

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
November 13, 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-

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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.

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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.

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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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MC - Mitigation Condition

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

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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