

## RESOLUTION NO. PC 2023-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO APPROVING A COMMERCIAL PLANNED DEVELOPMENT MODIFICATION (CPD-226M(5)) FOR THE CONSTRUCTION OF A NEW 163,397-SQUARE-FOOT RETAIL WAREHOUSE WITH A FREE-STANDING FUEL FACILITY AND A CONDITIONAL USE PERMIT (CUP-422) FOR THE OFF-SALES OF ALCOHOLIC BEVERAGES LOCATED SOUTH OF U.S. 101, NORTH OF WEST VENTURA BOULEVARD, APPROXIMATELY 980 FEET EAST OF SPRINGVILLE DRIVE, AND WEST OF HOME DEPOT**

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

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

A. An application was submitted by MG2 (Architects) on behalf of Costco Wholesale, for a Commercial Planned Development Modification permit for the development of approximately 20-acres into a 163,397-square-foot retail warehouse and the construction of a free-standing fuel facility and a Conditional Use Permit (CUP-422) for the off-sales of alcoholic beverages, located south of U.S. 101, north of West Ventura Boulevard, approximately 980 feet east of Springville Drive, and west of Home Depot (the "Property").

B. The Property is approximately 20 acres and is located within the Commercial Planned Development (CPD) Zone with a General Plan Designation of Commercial;

C. The Applications were reviewed by the Director for, in part for, consistency with the General Plan and conformity with the Camarillo Municipal Code ("CMC");

D. In addition, 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");

E. The Director completed review and scheduled a public hearing regarding the applications before the Planning Commission on December 5, 2023;

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

G. CMC Section 19.26.040 assigns decision making authority to the Planning Commission for the requested Conditional Use Permit;

H. CMC Sections 19.68.020(C) and 19.26.030 assign authority to the Planning Commission for the requested Major Modification to a Commercial Planned Development Permit;

I. On December 5, 2023, the Planning Commission opened the public hearing to receive public testimony and other evidence regarding the applications, including without limitation, information provided to the Planning Commission by the Applicant; and;

J. 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 December 5, 2023, hearing including, without limitation, the staff report submitted by the Director of Community Development.

**SECTION 2. Environmental Review.** CPD-226M(5) and CUP-422 have 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 Second Subsequent Mitigated Negative Declaration 2023-4 has been prepared and approved for the project.

**SECTION 3. Notice of Determination.** The Community Development Director, or designee, is directed to file a Notice of Determination with the Ventura County Clerk.

**SECTION 4. Conditional Use Permit Findings (CUP-422).** Pursuant to CMC Section 19.62.030 (Conditional Use Permit Findings and Conclusions), the Planning Commission, after reviewing the application and receiving evidence and testimony at a public hearing on this Conditional Use Permit, finds that the request may be approved based on the following findings:

A. That the use applied for at the location set forth in the application is properly one for which a CUP is authorized by the Title 19, CMC Chapter 19.62.

The off-sales of alcoholic beverages is a conditionally permitted use pursuant CMC Section 19.26.040.S.

B. That the use is necessary or desirable for the development of the community, is in harmony with various elements or objectives of the General Plan, and is not detrimental to the existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located.

Conditions of approval are applied to ensure compatibility with the surrounding properties and the use is permitted in the CPD Zone with a CUP under CMC section 19.26.040.S.

C. That the site for the intended use is adequate in size and shape to accommodate the use and all of the yards, setbacks, walls or fences, landscaping, and other features required are appropriate in order to adjust the use to those existing or permitted future uses on land in the neighborhood.

The project continues the planned build-out of the commercial corridor along the Ventura Freeway and complies with the CPD Zone development standards, including landscaping and setbacks. The project is compatible with the Camarillo Airport, as building heights would not exceed maximum building heights under the Avigation Easement and FAR Part 77. The project proposes a building coverage of 19 percent, which is under the 50 percent maximum under the Ventura County Airport Comprehensive Airport Land Use Plan.

D. The site for the proposed use relates to streets and highways properly designed and improved to carry the type and quality of traffic generated, or to be generated by the proposed use.

The proposed CUP is for the sale of alcoholic beverages for consumption off-site within a retail warehouse building proposed under companion application, CPD-226M(5), which will provide for street improvements and site access to carry the type and quality of traffic to be generated by the use.

- E. The conditions set forth as part of the approval of the CUP are deemed necessary to protect the public health, safety, and general welfare.

Conditions of approval with respect to the off-sales of alcoholic beverages are applied to the CUP, including the requirement to obtain all necessary permits and approvals from any applicable County, State, or Federal agencies and compliance with all requirements from the State of California Department of Alcoholic Beverage Control.

- F. A finding of public convenience or necessity (PCN) in accordance with the provisions of Section 23958.4 of the Business and Professions Code can be made as Costco Wholesale will create a convenience for the citizens and patrons of the establishment to purchase alcoholic beverages while shopping without the need to travel to other alcoholic beverage establishments. Additionally, the proposed use will provide a use that is currently not available in the city limits.

**SECTION 5. Major Modification of Commercial Planned Development Permit [(CPD-226M(5))].** Pursuant to CMC sections 19.26.030 and 19.68.020(C), (Application and Modification Classifications), the Planning Commission, after reviewing the application and receiving evidence and testimony at a public hearing on this major modification to a Commercial Planned Development permit, finds that the request may be approved based on the following findings:

- A. 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 Commercial Planned Development (CPD) Zone and the general area in which use is proposed to be located.

The proposed development of a retail warehouse and free-standing fuel station are permitted uses pursuant CMC Section 19.26.030 and is compatible with the Camarillo Airport, as building heights would not exceed maximum building heights under the Avigation Easement and FAR Part 77. The project proposes a building coverage of 19 percent, which is under the 50 percent maximum under the Ventura County Airport Comprehensive Airport Land Use Plan.

- B. 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. prior to occupancy, all uses shall be submitted for review with approval by the Director of Community Development to ensure conformance with the provisions of the CPD Zone and the performance standards contained within CMC Chapter 19.54. Furthermore, the project complies with the CPD Zone development standards.

C. There shall be maintained 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 adjacent zones.

The project is consistent with the Camarillo Community Design Element General Plan Guidelines and compatible with the surrounding uses. the proposed project is consistent with the General Plan, including Community Design Element Goal CA-1, "Create and maintain attractive and vibrant commercial developments," as the project provides a well-designed site layout with adequate parking, and safe and convenient access and circulation. The project is consistent with the Heritage Zone requirements of the General Plan as it provides for an Early California style of architecture. Additionally, the project is consistent with the Economic Development Strategic Plan, which was adopted to foster growth in the Camarillo economy, as it promotes the objective of encouraging optimal land use patterns to ensure the long-term viability of Camarillo's commercial and industrial areas.

D. That the use shall be compatible with public interest, health, safety, convenience, and general welfare.

The project provides safe and convenient access, parking, and pedestrian and vehicular circulation; and the project includes appropriate conditions of approval to ensure compatibility with surrounding properties.

**SECTION 6. Approval of CPD-226M(5) and CUP-422.** Based on the above findings, the Planning Commission approves CPD-226M(5) and CUP-422, including the plans labeled, Exhibit A, subject to the attached conditions labeled, Exhibit B, which are attached and made a part of this resolution, as well as all applicable general Municipal Code requirements and development standards.

**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 matter.

**SECTION 8. Construction.** This Resolution shall 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 9. 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 10. 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 shall work within the political framework within which it exists and with the limitations inherent in that framework.



**SECTION 11. 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 12. 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 13.** This Resolution is the Planning Commission's final decision and will become effective immediately upon adoption and will remain effective unless the action is appealed within ten days pursuant to CMC Section 19.62.090 or CMC Section 19.30.246.

**SECTION 14. 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 15.** 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 December 5, 2023, by members of the Planning Commission of the City of Camarillo voting as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Chair

ATTEST:

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Secretary

cc: General Services Department (Information Systems Division)  
Community Development Department  
Applicant  
Property Owner



FREEWAY ON-RAMP

Year	Number of people (millions)
1980	18
1985	20
1990	22
1995	24
2000	26
2005	28
2010	30
2015	32
2020	38

FUTURE DEVELOPER  
ACCESS DRIVE

MIN.

