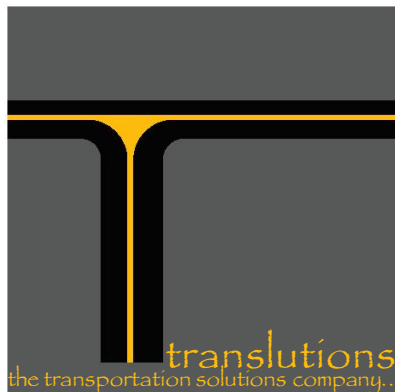
152. That the drive through speaker have automatic volume control that will adjust the outbound volume based on the outdoor, ambient noise level. When ambient noise levels naturally decrease in the early morning and night, the outbound speaker volume will also decrease.

ENVIRONMENTAL

153. **MC** The contractor shall prepare a dust control plan at the time that grading permits are requested. The dust control plan shall include, but not be limited to, the following measures, which should be implemented by the contractor. *(Mitigation condition for Section C of MND 2009-6)*
- Sufficiently water active portions of the construction site.
 - Replace ground cover, cover bare soil, or apply environmentally safe soil stabilizers on inactive portions of the construction site.
 - Apply water or environmentally safe soil stabilizers to unpaved parking or staging areas or unpaved road surfaces.
 - Suspend all excavating and grading operations when wind speeds exceed 20 mph averaged over one hour. Contact the VCAPCD meteorologist for current information about average wind speeds.
 - Sufficiently water or securely cover all material transported off site and all fill material transported on site.
 - Provide employees involved in grading operations with face masks during dry periods to reduce inhalation of dust, which may exacerbate health problems of the respiratory tract.
 - Limit speeds on all unpaved roads to 15 mph or less.
 - Sweep streets at the end of the day if visible soil material is carried over the adjacent roads.
154. **MC** Contractors shall keep records on the project site demonstrating that equipment engines are maintained in good condition and in proper tune as per manufacturers' specifications to prevent excessive emissions. Such records will be available for review during grading and construction inspections. *(Mitigation condition for Section C of MND 2009-6)*
155. **MC** Emissions generated by demolition activities shall be reduced by the following. *(Mitigation condition for Section C of MND 2009-6)*
- Trucks transporting loose debris such as waste asphalt and wallboard off site shall be covered.
 - All diesel-powered equipment should be turned off when not in use for more than 30 minutes and gasoline-powered equipment should be turned off when not in use for more than 5 minutes.
156. **MC** Lighting for public streets, parking areas, and recreational areas shall utilize energy-efficient mechanical, computerized, or photo cell switching devices to reduce energy usage. *(Mitigation condition for Section C of MND 2009-6)*

157. **MC** Solar or low emission water heaters shall be installed into proposed buildings to reduce natural gas consumption and emissions. *(Mitigation condition for Section C of MND 2009-6)*
158. **MC** Energy-efficient, automated controls for air conditioners shall be installed into proposed buildings to reduce energy consumption and emissions. *(Mitigation condition for Section C of MND 2009-6)*
159. **MC** Automatic lighting on/off controls and energy-efficient lighting shall be installed into proposed buildings to reduce electricity consumption and associated emissions. *(Mitigation condition for Section C of MND 2009-6)*
160. **MC** Light-colored roofing materials as opposed to dark roofing materials shall be used on proposed buildings. Light-colored materials reflect sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems. *(Mitigation condition for Section C of MND 2009-6)*
161. **MC** Wall and attic insulation shall be provided in proposed buildings beyond the requirements of Title 24, California Code of Regulations. *(Mitigation condition for Section C of MND 2009-6)*
162. **MC** Special sunlight filtering window coatings or double-paned windows shall be installed into proposed buildings to reduce thermal gain in hot weather and loss in the cold weather, thus reducing emissions associated with heaters and air conditioners. *(Mitigation condition for Section C of MND 2009-6)*
163. **MC** Shade trees shall be provided to reduce heating/cooling needs. *(Mitigation condition for Section C of MND 2009-6)*
164. **MC** The project shall mitigate 24.84 pounds per day of ROC and 34.64 pounds per day of NOx. Specifically, the project applicant shall contribute funds to an off-site Transportation Demand Management (TDM) plan. The fee shall be in the amount of \$1,150.00 per residential dwelling unit plus the amount for the commercial share of the air quality impacts as determined by the Village at the Park Specific Plan EIR, in accordance with the VCAPCD Air Quality Assessment Guidelines. The contributions shall be calculated based on the amount of emissions that must be reduced to bring the project below the thresholds established by the VCAPCD, and will be based on the year of completion of the development. The applicant shall submit the calculations for air quality fees to be reviewed and approved by the Director of Community Development. *(Mitigation condition for Section C of MND 2009-6)*
165. **MC** Prior to the design and construction of any structural improvements, the project developers shall have comprehensive design level geotechnical evaluations conducted that include subsurface exploration and laboratory testing. Recommendations for grading/earthwork, surface and subsurface drainage, foundations, pavements structural sections, and other pertinent geotechnical design considerations shall be formulated and implemented based on the findings of this evaluation. *(Mitigation condition for Section F of MND 2009-6)*
166. **MC** In order to safeguard against major seismic-related structural failures, all buildings within the project site shall be constructed in conformance with the Uniform Building Code, as adopted by the City Council. *(Mitigation condition for Section F of MND 2009-6)*

167. **MC** The fault hazard area and Structural Setback Zone shall be identified on the tract map or other appropriate document to provide notice to property purchasers of the limitation on the use of the property. *(Mitigation condition for Section F of MND 2009-6)*
168. **MC** Prior to the initiation of any construction activity on the project site, the project developer shall provide proof of coverage under the current State General Construction NPDES permit (GCP) available from the State Water Resources Control Board. The developer shall be responsible for complying with all applicable requirements under the State GCP. *(Mitigation condition for Section H of MND 2009-6)*
169. **MC** Project improvement plans shall incorporate appropriate stormwater mitigation requirements into the project design consistent with the current Ventura County Municipal Stormwater NPDES Permit and related Stormwater Quality Urban Impact Mitigation Plan (SQUIMP). The project will be required to implement all applicable requirements under the Municipal Permit. *(Mitigation condition for Section H of MND 2009-6)*



memorandum

DATE: October 2, 2024
TO: Mr. Jason Samonte, Transportation Engineer
FROM: Sandipan Bhattacharjee, PE, TE, AICP, ENV SP
SUBJECT: Starbucks Project CPD-255 Addendum – Trip Generation & Queueing Analysis

Translutions, Inc. (Translutions) is pleased to provide this focused traffic analysis discussing the trip generation and queueing analysis and VMT screening for the Starbucks Coffee project to be located within the Village Gateway Specific Plan in the City of Camarillo.

