

ORDINANCE NO. 2015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO FOR A CHANGE OF ZONE OF AN APPROXIMATELY 26 ACRE SITE LOCATED SOUTH OF THE U.S. 101 FREEWAY, WEST OF SPRINGVILLE DRIVE, NORTH OF THE CAMARILLO AIRPORT, AND JUST EAST OF WEST VENTURA BOULEVARD FROM COMMERCIAL PLANNED DEVELOPMENT (CPD) TO LIMITED MANUFACTURING (LM), FURTHER DESCRIBED AS CHANGE OF ZONE CZ-335

The City Council of the City of Camarillo ordains as follows:

SECTION 1. General Findings. The City of Camarillo City Council finds and declares as follows:

A. Dennis Hardgrave, on behalf of RIC (Springville), LLC submitted an application for a Change of Zone for approximately 26 acres of real property located immediately south of the U.S. 101 Freeway, west of Springville Drive, north of the Camarillo Airport, east of West Ventura Boulevard (the "Subject Property") as depicted in the attached Exhibit A, which is incorporated by reference.

B. The Subject Property has a General Plan designation of General Commercial (CG), is located within the Airport North Specific Plan, and is zoned Commercial Planned Development ("CPD").

C. This Ordinance will change the Subject Property's zoning designation to Limited Manufacturing ("LM").

D. The Planning Commission conducted a duly noticed public hearing on October 3, 2023, on this matter and recommended approval to the City Council on the change of zone of the project site.

E. Notice of Public Hearing before the City Council was duly given and published in the time, form, and manner as required by law.

F. Concurrent with the review of this Ordinance, the City Council considered: (1) General Plan Amendment 2019-1 which, if adopted, will change the General Plan Land Use Designation of the Subject Property to Industrial (Research and Development); (2) an Addendum to a Subsequent Final Environmental Impact Report 2014-8 ("SEIR") (SCH No. 2010081043); and (3) an amendment to the Airport North Specific Plan land use designation for the Subject Property.

G. On November 8, 2023, the City Council considered this Ordinance. Its findings are made based on the entire administrative record including testimony and evidence presented to the Planning Commission on October 3, 2023, and to the City Council at its November 8, 2023, public hearing, including, without limitation, the staff report submitted by the Director of Community Development.

SECTION 2. Environmental Review. The City reviewed the environmental impacts of the Project under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). Pursuant to CEQA Guidelines § 15164, an addendum to a previously certified EIR must be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The City has prepared a CEQA

checklist that evaluates the potential environmental impacts that may result from this activity and finds:

- The changes that are being proposed with this activity are minor in the sense it will not create potentially significant environmental impacts above and beyond those with which were contemplated in the Final SEIR 2014-8 or the Approved Project.
- This activity will also not substantially increase the magnitude or severity of impacts that were previously identified.

Accordingly, an Addendum to a previously adopted Final SEIR 2014-8 (SCH #2010081043) has been prepared and no further environmental review is required.

SECTION 3. Change of Zone Findings. Pursuant to Camarillo Municipal Code Section 19.70.020, the City Council finds as follows:

The proposed Change of Zone is in conformity with the General Plan and Specific Plan because:

A. Rezoning to a Limited Manufacturing (LM) Zone will bring the zoning into compliance with the proposed General Plan and Specific Plan land use designation of Industrial (R&D) proposed under GPA 2019-02.

B. The size and shape of the properties are adequate to accommodate the proposed industrial (research and development) type of development as allowed under the proposed LM Zone.

C. The site will be adequately served by streets and utilities for the proposed LM zoning designation.

D. The proposed Change of Zone has been reviewed under the Addendum to the Final SEIR 2014-8 and will provide various mitigation measures under a mitigation-monitoring program to ensure that levels of impact will be below acceptable thresholds.

SECTION 4. Approval of CZ-335. The City Council approves CZ-335 based on the above findings.

SECTION 5. Amendment of Zoning Map. The City Council directs the Director of Community Development, or designee, to amend the official zoning map of the City, as adopted by Section 19.06.040 of the Camarillo Municipal Code, to reflect this change of zone, as depicted in the attached Exhibit A which is incorporated by reference.

SECTION 6. Construction. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. The City Council intends that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 7. Office of Record. The record of proceedings upon which this decision is based is located in the Department of Community Development, which is the office of record for the same.

SECTION 8. Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not

exist. One of the major limitations of the analysis of the project is the City Council’s lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are 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 9. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 10. Recording. The City Clerk, or her duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; and cause it to be published or posted in accordance with California law.

SECTION 11. Electronic Signatures. This Ordinance 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 12. Execution. The Mayor, or presiding officer, is hereby authorized to affix their signature to this Ordinance signifying its adoption by the City Council of the City of Camarillo, and the City Clerk, or duly appointed deputy, is directed to attest thereto.

SECTION 13. Effective Date. This Ordinance becomes effective on the 30th day following its passage and adoption, provided that GPA 2019-1, the Addendum prepared pursuant to the CEQA Guidelines identified in Section 2, and the Airport North Specific Plan amendment are adopted on the same date as this Ordinance, or before the 30th day following this Ordinance’s passage.

PASSED, APPROVED, AND ADOPTED December 13, 2023.

Mayor

Attested to on: _____.

City Clerk

I, Kristy Buxkemper, City Clerk of the City of Camarillo, certify Ordinance No. 2015 was introduced by the City Council at a meeting held November 8, 2023, and subsequently passed and adopted by the City Council at a regular meeting held December 13, 2023, by the following vote:

YES: Councilmembers:
NO: Councilmembers:
ABSENT: Councilmembers:

City Clerk