RAISED  
CONCRETE CURB  
@ PROPOSED LOT  
SUB-DIVISION —

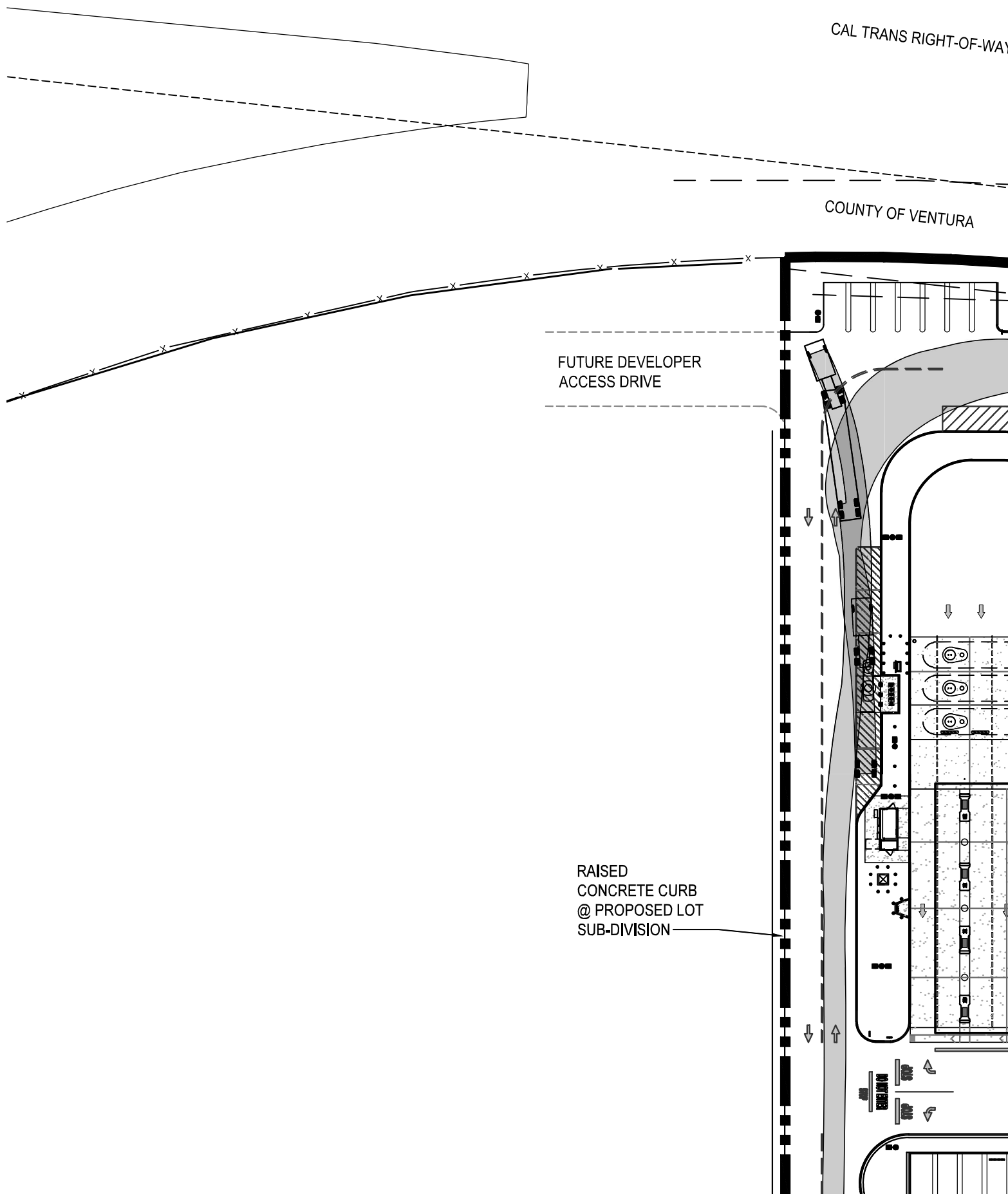
28'-9"