PROJECT DESCRIPTION

The project will include the construction of a 2,190 square foot Starbucks coffee shop with drive through window. Access to the project will be provided via Village at the Park Drive and internally through Westpark Court. Figure 1 illustrates the location of the project within Village Gateway and Figure 2 shows the site plan.

PROJECT TRIP GENERATION

Vehicle trips generated by a project site can be separated into two major categories, pass-by trips and primary trips. A pass-by trip is made as an intermediate stop on the way from an origin to a primary trip destination. Pass-by trips are attracted from traffic passing the site on an adjacent street or roadway that offers direct access to a project site. Retail developments such as restaurants, shopping centers, and banks are often located adjacent to busy streets in order to attract motorists already on the street system on their way to a destination. These pass-by trips do not add new traffic to the adjacent street system and may be reduced from the total external trips generated by a project site. In addition, a primary trip is a new trip made for the specific purpose of visiting the generator and is the primary reason for the trip. The trip typically goes from an origin to a destination and then returns to the origin. The trip generation for the project includes pass-by and primary trips and is discussed further below. Based on the scoping agreement approved by the City, trip generation for the project is based on rates for Land Use 937 "Coffee/Donut Shop with Drive-Through Window" from the ITE Trip Generation, 11th Edition. The pass by rates for Land Use 938 "Coffee/Donut Shop With Drive-Through Window and No Indoor Seating" has been applied to the trip generation. Trip generation for the proposed project is included in Table A.

As seen on Table A, the proposed project is forecast to generate 188 a.m. peak hour trips, 85 p.m. peak hour trips, and 1,169 daily trips. Of these, pass-by trips account for 156 a.m. peak hour trips, 71 p.m. peak hour trips, and 970 daily trips. After accounting for pass-by trips, the net trip generation is 32 a.m. peak hour trips, 14 p.m. peak hour trips, and 199 daily trips.

Table A: Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Coffee Shop with Drive-Through Window								
Trip Generation Rates ¹		43.80	42.08	85.88	19.50	19.50	38.99	533.57
Trip Generation	2,190 TSF	96	92	188	43	42	85	1,169
Pass By Trips ²	83%	(78)	(78)	(156)	(35)	(36)	(71)	(970)
Total Net Trips		18	14	32	8	6	14	199
Total Net New Trip Generation		18	14	32	8	6	14	199

Notes: TSF = Thousand Square Feet

¹ Trip generation based on rates for Land Use 937 - "Coffee/Donut Shop with Drive-Through Window" from Institute of Transportation Engineers' (ITE) *Trip Generation* (11th Edition).

² Pass-By rates based on rates for Land Use 938 "Coffee/Donut Shop with Drive-Through Window and No Indoor Seating" from ITE *Trip Generation Handbook* (3rd Edition).

DRIVE-THROUGH QUEUING ANALYSES

To determine the potential drive-through queue lengths that may be anticipated with the completion of the project, a drive-through queueing analysis was conducted based on surveys conducted at three existing Starbucks locations. The Starbucks locations were

surveyed on weekdays from 7:00 a.m. to 9:00 p.m. Appendix A includes the survey data. Table B shows the observed queues. As shown in Table B, the maximum observed queue was 13 vehicles.

Table B: Starbucks Locations Drive-Through Queues

	City	Address	Maximum Queue Length
1	Anaheim	1134 N. State College Blvd	11
2	Santa Ana	2302 17th Street	13
3	Tustin	2701 N. Bristol St.	10

The site plan provides queuing space for 15 vehicles in the drive-through lane. Therefore, the project's available storage space in the drive-through lanes is anticipated to accommodate the maximum observed queue length surveyed at the Starbucks locations. In addition, even if the queues exceed the above observed queue lengths, vehicles are unlikely to spill over to city streets as the access to the drive through lanes are through internal roadways.

VMT SCREENING ANALYSIS

VMT analysis is a requirement under CEQA due to the passage of Senate Bill 743 (SB-743). SB-743 was codified in Public Resources Code section 21099, was signed by the Governor in 2013 and directed the Governor's Office of Planning and Research (OPR) to identify alternative metrics for evaluating transportation impacts under CEQA. Pursuant to Section 21099, the criteria for determining the significance of transportation impacts must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." Recently adopted changes to the CEQA guidelines in response to Section 21099 include a new section (15064.3) that specifies that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts. A separate Technical Advisory issued by OPR provides additional technical details on calculating VMT and assessing transportation impacts for various types of projects.

The City has adopted the *Ventura County CEQA VMT Adaptive Mitigation Program* prepared by Ventura County Transportation Commission (VCTC) and Ventura Council of Governments (VCOG). The guidance exempts projects which serve the local community and have the potential to reduce VMT, such as neighborhood K-12 schools and local-serving retail less than 50,000 sq. ft. ***The proposed project is a coffee shop which qualifies as a retail project of less than 50,000 square feet. Therefore, the project meets the requirements and is screened out.***

CONCLUSION

Project Description. The project will include the construction of a 2,190 square foot Starbucks coffee shop with drive through window.