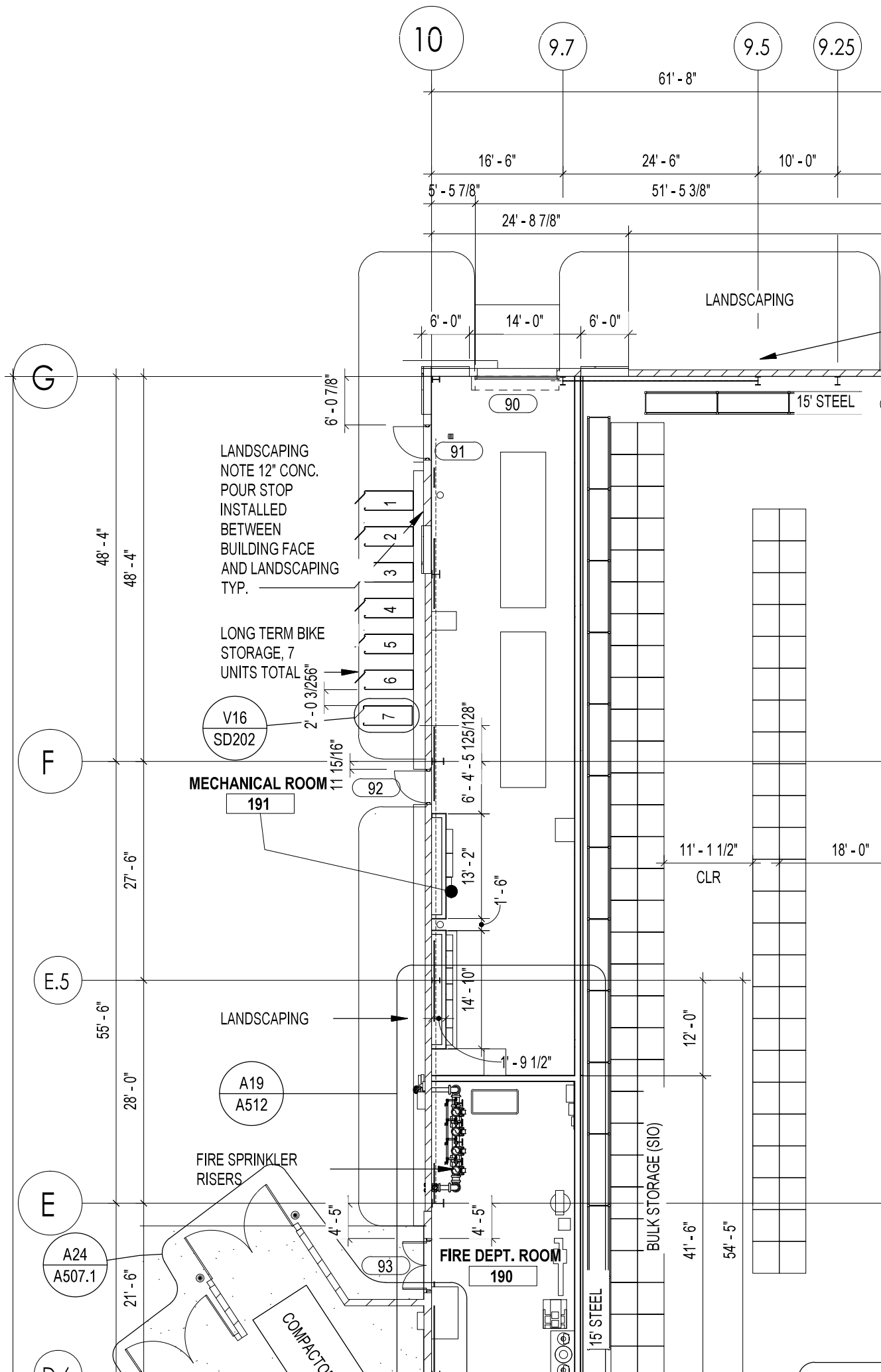
CAL TRANS RIGHT-OF-WAY

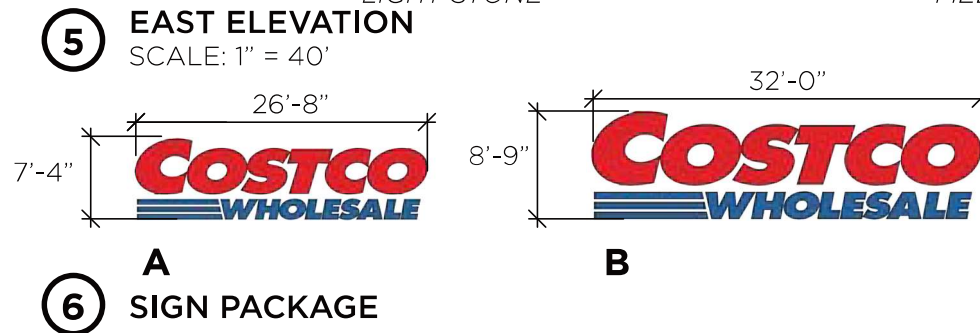
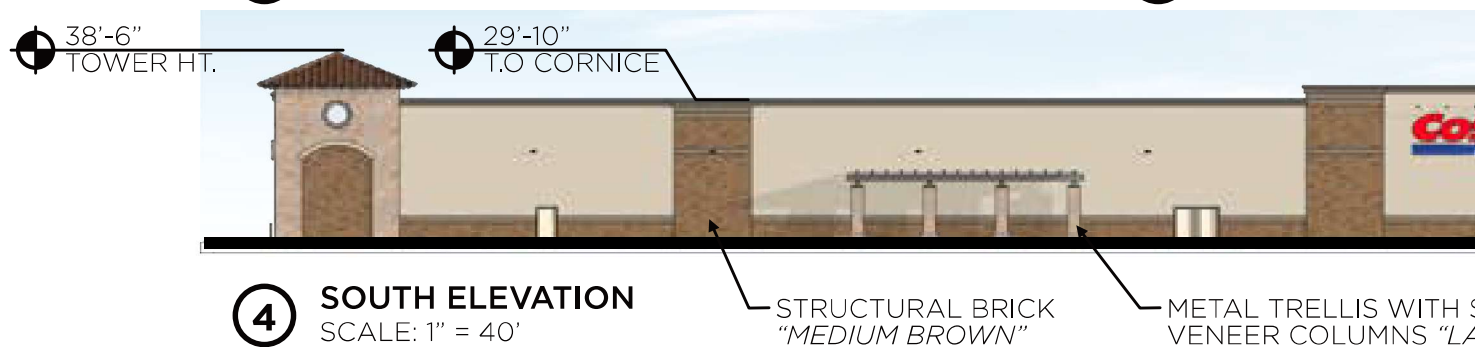
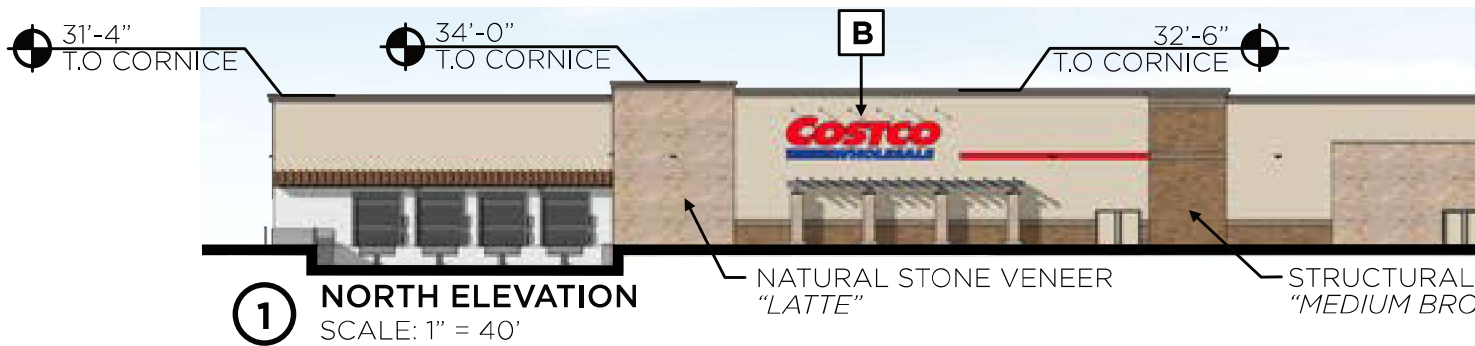
COUNTY OF VENTURA

FUTURE DEVELOPER  
ACCESS DRIVE

RAISED  
CONCRETE CURB  
@ PROPOSED LOT  
SUB-DIVISION









**MG2**

NOVEMBER 2023  
21-5968-01  
**CAMARILLO, CA**

CPD-226M(5) & CUP-422

**ENTRY CANOPY**

EXHIBIT A





**MG2**

NOVEMBER 2023  
21-5968-01  
**CAMARILLO, CA**

CPD-226M(5) & CUP-422

**SOUTHWEST**

EXHIBIT A





**MG2**

NOVEMBER 2023  
21-5968-01  
**CAMARILLO, CA**

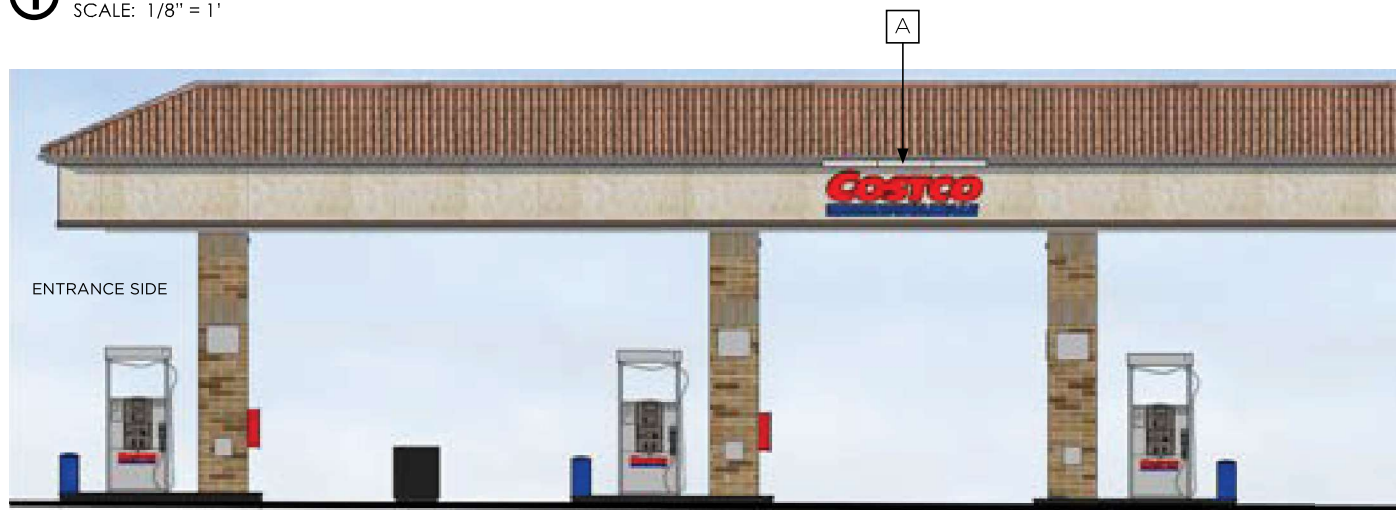
CPD-226M(5) & CUP-422

**NORTHEAST**

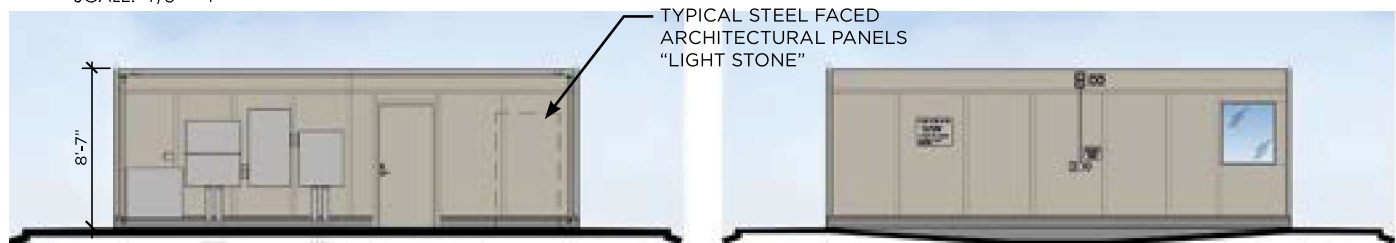
EXHIBIT A



① CANOPY AND DISPENSER ELEVATION (NORTH/SOUTH)  
SCALE: 1/8" = 1'



② CANOPY AND DISPENSER ELEVATION (EAST/WEST)  
SCALE: 1/8" = 1'



③ CONTROLLER ENCLOSURE EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'



A

④ CANOPY SIGNS  
SCALE: 1/4" = 1'

**SIGN TABLE**

	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL S
A	4	CANOPY SIGN	8'-6 5/8" x 2'-5 1/4"	21 SF	84 SF
				<b>TOTAL SIGN AREA</b>	<b>84 SF</b>

\*SIGNAGE UNDER SEPARATE PER

Costco  
South of U.S. 101 Freeway  
Approximately 1,000 Feet East of Springville Drive  
North of West Ventura Boulevard  
July 11, 2023  
December 5, 2023

**EXHIBIT B**

**CPD-226M(5)  
PROJECT CONDITIONS**

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

**STREETS**

1. Trees and Landscaping:

- a. The developer must plant private trees based on an approved landscape plan or at 40-foot intervals along West Ventura Boulevard. Trees must be of the species and size as required by the city. All required trees will be private and must be planted before the city issues a certificate of occupancy.

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 developer must install private landscape/hardscape features, and irrigation systems within West Ventura Boulevard right-of-way adjacent to the project, as required by the Community Development and Public Works Departments.
- c. The developer/owner must enter into a License Agreement with the City of Camarillo for the Owner to own, operate and maintain the private landscaping, private trees, and private irrigation system within the public right-of-way (West Ventura Boulevard) parkways. All required landscaping, trees and irrigation within the public right-of-way will be private. The developer must prepare and submit required legal descriptions, and sketches.
2. \*\* The developer/owner must enter into a License Agreement with the City of Camarillo for the Owner to own, operate and maintain the offsite private improvements along the northerly boundary of the project and located within the City of Camarillo's right-of-way (Overland Road). The developer must prepare and submit required legal descriptions, and sketches.
3. All street or road improvements adjacent to the project boundaries must be as directed and approved by the Department of Public Works.

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

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

4. \*\* The developer must submit deed, legal description and sketch, for review and approval by the Department of Public Works, for the public sidewalk easements located within the project boundaries adjacent to West Ventura Boulevard, for those portions of the public sidewalk which meander outside of the public right-of-way.
5. \* Before the city issues a 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 must 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)**
6. \*\* Before the city issues a zone clearance for the building permit, the developer must install temporary or permanent STOP signs at all unsignalized driveway approaches to public streets. Before any occupancy, the developer must install permanent STOP signs at all unsignalized driveway approaches to public streets.
7. Before the city issues a certificate of occupancy, all signs must be installed, and before final acceptance, the city may require the developer to add traffic control devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer must install the traffic control devices before final acceptance.
8. \*\* Before the city issues a grading permit, the developer must design loading docks designed for a vehicle WB50 in a manner acceptable to the City Traffic Engineer.
9. \*\* Before the city issues a grading permit, the developer must design improvements to be reconstructed (including new curb and gutter, paving, landscaping and fencing) to close the existing access drive opening located on the easterly boundary, approximately 550 feet north of the southerly boundary of the adjacent Home Depot lot and to construct the new access drive openings to the Home Depot lot. The developer must use commercially reasonable efforts to obtain an Offsite Construction Permission Letter from the Home Depot property owner. Improvements to be completed prior to zone clearance for building permit.
10. \* Ramps and other accessible path of travel elements (sidewalk, AC pavement, appurtenances) must be constructed in locations specified by the City Engineer and the Director of Community Development. Accessible facilities must be constructed within the project limits and existing facilities reconstructed adjacent to the project limits as necessary to comply with California Title 24 accessibility requirements of the California Building Codes and Americans with Disabilities Act (ADA). Base materials under ramps must be a minimum 4-inches PMB compacted to a minimum relative compaction of 95%. **(CS)**

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

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



11. All underground irrigation, water, and other pipes or openings which are encountered during construction of project improvements must be removed or sealed in a manner satisfactory to the Department of Public Works.
12. Before the city issues a grading permit, the developer must design and, before occupancy, provide intersection visibility as set forth in CMC § 19.38.050 and in a manner acceptable to the City Traffic Engineer. The sight distance requirements will also apply to commercial and industrial driveway intersections with public and private streets.
13. Before the city issues a grading permit, the developer must design horizontal and vertical curves at all intersections in a manner acceptable to the City Traffic Engineer.
14. Before the city issues a grading permit, the developer must design frontage landscaping that will not obstruct a motorist's line of sight above three feet nor below seven feet within the corner cutoff area of an uncontrolled intersection, or within the sight triangle of a controlled intersection.

The developer must plant trees based on an approved landscape plan or planted parallel to the street centerline along the sidewalks with a 15-foot setback 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.."

15. The road construction (paveout) policy of the city will apply: **(CS)**
  - a. The developer must remove and reconstruct any existing public improvements adjacent to the limits of the project found to be damaged before or during the construction of this project.
  - b. \*\* Before the city issues a grading permit, the developer must design and, before zone clearance, reconstruct the sidewalks, access ramps, driveways, and all frontage improvements along West Ventura Boulevard in front of the Costco portion of the property only, adjacent to the project boundary in a manner acceptable to the Department of Public Works. Base materials under concrete curb, gutter and sidewalk must be a minimum 4-inches of PMB compacted to a relative compaction of 95%.
  - c. \*\* Before the city issues a grading permit, the developer must design and, before any occupancy, install a fully functioning traffic signal at the main driveway to West Ventura Boulevard in a manner satisfactory to the Department of Public Works. This driveway is approximately 1,200 feet east of Springville Drive. All design and work shall conform to the latest edition and supplements of the State of California Department of Transportation (Caltrans) Standard Plans and Specifications. Currently this is the 2022 Caltrans Standard Plans and Specifications. The developer must furnish and install all traffic signal equipment including a Type 2070 traffic signal controller in a Type 332 cabinet, four traffic signal poles and mast arms, signal heads, pedestrian heads, push buttons,

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conduits and conductors, vehicle detection equipment and loops, internally illuminated street name signs, LED traffic safety lights, and installation appurtenances. The work must include the furnishing and reinstallation of any damaged existing signal interconnect cable between the subject project driveway signal and the next existing traffic signal to the east and/or to the west.

Before the city issues zone clearance for a building permit, the developer must provide and receive city approval on traffic signal submittals and a schedule for the traffic signal work, including a letter from the manufacturer of long-lead items confirming order and delivery date in a manner satisfactory to the Department of Public Works.

- d. \*\* Before the city issues a grading permit, the developer must design and, before zone clearance, construct street improvements near the northern property boundaries connecting the project site to Overland Road near the existing intersection of the existing drive aisle serving the west property of the Camarillo Town Center West (i.e., the Home Depot drive aisle). The entire length of the street improvements must be designed with adequate sight distance, turning bays, attractive pedestrian access, and promote vehicle speeds of 25 mph. The improvement must transition to existing Overland Road improvements in a manner acceptable to the City Traffic Engineer and the Department of Public Works.