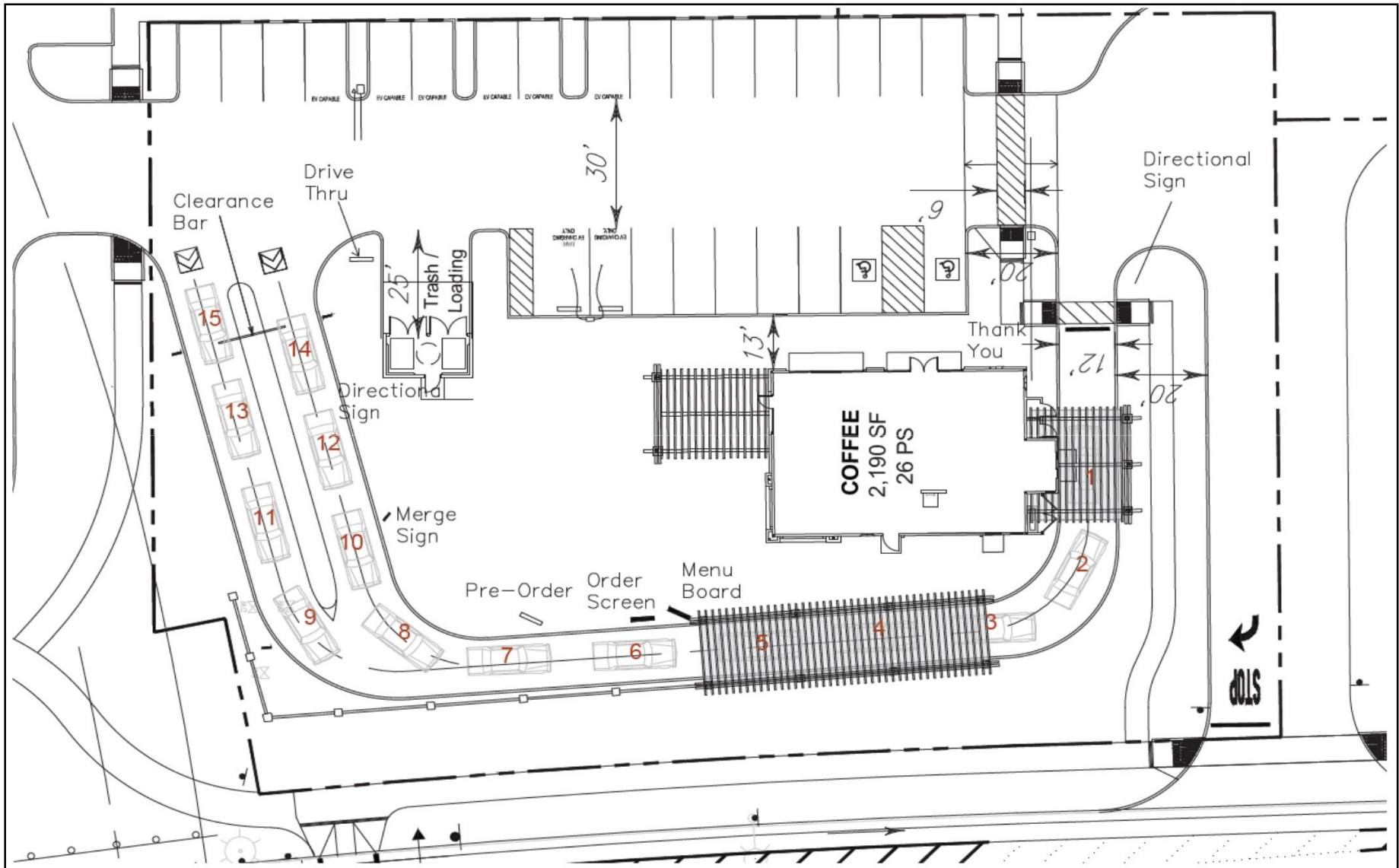
Project Trip Generation. The proposed project is forecast to generate 32 net trips during the a.m. peak hour, 14 net trips during the p.m. peak hour, and 199 net new daily trips.

Drive-Through Queues. The maximum observed queue based on surveys at three Starbucks locations was 13 vehicles. The site plan provides queuing space for 15 vehicles. Therefore, the project's available storage space in the drive-through lanes is anticipated to accommodate the maximum observed queue length surveyed at the Starbucks locations.

VMT Screening. Based on the recommended VMT thresholds set by the OPR, VCTC, and VCOG, the project is presumed to have a less than significant impact on VMT.

Memorandum: Starbucks Coffee – Village Gateway Camarillo
Trip Generation & Queueing Analysis

Figures



Source: Amor Architectural Corporation (08-14-2023)

FIGURE 2

Starbucks Coffee - Village Gateway Camarillo
Starbucks Coffee Site Plan



Memorandum: Starbucks Coffee – Village Gateway Camarillo
Trip Generation & Queueing Analysis

Appendix A: Drive Through Queueing Study

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 1134 N. State College Blvd
CİTY: Anaheim

DAY: Thursday
DATE: 5/31/2018

TIME PERIOD: 7:00 AM TO 9:00 AM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
7:02:23	-	1	2	3
7:02:25	0:00:02	2	1	3
7:04:33	0:02:08	1	2	3
7:04:38	0:00:05	2	2	4
7:08:03	0:03:25	1	0	1
7:08:20	0:00:17	2	0	2
7:08:24	0:00:04	3	0	3
7:08:39	0:00:15	3	1	4
7:08:46	0:00:07	4	1	5
7:09:22	0:00:36	4	2	6
7:09:37	0:00:15	5	2	7
7:10:02	0:00:25	5	2	7
7:11:15	0:01:13	5	2	7
7:11:42	0:00:27	5	3	8
7:11:46	0:00:04	6	3	9
7:12:06	0:00:20	6	3	9
7:12:23	0:00:17	7	3	10
7:13:12	0:00:49	6	4	10
7:14:37	0:01:25	5	5	10
7:15:27	0:00:50	6	5	11
7:17:02	0:01:35	5	4	9
7:17:10	0:00:08	5	5	10
7:19:44	0:02:34	3	4	7
7:19:47	0:00:03	4	4	8
7:21:22	0:01:35	4	3	7
7:21:24	0:00:02	5	3	8
7:21:51	0:00:27	4	4	8
7:23:24	0:01:33	3	3	6
7:23:44	0:00:20	3	4	7
7:24:07	0:00:23	4	3	7
7:25:36	0:01:29	4	4	8
7:25:42	0:00:06	5	4	9
7:26:32	0:00:50	4	5	9
7:28:43	0:02:11	2	4	6
7:29:48	0:01:05	2	3	5
7:30:27	0:00:39	1	3	4
7:32:34	0:02:07	1	2	3
7:32:38	0:00:04	2	2	4
7:32:40	0:00:02	3	2	5
7:32:49	0:00:09	4	2	6
7:33:14	0:00:25	4	1	5
7:34:03	0:00:49	4	2	6
7:34:28	0:00:25	4	3	7
7:37:15	0:02:47	2	2	4
7:37:19	0:00:04	2	3	5
7:37:54	0:00:35	3	2	5
7:40:52	0:02:58	1	2	3