The transition must include joining the existing curb, gutter and landscaping on the north side of Overland Road located approximately 70 feet east of the project boundary.

The transition must also include storm drain and catch basin installation and relocations in a manner acceptable to the Department of Public Works.

- e. \*\* Before the city issues any occupancy, Type II Slurry Seal or Overlay, including preparation work, is required by the City if roadways are disturbed. Design and construction must be in a manner acceptable to the Department of Public Works.
- f. \*\* Before the city issues any occupancy, the developer must grind out existing conflicting striping on existing West Ventura Boulevard per the signing and striping plan of the approved traffic signal plan. Grinding must be in a manner acceptable to the City Traffic Engineer.
- g. \*\* Before the city issues a grading permit the developer must design and, before any occupancy, apply striping for a bike lane along the project boundary on West Ventura Boulevard, that continues the existing bike lane from east of the project transitioning to the existing bike lane to the west of the project, in a manner acceptable to the City Traffic Engineer.
- h. \*\* Before the city issues zone clearance, sidewalks must be constructed to meander where required along West Ventura Boulevard. Sidewalks must be 8-foot

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wide where meandering and 10-foot wide at the intersections. Sidewalks must be designed and constructed in a manner approved by the Department of Public Works and the Department of Community Development.

- i. \*\* Before the city issues a grading permit, the developer must design and, before occupancy, complete the construction of the median street name signs (reference Drawing Number TR-9) within the West Ventura Boulevard medians adjacent to the project boundaries at locations approved by the City Traffic Engineer.
- j. \*\* No decorative pavement will be permitted to be located within the public right-of-way along West Ventura Boulevard.

16. \*\* Traffic Impact Report

If proposed development on the remaining parcel of CPD-226 goes beyond impacts originally entitled and already assessed in the amended CPD-226M(5) (Costco) traffic impact report, a new traffic impact report is required with the permit application for the proposed development. The City of Camarillo will verify if remaining parcel goes beyond impacts originally entitled and already assessed in the amended CPD-226M(5) (Costco) traffic impact report. The proposed development must mitigate traffic impacts identified in the new traffic impact report.

- 17. Before the city issues a zone clearance for building permit, the developer must complete ~~all~~ curb, gutters and onsite paving (this paving sequence will not apply to tilt-up buildings). ~~UAH~~ utilities must be installed before paving is placed. These improvements shall be completed in a manner acceptable to the Department of Public Works.
- 18. The developer must submit evidence to the city of existing corner lot monumentation before the city issues a grading permit 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.
- 19. \* Before the city issues a grading permit, the developer must furnish to the Department of Public Works a lighting plan. The plan must include all 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. Before occupancy, the developer must construct lumens in accordance with the approved lighting plan. This includes trenching and installing underground electrical power to the lighting fixtures. Developer must contract with Southern California Edison for installation of street lights and must prepay all fees.
- 20. The Bridge Policy (CMC §§ 18.70.020 and 18.75.050) must be complied with and bridge construction fees must be paid.

Fees imposed pursuant to this condition are for the purpose of funding nine bridges listed in Resolution No. 2000-43. The amount of fees which the developer must pay pursuant

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to this condition is the developer's proportionate share of the acreage of the developer's property in relation to the estimated construction costs of the bridges as more fully set forth in Resolution No. 2000-43.

21. \* Traffic Mitigation Fee:
  - a. The developer must pay the Traffic Mitigation Fee as established by CMC § 11.68 before the city issues a zone clearance for the retail warehouse and gas station. If the developer sells this project before construction, in whole or part, the developer must inform the subsequent owner that not all fees have been paid.
  - b. \*\* The developer will receive Traffic Mitigation Fee Credit according to the terms and conditions of City of Camarillo Agreement No. 2008-1A (First Amendment to Fee Credit and Reimbursement Agreement) dated March 23, 2011.
22. \*\* The developer must pay their fair-share of reimbursement directly to the developer of CPD-197M(1) for 33.33% of the Approved Costs for the 101 Off-Ramp Widening Improvements according to the terms and conditions of City of Camarillo Agreement No. 2008-1A (First Amendment to Fee Credit and Reimbursement Agreement) dated March 23, 2011. The fair-share amount for the 33.33% Approved Costs is \$222,444.67. Developer must provide to the City, notarized written authorization from the CPD-197M(1) developer (constructed the improvement), confirming that the Approved Costs reimbursement has been provided.
23. \*\* Camarillo Community Facilities District Number 1:
  - a. The developer must be responsible to pay its share of certain storm drain and bridge facilities identified and authorized to be financed by the West Camarillo Community Facilities District NO.1 (CFD No.1) as determined by the methodology of apportionment utilized by the CFD No. 1.
  - b. The developer must satisfy its share of storm drain and bridge facilities by either depositing with the City the amount as calculated and determined in 24a. or by the completion of the annexation of its project site to CFD NO. 1. The developer must submit documents and fees to the City Engineer to assist the City (i) in the determination of the project's share of storm drain and bridge facilities, and (ii) for the CFD annexation process if the developer chooses to finance its share.
24. Ventura County Benchmark No. 81-8 RM-1 may be used as datum in conjunction with this project.

### **GRADING AND DRAINAGE**

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

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26. \* The developer must prepare and submit to the City Engineer a 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 developer must comply with the recommendations of the soils and geologic study as determined by the city. Any restricted use zones must be shown on the grading plan. The timing of the soils review process will be as follows:
  - a. Before the developer submits final design grading and improvement plans for 1st Plan Check, including any 1st "At-Risk" submittal, to the Public Works Department, the developer must address the comments discussed in the City of Camarillo – Geotechnical Review Sheet dated February 10, 2023 for review and approval by the Public Works Department, such that the "Feasibility -Level" findings are "Acceptable as Presented" on the City of Camarillo – Geotechnical Review Sheet.
  - b. Before the city issues the grading permit, the developer must address all Geotechnical Report Comments and Engineering-Level/Plan-Check Review Comments for review and approval by the Public Works Department, such that the "Feasibility-Level" and "Design Level" findings are "Acceptable as Presented" on the City of Camarillo – Geotechnical Review Sheet.
27. \*\* The site must be raised as needed to provide standard clear cover and standard slopes for sewer, water and storm drains, in a manner acceptable to the City Engineer.
28. \* Before the city issues a zone clearance for building permit, the lot and building pad area must be certified as geotechnically suitable for their intended uses.
29. The entire development must be graded in total 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.
30. The developer 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.
  - 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.

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- 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.
31. The developer must construct concrete ribbon gutters or curb and gutters at appropriate locations where flow lines occur within the drive aisles and parking lots throughout the site.
  32. No grated drain inlet may to be located within the drive aisles and/or middle of the parking areas, except at locations approved by the City Engineer.
  33. 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.
  34. \*\* No storm drain connections to the existing Springville Drain (7"H X 14"W RCB) along the easterly property boundary will be permitted.
  35. \*\* The developer must submit deed, legal description and sketch for dedication to the City of Camarillo for an additional 12-foot-wide easement for storm drain purposes, along the west side of the existing storm drain easement, located along the east boundary of the project, as directed by the Department of Public Works.
  36. \*\* The developer must design the project such that no trees or large shrubs will be placed within the existing City of Camarillo Storm Drain Easement Document No. 20060209-0027333 and future 12-foot easement for the storm drain culvert. The developer must design and construct permanent mitigation measures approved by Department of Public Works to create a barrier to protect the storm drain structure from potential irrigation moisture and landscaping damage. The developer must protect the storm drain culvert during construction and provide the city clear detailed video of the existing condition of the inside of the culvert along the whole project site prior to the grading permit being issued and again prior to final acceptance.
  37. The developer must design and construct the slopes throughout the development in the following manner:
    - a. The developer must design and construct the concrete gutters with a minimum flowline slope of 0.5 percent and in a manner acceptable to the City Engineer.
    - b. The developer must design, and before zone clearance, construct the asphalt drive aisles, with a minimum of 1 percent cross fall slope, in a manner acceptable to the City Engineer.

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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.
- 38. The development must be protected from offsite drainage, and any water concentration and/or increase as a result of the construction of the development must be conveyed by means of adequate facilities to the existing storm drain system designed to convey the development's runoff.
- 39. Cross lot drainage must be minimized. The developer must provide storm water acceptance deeds on any and all lots subject to runoff water from adjacent lots or properties. In addition, the developer 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.
- 40. \*\* The developer must coordinate with the city's Capital Improvement Project Engineer to avoid conflicts with City Capital Projects.

### **STORMWATER QUALITY**

- 41. 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.
  - 42. The project must be designed to comply with the PCSMP SW0060 dated October 28, 2022, which was conceptually approved for stormwater quality design only by the Public Works Department on November 3, 2022. Supplemental documents, such as the Drainage/Geotechnical Report, submitted with the PCSMP have been reviewed for stormwater quality only and are subject to change. Proposed stormwater mitigation devices must not be built within the public right of way. Any changes to the project must be incorporated into the PCSMP, and must be approved by the Public Works Department and be designed in accordance with the planning and land development requirements outlined in the Ventura County Municipal Stormwater Permit; Order No. R4-2021-0105 and further detailed in the July 13, 2011 Ventura County Technical Guidance Manual. These requirements include implementation of criteria related to low impact development, hydromodification, and water quality treatment.
- \*\* Final project design is required to provide a TAPE GULD certified device.
- 43. 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 developer must submit a copy of the project receipt of the Notice of Intent (NOI) and Waste Discharge Identification (WDID) from the California State Water Resources Control Board (SWRCB), Storm Water Permit Unit, for coverage under the General

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Construction NPDES Permit (GCP) (Permit No. CAS000002/ Order No. 2009-009-DWQ as amended). The developer must comply with all requirements of the General Permit.

44. 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](http://www.casqa.org). The SWPPP must be submitted to the City for review and approval, and once approved; the developer must submit the SWPPP in electronic format to the City.
45. 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.
46. 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](http://www.cabmphandbooks.com).
47. All onsite storm drain inlets, whether newly constructed or existing, must be labeled "Don't Dump – Drains to Creek" before occupancy in accordance with City requirements. The labels are to be provided by the City to the developer at cost; this does not include installation of the labels. There will be additional labor charges for installation by the City.
48. 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.
49. 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.
50. Certified full capture trash devices must be installed to address the trash total maximum daily load (TMDL) requirements imposed under Los Angeles Regional Water Quality Control Board Resolution No. 2007-007 or the Statewide Trash Amendments adopted April 7, 2015. Contact the City's Stormwater Program Manager for a list of certified devices and more information. Existing storm drain inlets located within this project must be retrofitted to address the above trash policies.
51. Garbage bins/cans must be covered and all litter/waste, recyclables, and food waste materials must be kept in leak-proof containers and area(s) must be paved with impermeable material. No other area may drain onto these areas. Where compactors are stored for trash, food waste, or recyclables, the area(s) may not drain to the storm drain system or the sanitary sewer and all cleanups where compactors or garbage bins/cans are stored must be performed using dry cleanup methods. The waste handling area must be bermed to prevent run-on of stormwater.

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52. 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.
53. 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.
54. If a common car wash area is provided, the discharge from this area must be dealt with separately from the parking lot discharge. Accumulated waste wash water must be intercepted and treated with the use of BMPs prior to discharge 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 area may be designed to incorporate the use of permeable pavement to promote surface filtration. The design must be submitted to the City Engineer for review and approval prior to the issuance of a building permit.
55. All material storage and handling areas, delivery areas/loading docks, and outdoor work areas must be covered, constructed on impermeable pavement, be designed to eliminate run-on from other areas, must be graded and constructed to prevent runoff from the area, and the development must be designed and constructed with no drain in this area. If these conditions cannot be met, BMPs such as oil/water separators, sand filters, and/or detention basins must be installed to treat all stormwater runoff before it is discharged to the storm drain system. If other 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.
56. Fuel dispensing areas must be paved with Portland cement concrete or equivalent. The fuel dispensing area is defined as extending 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus one (1) foot, whichever is less. The paving around the fuel dispensing area may exceed the minimum dimensions of the fuel dispensing area stated above. Asphalt sealant must be used to protect asphalt paved areas surrounding the fueling area. The fuel dispensing area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or the fuel dispensing area as defined above. The cover must not drain onto the fuel dispensing area. The fuel dispensing area must have a 1.5 percent to 4 percent slope to prevent ponding and must be separated from the rest of the site by a grade break that prevents run-on of stormwater to the extent practicable. The fueling area must be graded to drain toward a dead-end sump. Direct runoff from downspouts/roofs away from fueling areas. Do not locate storm drains in the immediate vicinity of the fueling area. An emergency storm drain seal must be provided, such as isolation valves, drain plugs, or drain covers to prevent spills or contaminated stormwater from entering the storm drainage system. Any contaminated stormwater and non-stormwater that accumulates in the containment areas and sumps with impervious surfaces must be disposed of in accordance with applicable laws and cannot be

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discharged directly to the storm drain or sanitary sewer system without the appropriate permit.

57. If applicable, food facilities must be designed with contained areas for cleaning mats, equipment and containers. This wash area must be inside, or covered and designed to prevent run-on or runoff from the area. The area may not discharge to the storm drain; indoor wash waters must drain through a grease interceptor to the sanitary sewer or be collected for ultimate disposal to the sanitary sewer or an authorized location (pumped/trucked offsite). Wash areas located outside must be covered and bermed; wash water must be collected and not allowed to drain to storm drain unless treatment is provided. Employees must be instructed and signs posted indicating that all washing activities be conducted in this area.
58. If applicable, decorative fountains must be designed with no connection to the storm drain system. Decorative fountains may be discharged to the storm drain system as long as the discharge meets the City's Municipal Stormwater Permit requirements.
59. 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.
60. The developer must design the project such that water condensate from refrigeration coolers or other equipment does not discharge into the storm drain system, or as approved by the City's Stormwater Program Manager
61. All property areas must be maintained free of litter/debris.
62. 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.
63. Sidewalks and parking lots must be maintained free of litter/debris. Sidewalks and parking lots must be swept at least on a monthly basis, with a minimum of two (2) sweepings occurring during the month of October, prior to the beginning of the rainy season. Such sweepings must be a minimum two (2) weeks apart. When swept or washed, debris must be trapped and collected to prevent entry to the storm drain system. The applicant must provide a program for the compliance with this requirement prior to issuance of zoning clearance.
64. Outdoor fuel dispensing areas, 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.

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65. 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.
66. 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.
67. The owner is responsible for maintaining and operating all on-site private improvements. The owner is responsible for submitting a stormwater quality mitigation device Maintenance Plan and is responsible for providing a Stormwater Treatment Device Access and Maintenance Agreement on the form provided by the City for all post-construction stormwater treatment devices, as required by the 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 owner or his/her designated representative must certify that the treatment device was constructed and installed in accordance with the approved plans.
68. Project applicants can contact Jessica Ouellette, Stormwater Program Manager at 805-383-5659, or [jessicaouellette@caa.inc](mailto:jessicaouellette@caa.inc) for questions or clarification on Stormwater comments.

#### **WATER AND FIRE PROTECTION**

69. \*\* The developer must protect in place the existing United Water Conservation District waterlines within and adjacent to the project boundaries. No stockpiles will be permitted to be placed on these waterlines or within the easements of these waterlines. The developer must coordinate the design and construction of the development with the United Water Conservation District.
70. \*\* The developer must coordinate with the Department of Public Works and United Water Conservation District to protect existing control point locations, as well as, to install control points for the existing water facilities.
71. \*\* Before the city issues a grading permit, the developer must pay to the city the reimbursement amount of \$559,809.28 based on the City of Camarillo Agreement No. 2013-15 (Reimbursement Agreement City of Camarillo Airport Water Improvements – Phase 3).
72. The developer must comply with the Water Conservation Measures per City of Camarillo Municipal Code Chapter 14.12.