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
7:41:19	0:00:27	1	3	4
7:41:22	0:00:03	2	3	5
7:41:25	0:00:03	3	2	5
7:41:29	0:00:04	4	2	6
7:42:18	0:00:49	3	2	5
7:42:23	0:00:05	4	2	6
7:42:52	0:00:29	4	3	7
7:43:32	0:00:40	4	3	7
7:45:01	0:01:29	3	4	7
7:45:40	0:00:39	3	4	7
7:45:47	0:00:07	4	4	8
7:49:11	0:03:24	1	4	5
7:50:30	0:01:19	1	3	4
7:51:28	0:00:58	1	4	5
7:51:59	0:00:31	2	3	5
7:52:27	0:00:28	3	3	6
7:52:48	0:00:21	4	3	7
7:53:42	0:00:54	3	3	6
7:54:16	0:00:34	3	4	7
7:55:46	0:01:30	4	4	8
7:57:07	0:01:21	4	4	8
8:00:21	0:03:14	1	3	4
8:01:21	0:01:00	1	2	3
8:02:37	0:01:16	1	2	3
8:04:27	0:01:50	1	1	2
8:04:29	0:00:02	2	1	3
8:04:46	0:00:17	3	1	4
8:04:51	0:00:05	4	1	5
8:04:53	0:00:02	5	1	6
8:09:41	0:04:48	1	4	5
8:09:50	0:00:09	2	4	6
8:09:52	0:00:02	3	4	7
8:10:18	0:00:26	4	4	8
8:10:26	0:00:08	5	4	9
8:10:42	0:00:16	5	4	9
8:11:19	0:00:37	5	4	9
8:11:51	0:00:32	5	4	9
8:13:17	0:01:26	5	3	8
8:13:23	0:00:06	6	3	9
8:15:14	0:01:51	3	2	5
8:15:32	0:00:18	4	2	6
8:15:35	0:00:03	5	2	7
8:19:36	0:04:01	1	4	5
8:20:39	0:01:03	1	3	4
8:21:42	0:01:03	1	4	5
8:22:01	0:00:19	1	4	5
8:25:12	0:03:11	1	0	1

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 1134 N. State College Blvd
CITY: Anaheim

DAY: Thursday
DATE: 5/31/2018

TIME PERIOD: 7:00 AM TO 9:00 AM

[illegible][illegible]

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 1134 N. State College Blvd
CITY: Anaheim

DAY: Thursday
DATE: 5/31/2018

TIME PERIOD: 4:00 PM TO 6:00 PM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
16:00:40	-	1	3	4
16:01:10	0:00:30	1	3	4
16:01:23	0:00:13	2	3	5
16:03:27	0:02:04	2	4	6
16:05:03	0:01:36	1	4	5
16:06:02	0:00:59	1	4	5
16:06:20	0:00:18	2	4	6
16:07:45	0:01:25	2	4	6
16:10:14	0:02:29	2	4	6
16:11:23	0:01:09	2	5	7
16:12:58	0:01:35	2	4	6
16:13:48	0:00:50	3	4	7
16:14:06	0:00:18	4	4	8
16:16:48	0:02:42	4	4	8
16:17:39	0:00:51	5	4	9
16:19:59	0:02:20	3	5	8
16:26:46	0:06:47	1	4	5
16:27:06	0:00:20	2	4	6
16:29:19	0:02:13	1	4	5
16:32:12	0:02:53	1	2	3
16:32:31	0:00:19	2	2	4
16:34:12	0:01:41	2	2	4
16:34:30	0:00:18	3	2	5
16:34:45	0:00:15	3	3	6
16:35:07	0:00:22	4	3	7
16:35:34	0:00:27	4	4	8
16:38:02	0:02:28	3	5	8
16:44:53	0:06:51	1	4	5
16:47:22	0:02:29	1	4	5
16:47:38	0:00:16	2	4	6
16:47:52	0:00:14	3	4	7
16:49:26	0:01:34	4	3	7
16:51:50	0:02:24	3	4	7
16:51:57	0:00:07	4	4	8
16:54:23	0:02:26	3	4	7
16:54:25	0:00:02	4	4	8
16:55:13	0:00:48	4	5	9
16:57:01	0:01:48	5	5	10
17:01:45	0:04:44	3	5	8
17:04:24	0:02:39	2	5	7
17:08:23	0:03:59	1	4	5
17:12:05	0:03:42	1	4	5
17:14:59	0:02:54	1	3	4
17:21:46	0:06:47	1	0	1
17:21:53	0:00:07	2	0	2
17:23:41	0:01:48	2	1	3
17:24:43	0:01:02	3	1	4

[illegible]

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 2302 17th Street
CITY: Santa Ana

DAY: Wednesday
DATE: 5/30/2018

TIME PERIOD: 7:00 AM TO 9:00 AM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
7:00:00	-	-	-	0
7:01:00	0:01:00	3	1	4
7:02:43	0:01:43	1	3	4
7:02:46	0:00:03	1	2	3
7:03:32	0:00:46	2	2	4
7:05:12	0:01:40	2	3	5
7:07:16	0:02:04	1	3	4
7:09:55	0:02:39	1	2	3
7:10:27	0:00:32	2	1	3
7:11:19	0:00:52	1	3	4
7:11:23	0:00:04	1	3	4
7:13:27	0:02:04	2	3	5
7:14:41	0:01:14	1	1	2
7:15:22	0:00:41	1	1	2
7:15:52	0:00:30	1	1	2
7:16:33	0:00:41	1	2	3
7:17:45	0:01:12	1	3	4
7:19:44	0:01:59	2	2	4
7:20:24	0:00:40	1	2	3
7:20:44	0:00:20	1	2	3
7:21:50	0:01:06	1	2	3
7:22:14	0:00:24	1	2	3
7:24:25	0:02:11	2	1	3
7:24:29	0:00:04	1	1	2
7:25:20	0:00:51	2	1	3
7:25:23	0:00:03	1	3	4
7:25:33	0:00:10	2	3	5
7:26:48	0:01:15	3	3	6
7:26:52	0:00:04	4	2	6
7:26:58	0:00:06	5	2	7
7:27:05	0:00:07	6	2	8
7:28:28	0:01:23	7	2	9
7:28:35	0:00:07	7	3	
7:28:55	0:00:20	8	3	10
7:32:02	0:03:07	8	4	11
7:32:05	0:00:03	9	3	12
7:33:04	0:00:59	10	3	12
7:34:03	0:00:59	8	3	13
7:34:55	0:00:52	8	3	11
7:35:36	0:00:41	7	4	11
7:36:36	0:01:00	7	3	11
7:37:10	0:00:34	6	3	10
7:38:52	0:01:42	7	3	9
7:39:16	0:00:24	6	3	10
7:40:22	0:01:06	7	3	9
7:40:34	0:00:12	7	3	10
7:41:15	0:00:41	7	4	10
8:11:57	0:00:05	9	3	11
8:12:04	0:00:07	9	4	12
8:14:08	0:02:04	8	3	13
8:16:19	0:02:11	4	3	11
8:17:12	0:00:53	4	3	7
8:17:53	0:00:41	4	4	7
8:18:26	0:00:33	4	4	8
8:18:40	0:00:14	5	3	8

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
7:42:08	0:00:53	7	3	10
7:42:45	0:00:37	6	3	9
7:44:21	0:01:36	4	3	7
7:45:00	0:00:39	4	3	7
7:45:55	0:00:55	4	3	7
7:46:07	0:00:12	5	3	8
7:46:10	0:00:03	6	3	9
7:47:22	0:01:12	4	4	8
7:47:40	0:00:18	5	4	9
7:48:48	0:01:08	6	3	9
7:50:16	0:01:28	5	3	8
7:50:29	0:00:13	6	3	9
7:51:47	0:01:18	4	3	7
7:51:50	0:00:03	5	3	8
7:52:11	0:00:21	6	3	9
7:52:15	0:00:04	7	3	10
7:53:15	0:01:00	6	3	9
7:54:16	0:01:01	5	2	7
7:54:29	0:00:13	5	3	8
7:55:20	0:00:51	5	3	8
7:55:27	0:00:07	6	3	9
7:56:36	0:01:09	5	3	8
7:56:40	0:00:04	6	3	9
7:56:51	0:00:11	6	4	10
7:57:11	0:00:20	7	3	10
7:57:40	0:00:29	8	3	11
7:58:57	0:01:17	6	3	9
8:00:37	0:01:40	4	3	7
8:01:02	0:00:25	5	3	8
8:01:32	0:00:30	5	3	8
8:01:38	0:00:06	6	3	9
8:03:05	0:01:27	2	3	5
8:03:08	0:00:03	3	3	6
8:06:23	0:03:15	1	2	3
8:06:24	0:00:01	2	2	4
8:06:44	0:00:20	3	2	5
8:07:17	0:00:33	2	3	5
8:07:38	0:00:21	3	3	6
8:07:45	0:00:07	4	3	7
8:08:45	0:01:00	3	3	6
8:09:37	0:00:52	4	3	7
8:09:50	0:00:13	5	3	8
8:09:55	0:00:05	6	3	9
8:09:57	0:00:02	7	3	10
8:09:59	0:00:02	8	3	11
8:10:53	0:00:54	8	3	11
8:11:52	0:00:59	8	3	11
8:55:49	0:02:36	1	2	3
8:56:04	0:00:15	2	2	4
8:56:15	0:00:11	3	2	5
8:56:27	0:00:12	4	1	5
8:57:10	0:00:43	3	2	5
8:57:46	0:00:36	4	2	6
8:57:49	0:00:03	4	3	7
8:58:26	0:00:37	5	3	8

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 2302 17th Street
CITY: Santa Ana

DAY: Wednesday
DATE: 5/30/2018

TIME PERIOD: 7:00 AM TO 9:00 AM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
8:18:56	0:00:16	5	3	8
8:18:57	0:00:01	6	3	9
8:22:00	0:03:03	4	3	7
8:22:58	0:00:58	5	3	8
8:23:33	0:00:35	6	3	9
8:23:52	0:00:19	5	4	9
8:24:38	0:00:46	5	3	8
8:24:44	0:00:06	6	3	9
8:25:19	0:00:35	6	3	9
8:25:23	0:00:04	7	3	10
8:25:26	0:00:03	8	3	11
8:27:36	0:02:10	6	3	9
8:29:43	0:02:07	4	3	7
8:29:53	0:00:10	5	3	8
8:31:16	0:01:23	3	3	6
8:33:37	0:02:21	2	1	3
8:34:33	0:00:56	1	3	4
8:35:13	0:00:40	1	4	5
8:36:33	0:01:20	2	3	5
8:36:56	0:00:23	3	3	6
8:37:12	0:00:16	4	3	7
8:37:44	0:00:32	3	4	7
8:39:04	0:01:20	3	3	6
8:39:08	0:00:04	4	3	7
8:40:33	0:01:25	2	3	5
8:41:01	0:00:28	3	3	6
8:42:06	0:01:05	1	3	4
8:43:04	0:00:58	2	3	5
8:45:16	0:02:12	1	2	3
8:46:29	0:01:13	1	2	3
8:46:44	0:00:15	2	2	4
8:47:40	0:00:56	1	2	3
8:50:32	0:02:52	1	1	2
8:50:52	0:00:20	2	1	3
8:51:06	0:00:14	2	2	4
8:51:08	0:00:02	3	2	5
8:51:10	0:00:02	4	2	6
8:52:58	0:01:48	1	3	4
8:53:13	0:00:15	2	3	5

[illegible]

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 2302 17th Street
CITY: Santa Ana