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73. \* Before the city issues the grading permit, and before the city issues a water will serve letter, the developer must satisfy the Project's Water Demand Offset Requirement per City of Camarillo Resolution 2016-90.
- a. A Water Demand Credit Requirement amount of \$353,000 was paid by Springville Camarillo Owners, LLC to the City on 12/27/17 for 40 acre-feet per year of water for CPD-226M(3). The developer Water Impact Study dated 4/19/23 noted 13.1 acre-feet per year of water is dedicated to the CPD-226M(5) project by Springville Owners, LLC. If the project estimated water use is above 13.1 acre-feet per year, the developer must provide a Water Demand Offset or provide documentation of additional water allocation from Springville Camarillo Owners, LLC for the net increase in water use above 13.1 acre-feet per year.
74. Before the city issues any building permits, the developer must submit to the Department of Public Works a WSS update to demonstrate that the approved water conservation measures (WCMs), which satisfy the Water Demand Offset Requirement, are implemented, 100% operational, and provide the specified water reductions. The Water Demand Offset Requirement must be met and confirmed by the Department of Public Works and Department of Community Development.
75. In order to provide for reasonable fire protection during the construction period, the developer must maintain passable vehicular access to all buildings. Adequate fire hydrants with required fire flow must be installed before structural framing as recommended by the Fire Department and Camarillo Water Division.
76. \*\* Before the developer submits final design grading and improvement plans (including water) for 1st Plan Check, including any 1st "At-Risk" submittal, to the Public Works Department, the developer must provide a deposit to the City of Camarillo Water Division to perform a water distribution system hydraulic analysis to determine the impacts and any additional improvements required.
77. \*\* Before the city issues a grading permit the developer must submit a Water Report to determine water pressures, sizing of lines, fire hydrants necessary to serve the project, and incorporate the results of the water system hydraulic modeling and any updates to the Water Impact Study for review and approval by the Department of Public Works.
78. \*\* Before the city issues a grading permit, and before the City of Camarillo Water Division issues a water will serve letter, the developer must submit plans demonstrating the project complies with the City of Camarillo Water Division Standard Specifications and city ordinances for review and approval by the Department of Public Works. The developer must field verify the sizes, locations, and depths of all existing water laterals serving this project. The project's water distribution system and infrastructure installed by the developer will be a private system maintained by the developer, property owner or by property tenant.
79. Any water well(s) located on such property must be indicated on improvement plans. Developer must submit pumping performance and well history to the City. Such water

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well(s) must be offered to the City. If the water quality or location of the well(s) is such that the city deems the well(s) unusable, the well(s) must be destroyed according to CMC Chapter 14.08 or, at the City's discretion, security of an amount equal to the charges of such destruction must be placed with the City to insure proper destruction of the well(s) at a future date.

80. The developer must design the landscape irrigation system separate from the domestic system and have a landscape irrigation meter.
81. The developer must design and construct the separation between water and other utilities (i.e.. Storm drain, sanitary sewer, etc.) in accordance with the City of Camarillo Water Standards.
82. \*\* The developer must submit deed, legal description and sketch for dedication to the City of Camarillo for a minimum 20-foot-wide waterline easement for the public portion of the waterline, if any. The waterline easement must be the width of the drive aisles where applicable.
83. No pre-grading or grading permits or building permits must take place until a water will-serve letter issued by the City of Camarillo Water Division indicating that adequate water supply is available to service the proposed application.
84. The developer must dedicate to the city any water rights associated with this project.

## **SANITARY**

85. The developer must design and construct the sewer system in a manner acceptable to the Camarillo Sanitary District and the City Engineer.
86. \*\* Before the developer submits final design grading and improvement plans for 1st Plan Check, including any 1st "At-Risk" submittal, to the Public Works Department, the developer must provide a deposit to the Camarillo Sanitary District to perform a sanitary sewer collection system hydraulic analysis to determine the impacts and any improvements required.
87. \*\* Before the city issues a grading permit, the developer must submit a Sewer Report for review by the Department of Public Works and Camarillo Sanitary District to determine sizing of infrastructure necessary to serve the project and incorporate the results of the sanitary sewer collection system hydraulic modeling.
88. \*\* Before the city issues the grading permit, and before the Camarillo Sanitary District (District) issues a water will serve letter, the developer must submit plans for review and approval of the sizing requirements for a grease interceptor, sand oil separator, and demonstrate how the project complies with Camarillo Sanitary District Standards. No certificate of occupancy will be issued until required devices have been installed and inspected by the District. The project's sanitary sewer system and infrastructure installed by the developer will be a private system maintained by the developer or by property

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tenants. The developer and/or property manager must inform future tenants of this requirement.

89. Before the city issues a zone clearance for building permit the developer must submit an application for Fats, Oil and Grease (FOG) discharge permit to the District. No certificate of occupancy will be issued until the FOG permit has been issued.
90. The developer must comply with current Camarillo Sanitary District Standards Specifications regarding design and construction standards. Sewerage system design, including connections to the Camarillo Sanitary District (District) system, must be submitted to the District for approval.
91. The developer must design and construct the separation between sewer and other utilities (i.e. Storm drain, water, etc.) in accordance with the Camarillo Sanitary District Standards.
92. \*\* Camarillo Community Facilities District Number 1:  
  
The developer must be responsible to pay its share of certain sewer improvements that constitute one of the "facilities" of the West Camarillo Community Facilities District (CFD) No. 1 and for the applicable sewer facilities payment established by resolution. At the time of issuance of the first building permit, the developer must pay the sewer facilities payment in the manner required by the applicable payment resolution (City Resolution 2012-48).
93. The developer must construct sewer monitoring wells of a design approved by the Camarillo Sanitary District (District) to facilitate the inspection, sampling and flow measurements by District personnel. The wells must be located in a manner that will provide unrestricted access for District personnel.
94. The developer must provide the city with an unconditional sanitary will-serve letter from the Camarillo Sanitary District indicating that adequate sewer conveyance and treatment capacity is available to service the proposed application.

## **UTILITIES**

95. All utility lines and stub connections to property lines of each lot must be installed underground before any paving is placed.
96. The developer must underground new utilities in the following manner:
  - a. The developer must contact the Southern California Edison Company, Frontier Communications (telephone), and Spectrum to make a determination of the requirement for the aboveground structures necessary to serve and to be constructed for this project.
  - b. The developer must provide easements for these structures outside of the public right-of-way and must provide screening for these structures. The location and

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screening must be subject to the approval by the City Engineer and the Director of Community Development.

97. Encroachment and Non-Interference:

- a. \* Developer must obtain all necessary encroachment permits before the city issues a grading permit. This must include work done by Southern California Edison Company (SCE), The Gas Company, Frontier Communications (telephone), Spectrum (cable television), United Water Conservation District and Caltrans. The work shall be completed in a manner acceptable to the Department of Public Works.
- b. \* The developer must obtain a letter of non-interference from each and every public entity and/or public utility stating that the development of the property will not unreasonably interfere with the free and complete exercise of the public entity's or public utility's right-of-way or easement. This includes, but is not limited to, SCE, Gas Company and United Water Conservation District.

98. The developer must provide trenching for conduit and miscellaneous substructures necessary for the installation of cable television and electronic gear.

**MISCELLANEOUS**

- 99. The development must be subject to the subdivision requirements of CMC Title 18.
- 100. The developer must provide maintenance of the project improvements including, but not limited to, private parking lot improvements, private sewer lines, private water lines, private storm drain lines, private landscaping, private trees and private BMPs.
- 101. 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.
- 102. Before the city issues a grading permit, the developer must submit to the Public Works Department, for review and approval, improvement plans, grading plans, and erosion control plans for the development. These plans must include proposed street improvements (incl. sidewalks and pavement treatment), site improvements, drainage facilities and structures, sewer system, water supply system and horizontal control plan. The improvement plans must also contain data as to the location of pipelines or other facilities adjacent to the development. 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.
- 103. 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.