DAY: Wednesday
DATE: 5/30/2018

TIME PERIOD: 4:00 PM TO 6:00 PM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
16:01:57	-	1	0	1
16:02:21	0:00:24	2	0	2
16:05:16	0:02:55	1	1	2
16:05:38	0:00:22	2	1	3
16:06:53	0:01:15	2	2	4
16:09:03	0:02:10	2	2	4
16:13:19	0:04:16	1	1	2
16:13:31	0:00:12	2	1	3
16:13:39	0:00:08	3	1	4
16:14:15	0:00:36	3	2	5
16:17:36	0:03:21	1	3	4
16:19:45	0:02:09	2	2	4
16:22:09	0:02:24	1	3	4
16:22:37	0:00:28	2	3	5
16:24:21	0:01:44	2	3	5
16:25:43	0:01:22	2	3	5
16:26:17	0:00:34	3	2	5
16:30:45	0:04:28	2	2	4
16:35:54	0:05:09	1	1	2
16:36:31	0:00:37	1	2	3
16:37:25	0:00:54	1	3	4
16:39:05	0:01:40	1	2	3
16:39:36	0:00:31	1	3	4
16:40:44	0:01:08	2	3	5
16:43:27	0:02:43	2	3	5
16:45:51	0:02:24	1	2	3
16:47:10	0:01:19	1	2	3
16:48:40	0:01:30	1	2	3
16:48:53	0:00:13	2	2	4
16:49:20	0:00:27	3	2	5
16:56:35	0:07:15	1	0	1
16:56:49	0:00:14	2	0	2
16:56:56	0:00:07	3	0	3
16:58:55	0:01:59	1	2	3
17:00:01	0:01:06	1	3	4
17:00:23	0:00:22	2	3	5
17:06:08	0:05:45	1	3	4
17:10:06	0:03:58	1	0	1
17:11:01	0:00:55	1	1	2
17:15:05	0:04:04	1	0	1
17:18:34	0:03:29	1	0	1
17:19:23	0:00:49	2	0	2
17:19:35	0:00:12	2	1	3
17:20:05	0:00:30	2	2	4
17:24:28	0:04:23	1	0	1
17:26:01	0:01:33	1	1	2
17:28:26	0:02:25	1	0	1

[illegible]

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 2701 N. Bristol St.
CITY: Tustin, CA

DAY: Thursday
DATE: 5/31/2018

TIME PERIOD: 7:00 AM TO 9:00 AM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
7:01:04	-	4	3	7
7:01:41	0:00:37	4	3	7
7:02:51	0:01:10	4	3	7
7:03:05	0:00:14	5	2	7
7:03:33	0:00:28	5	2	7
7:04:53	0:01:20	3	3	6
7:06:30	0:01:37	4	2	6
7:06:38	0:00:08	4	3	7
7:06:59	0:00:21	4	3	7
7:07:16	0:00:17	4	3	7
7:10:43	0:03:27	2	2	4
7:12:10	0:01:27	2	2	4
7:12:48	0:00:38	2	2	4
7:13:50	0:01:02	2	3	5
7:14:26	0:00:36	2	3	5
7:14:45	0:00:19	3	3	6
7:17:31	0:02:46	1	2	3
7:17:59	0:00:28	2	2	4
7:18:38	0:00:39	1	3	4
7:18:50	0:00:12	2	3	5
7:19:02	0:00:12	3	2	5
7:19:06	0:00:04	3	3	6
7:19:19	0:00:13	4	3	7
7:19:55	0:00:36	4	3	7
7:20:41	0:00:46	4	3	7
7:21:26	0:00:45	4	3	7
7:23:21	0:01:55	2	4	6
7:24:02	0:00:41	2	4	6
7:26:19	0:02:17	1	2	3
7:26:47	0:00:28	1	3	4
7:26:53	0:00:06	2	3	5
7:27:17	0:00:24	2	4	6
7:27:29	0:00:12	3	4	7
7:27:52	0:00:23	4	3	7
7:28:30	0:00:38	4	3	7
7:28:32	0:00:02	5	3	8
7:28:57	0:00:25	6	3	9
7:29:31	0:00:34	6	3	9
7:29:57	0:00:26	7	3	10
7:33:47	0:03:50	4	4	8
7:38:01	0:04:14	1	3	4
7:38:23	0:00:22	1	3	4
7:39:14	0:00:51	2	1	3
7:40:02	0:00:48	1	2	3
7:42:30	0:02:28	1	0	1
7:42:33	0:00:03	2	0	2
7:42:36	0:00:03	3	0	3

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
7:44:14	0:01:38	1	2	3
7:44:43	0:00:29	1	3	4
7:44:53	0:00:10	2	3	5
7:46:27	0:01:34	1	2	3
7:46:45	0:00:18	2	2	4
7:49:05	0:02:20	1	2	3
7:49:13	0:00:08	2	2	4
7:49:32	0:00:19	2	3	5
7:50:04	0:00:32	2	4	6
7:50:33	0:00:29	3	3	6
7:51:05	0:00:32	3	4	7
7:52:32	0:01:27	3	3	6
7:54:31	0:01:59	1	2	3
7:55:31	0:01:00	2	1	3
7:56:16	0:00:45	1	2	3
7:56:48	0:00:32	2	2	4
7:56:50	0:00:02	3	2	5
7:56:55	0:00:05	4	2	6
7:57:07	0:00:12	4	2	6
7:57:19	0:00:12	5	2	7
7:59:37	0:02:18	2	4	6
7:59:55	0:00:18	3	4	7
7:59:57	0:00:02	4	4	8
8:01:12	0:01:15	4	3	7
8:02:05	0:00:53	3	3	6
8:02:08	0:00:03	4	3	7
8:02:32	0:00:24	5	2	7
8:02:55	0:00:23	5	2	7
8:03:04	0:00:09	6	2	8
8:03:07	0:00:03	7	2	9
8:03:49	0:00:42	6	3	9
8:04:03	0:00:14	7	3	10
8:04:57	0:00:54	7	3	10
8:07:24	0:02:27	4	3	7
8:09:05	0:01:41	2	2	4
8:09:35	0:00:30	3	2	5
8:09:52	0:00:17	3	3	6
8:10:20	0:00:28	4	3	7
8:10:31	0:00:11	4	3	7
8:12:19	0:01:48	3	3	6
8:12:33	0:00:14	4	2	6
8:12:43	0:00:10	5	2	7
8:12:52	0:00:09	6	1	7
8:14:19	0:01:27	4	3	7
8:14:28	0:00:09	5	2	7
8:16:05	0:01:37	3	2	5
8:16:09	0:00:04	4	2	5

ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 2701 N. Bristol St.
CITY: Tustin, CA

DAY: Thursday
DATE: 5/31/2018

TIME PERIOD: 7:00 AM TO 9:00 AM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
8:17:40	0:01:31	2	4	6
8:17:42	0:00:02	3	4	7
8:17:44	0:00:02	4	4	8
8:19:17	0:01:33	3	3	6
8:19:22	0:00:05	4	3	7
8:19:25	0:00:03	5	3	8
8:20:05	0:00:40	5	3	8
8:21:02	0:00:57	4	3	7
8:21:08	0:00:06	5	3	8
8:23:19	0:02:11	2	3	5
8:24:29	0:01:10	1	3	4
8:25:12	0:00:43	1	3	4
8:25:52	0:00:40	1	3	4
8:26:38	0:00:46	1	4	5
8:26:42	0:00:04	2	4	6
8:27:51	0:01:09	1	4	5
8:28:10	0:00:19	2	4	6
8:28:12	0:00:02	3	4	7
8:28:16	0:00:04	4	4	8
8:28:20	0:00:04	5	4	9
8:29:24	0:01:04	5	4	9
8:29:36	0:00:12	5	4	9
8:32:19	0:02:43	2	3	5
8:34:30	0:02:11	1	2	3
8:35:46	0:01:16	1	1	2
8:36:04	0:00:18	2	0	2
8:37:07	0:01:03	1	2	3
8:37:14	0:00:07	2	2	4
8:39:07	0:01:53	1	1	2
8:41:13	0:02:06	1	0	1
8:42:22	0:01:09	1	1	2
8:44:21	0:01:59	1	0	1
8:44:45	0:00:24	1	1	2
8:44:55	0:00:10	2	1	3
8:44:59	0:00:04	3	1	4
8:48:00	0:03:01	1	2	3
8:49:47	0:01:47	1	0	1
8:51:57	0:02:10	1	0	1
8:53:26	0:01:29	1	1	2
8:55:44	0:02:18	1	0	1
8:55:47	0:00:03	2	0	2
8:56:55	0:01:08	2	1	3
8:57:10	0:00:15	3	1	4
8:57:47	0:00:37	3	2	5
8:57:59	0:00:12	4	2	6
8:58:14	0:00:15	4	3	7
	0:00:00			

[illegible]

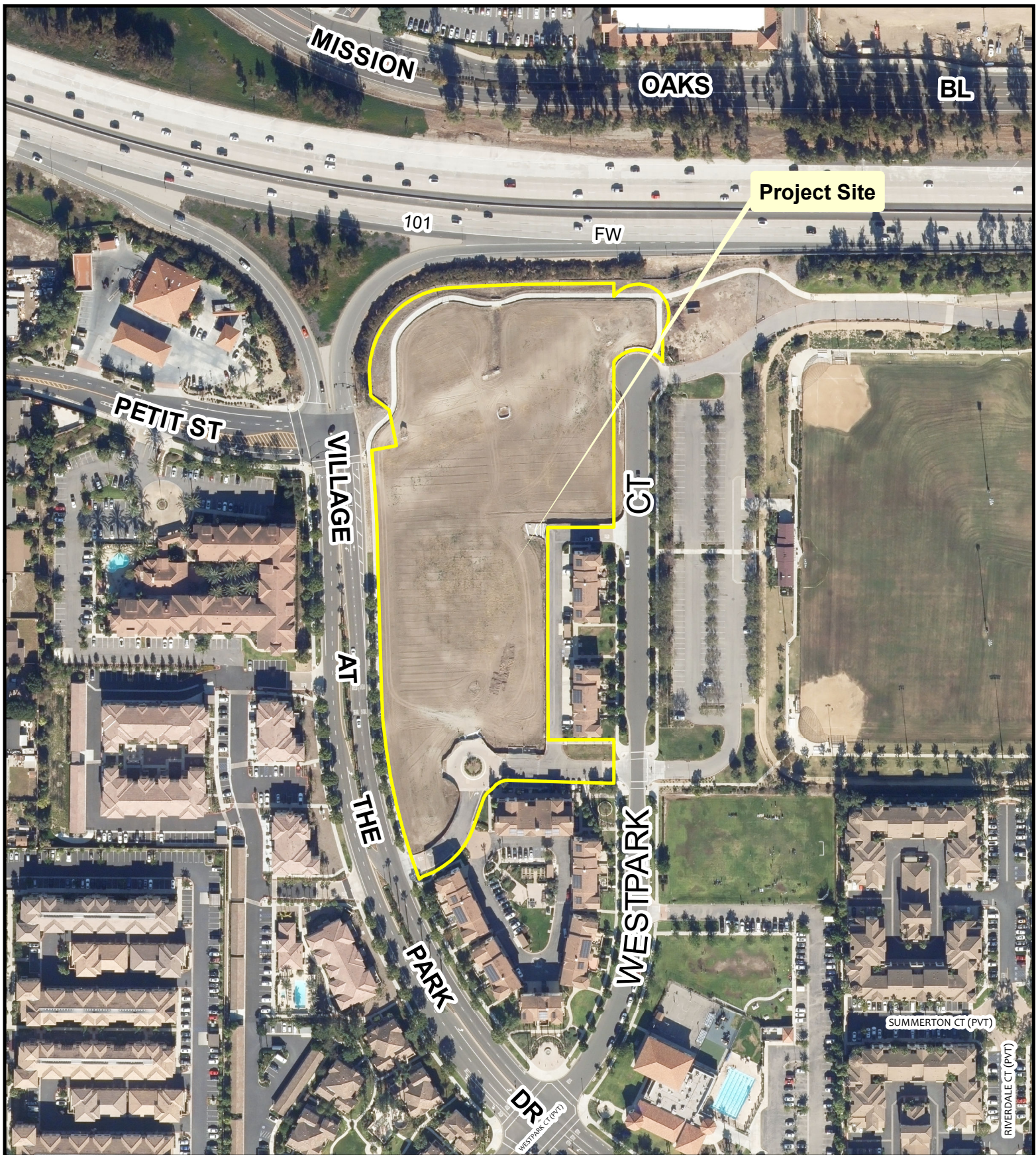
ARRIVAL/QUEUE SURVEY

LOCATION: Starbucks, 2701 N. Bristol St.
CITY: Tustin, CA

DAY: Thursday
DATE: 5/31/2018

TIME PERIOD: 4:00 PM TO 6:00 PM

ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL	ARRIVAL TIME	TIME BETWEEN ARRIVALS	Order Board	Pick-up Window	TOTAL
16:00:39	-	1	1	2	17:21:58	0:04:23	1	0	1
16:02:41	0:02:02	1	1	2	17:22:30	0:00:32	1	1	2
16:03:01	0:00:20	1	1	2	17:24:06	0:01:36	1	2	3
16:10:11	0:07:10	1	0	1	17:25:23	0:01:17	1	1	2
16:13:11	0:03:00	1	0	1	17:27:04	0:01:41	1	1	2
16:13:19	0:00:08	2	0	2	17:27:27	0:00:23	2	1	3
16:13:38	0:00:19	2	1	3	17:36:17	0:08:50	1	0	1
16:13:40	0:00:02	3	1	4	17:38:43	0:02:26	1	0	1
16:16:26	0:02:46	1	4	5	17:42:45	0:04:02	1	0	1
16:16:49	0:00:23	2	4	6	17:48:31	0:05:46	1	0	1
16:16:53	0:00:04	3	4	7	17:49:43	0:01:12	2	0	2
16:18:00	0:01:07	3	3	6	17:53:43	0:04:00	1	0	1
16:23:12	0:05:12	1	2	3	17:56:23	0:02:40	1	1	2
16:24:06	0:00:54	1	2	3	17:59:28	0:03:05	1	0	1
16:25:35	0:01:29	1	2	3		0:00:00			
16:26:56	0:01:21	1	2	3		0:00:00			
16:29:55	0:02:59	2	0	2		0:00:00			
16:33:03	0:03:08	1	1	2		0:00:00			
16:33:49	0:00:46	1	1	2		0:00:00			
16:34:55	0:01:06	1	2	3		0:00:00			
16:35:23	0:00:28	1	3	4		0:00:00			
16:36:32	0:01:09	1	2	3		0:00:00			
16:39:53	0:03:21	1	1	2		0:00:00			
16:40:25	0:00:32	1	1	2		0:00:00			
16:40:35	0:00:10	2	1	3		0:00:00			
16:42:12	0:01:37	1	2	3		0:00:00			
16:46:02	0:03:50	1	0	1		0:00:00			
16:46:08	0:00:06	2	0	2		0:00:00			
16:46:36	0:00:28	2	1	3		0:00:00			
16:47:44	0:01:08	1	3	4		0:00:00			
16:49:22	0:01:38	1	2	3		0:00:00			
16:50:11	0:00:49	1	3	4		0:00:00			
16:57:19	0:07:08	1	0	1		0:00:00			
16:57:29	0:00:10	2	0	2		0:00:00			
16:57:55	0:00:26	2	1	3		0:00:00			
17:01:09	0:03:14	1	0	1		0:00:00			
17:02:45	0:01:36	1	1	2		0:00:00			
17:02:48	0:00:03	2	1	3		0:00:00			
17:03:54	0:01:06	3	0	3		0:00:00			
17:04:15	0:00:21	4	0	4		0:00:00			
17:04:17	0:00:02	5	0	5		0:00:00			
17:05:26	0:01:09	5	1	6		0:00:00			
17:06:41	0:01:15	4	3	7		0:00:00			
17:07:16	0:00:35	4	3	7		0:00:00			
17:12:38	0:05:22	1	2	3		0:00:00			
17:16:49	0:04:11	1	0	1		0:00:00			
17:17:35	0:00:46	1	1	2		0:00:00			



**Addendum to Final MND 2009-6, Village at the Park Specific Plan Amendment, CZ-336, and CPD-255
APN:229-0-320-145, -155, -165, -175, -185, -195, -205, and -215**



City of Camarillo
Department of Community Development
10/15/2024



0 60 120 240 360 480 Feet



City of Camarillo

Department of Community Development
805.388.5360 | | planning@cityofcamarillo.org

NOTICE OF PUBLIC HEARING

TAKE NOTICE, that the City of Camarillo Planning Commission will conduct a public hearing during a special meeting on **Tuesday, October 15, 2024**, at 6:30 p.m. in the Camarillo Library Community Room, 4101 Las Posas Road, Camarillo, California, on the following agenda item:

**Addendum to Final Mitigated Negative Declaration 2009-6, Village at the Park
Specific Plan Amendment, Change of Zone No. 336, and Commercial Planned
Development Permit No. 255**

The City is considering applications from Hiji Investment & TFR Investment Companies for an amendment to the Village at the Park Specific Plan, Change of Zone (CZ-336) to change the zoning from Village Commercial Mixed-Use (CMU) to Commercial Planned Development (CPD) on 0.94 acres, and a Commercial Planned Development permit (CPD-255) to construct a 2,190-square-foot drive-through coffee shop, located south of U.S. 101, between Village at the Park Drive and Westpark Court.

An Addendum to the Final Mitigated Negative Declaration (MND) 2009-6 has been prepared to evaluate the potential impacts associated with the proposed project located within a portion of a 10.06-acre area previously analyzed under MND 2009-6 in accordance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines.

The Planning Commission is requested to review the applications, open a public hearing, accept public input, and formulate a recommendation to the City Council with regard to the adoption of the Addendum to MND 2009-6, amendment to the Village at the Park Specific Plan, CZ-336, and CPD-255.

Any person interested in this matter is invited to attend and provide comments on the proposed action. If you challenge the proposed action in court, you may be limited to raising only those issues raised at the meeting verbally or in writing.

For further information regarding this application, you may contact the City of Camarillo, Department of Community Development and speak with the case planner, Jaclyn Lee, at 805.383.5616 or via email at jlee@cityofcamarillo.org. You may also review copies of the application materials on the City's website at www.cityofcamarillo.org/planningcommission or at the Community Development Department, City Hall, 601 Carmen Drive, Camarillo, California prior to the Planning Commission meeting.

You may livestream the Planning Commission meeting on the City's YouTube Channel at: www.youtube.com/user/thecityofcamarillo/live. The meeting will broadcast on the Local Government Channels, Spectrum Channel 10 and Frontier Channel 29 following the meeting.

You may submit written comments on a specific agenda item at www.cityofcamarillo.org/publiccomment or at City Hall. Please submit your comment no later than **4:00 p.m. on October 15, 2024**.

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 accessibility.

David Moe,
Planning Commission Secretary