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104. There will be no burning or burying of materials at any time during the development or agricultural burning before development.
105. 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.
106. 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.
107. 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 a grading permit, unless otherwise required by law. Administrative Policy and Procedure No. 8.02 will apply to capital facility fees.
108. 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.
109. The developer must make an appointment with the Management Assistant to review agreements, securities, and documents of the project to determine eligibility to be placed on the City Council agenda. This meeting must take place a minimum of twenty-one (21) working days before the City Council meeting.
110. The city will not issue a Certificate of Occupancy, or any other final clearance needed before occupancy, until all other conditions are met and the developer has submitted approved "As-built" improvement plans to the Department of Public Works.
111. 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.
112. Responsibility:
  - a. Before commencing work, the developer must designate in writing an authorized representative with complete authority to represent and act for the developer. Developer's authorized representative must be present at the site of the work at all times while work is actually in progress. During periods when work is suspended, arrangements acceptable to the City Engineer must be made for any emergency work which may be required.
  - b. In the absence of the developer and the developer's authorized representative from the project site, required decisions will be made by the City Engineer. If warranted, the City Engineer will order completion of work to protect the general public. If said orders are not acted upon immediately, the city may complete the work or have said work completed at the developer's expense.

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- c. The developer must be responsible for all actions of his contractors and subcontractors until the improvements have been approved and accepted by the City Council.
113. \* The installation of irrigation systems, including automatic controls, meters, and appurtenances for all publicly-maintained medians to be planted, is required.
114. 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-226M(5). Any entrance must be surfaced and improved as to include necessary pave-out to join existing pavement as required and in accordance with City Standards.
115. Before commencing work, the developer must schedule a pre-job 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-226M(5) / CUP-422, COSTCO WHOLESALE**

**FIRE PROTECTION**

116. Aerial Ladder Fire Apparatus Access - Multi-Family, Commercial or Industrial Buildings or portions of buildings or facilities with perimeter eave lines exceeding 30 feet in height above the lowest level of fire department access shall require an approved aerial ladder fire apparatus access roads and driveways. Aerial fire apparatus access roads and driveways shall have a minimum clear width of 30 feet. Overhead utility and power lines shall not be located within the aerial ladder fire apparatus access roads and driveways. At least one of the required access routes meeting this condition shall be located a minimum of 15 feet and a maximum of 30 feet parallel to one side of the buildings, as approved by the Fire District. Buildings exceeding 50,000 SQFT shall have the required access route along a minimum of two sides. Parking shall be prohibited along the required width of the access roads and driveways. Landscaping and other improvements between the required access and the buildings shall not interfere with aerial ladder fire apparatus operations, as approved by the Fire District.
117. Construction Access - Prior to combustible construction, a paved all-weather access road / driveway suitable for use by a 20 ton Fire District vehicle shall be installed at locations approved by the Fire District.
118. Construction Access Utilities - Prior to combustible construction, all utilities located within the access road and the first lift of the access road pavement shall be installed. A minimum 20 foot clear width shall remain free of obstruction during any construction activities within the development once combustible construction starts.
119. Turning Radius - The access road shall be of sufficient width to allow for a 40 foot centerline turning radius at all turns in the road.
120. Access Road Certification - That the access road(s)/driveway(s) shall be certified by a registered civil engineer as having an all weather surface in conformance with Public Works and / or Fire District standards. This certification shall be submitted to the Fire District for review and approval prior to occupancy.
121. 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.
122. Address Numbers (Commercial, Industrial, Multi-family buildings) - Building address numbers, a minimum of ten inches (10") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night.

Brass or gold plated numbers shall not be used. Where structures are set back more than 150 feet from the street, larger numbers will be required so that they are distinguishable from the street. In the event a structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers shall be a minimum of 4 inches in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.

123. Accessory Room Door Labeling - All accessory room doors shall be labeled on the doors indicating use of the room (i.e., Electrical Room, Riser Room, Fire Alarm Panel Inside, Storage Room, Janitor, Roof Access, etc).
124. Fire Hydrant Plan - Prior to construction, the applicant shall submit plans to the Fire District for placement of fire hydrants. On plans, show existing hydrants within 500 feet of the development. Indicate the type of hydrant, number and size of outlets.
125. Fire Hydrant(s) Required - Fire hydrant(s) shall be provided in accordance with current adopted edition of the International Fire Code, Appendix C and adopted amendments. On-site fire hydrants may be required as determined by the Fire District.
126. Fire Hydrant Design (Commercial, Industrial, Multi-family buildings) - Fire hydrants shall be installed and in service prior to combustible construction and shall conform to the minimum standard of the City of Camarillo Water Works Manual and the following.
  - a. Each hydrant shall be a 6 inch wet barrel design and shall have (1) 4 inch and (2) 2 ½ inch outlet(s).
  - b. The required fire flow shall be achieved at no less than 20-psi residual pressure.
  - c. Fire hydrants shall be spaced 300 feet on center and so located that no structure will be farther than 150 feet from any one hydrant.
  - d. Fire hydrants shall be set back in from the curb face 24 inches on center.
  - e. No obstructions, including walls, trees, light and sign posts, meter, shall be placed within three (3) feet of any hydrant.
  - f. A concrete pad shall be installed extending 18 inches out from the fire hydrant.
  - g. Ground clearance to the lowest operating nut shall be between 18 to 24 inches.
127. Fire Hydrant Installation - Prior to combustible construction on any parcel, a fire hydrant capable of providing the required fire flow and duration shall be installed and in service along the access road / driveway at a location approved by the Fire District, but no further than 250 feet from the building site. The owner of the combustible construction is responsible for the cost of this installation.
128. Hydrant Location Markers - Prior to occupancy of any structure, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire District standards. If the final asphalt cap is not in place at time of occupancy,

hydrant location markers shall still be installed and shall be replaced when the final asphalt cap is completed.

129. 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 (whichever 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.
130. 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.
131. Fire Alarm System - A fire alarm system shall be installed in all buildings in accordance with California Building and Fire Code requirements.
132. Fire Sprinkler System Maintenance - The building fire sprinkler system shall be serviced and maintained in a proper working order at all times. Required maintenance inspections and service personnel shall be in accordance with CCR Title 19, and VCFPD Ordinance. Service and maintenance records shall be maintained on-site and available for review by the Fire Department upon request.
133. Five-Year Fire Sprinkler Report - A current Five-Year Fire Sprinkler System certification shall be maintained at all times in accordance with CCR Title-19 and VCFPD requirements. The required Five-Year Report shall be submitted to the Fire Department prior to expiration of the previous Five-Year certification.
134. Fire Alarm Certification - The building fire alarm system shall be serviced and maintained in a proper working order at all times. Required maintenance inspections and service personnel shall be in accordance with NFPA 72. Service records shall be maintained on-site and available for review by the Fire Department upon request.
135. Trash Dumpster Locations - Commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within 5 feet of openings, combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers.
136. 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.

### **POLICE**

137. Doors utilizing a cylinder lock shall have a minimum five (5) pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one inch (1").
138. A six-foot (6') high chain link fence with solid colored mesh shall be erected around the site during the construction phase.
139. Construction equipment, tools, etc. will be properly secured during non-working hours.



- 140. If an alarm system is used, it should be wired to all exterior doors and windows and to any roof vents or other roof openings where access may be made.
- 141. Lighting devices will be protected against the elements and constructed of vandal resistant materials.
- 142. There will not be any easy exterior access to the roof area; i.e., ladders, trees, high walls, etc.

### **AIRPORT**

- 143. The project's maximum structural coverage must not exceed 50 percent. "Structural coverage" is defined as the percent of building footprint area to total land area, including streets and greenbelts.
- 144. Provide an Avigation Easement to the County of Ventura acknowledging the existence of the airport and that there are restrictions on the height of structures and vegetation, as well as restrictions on lighting or anything that might obscure the visibility of pilots. The easement must state that the store's location near airport may result in noise and other emissions associated with the operation of aircraft. The Department of Airports can provide a template that would be acceptable.
- 145. Be aware of the location of the overlying airspace restrictions and not cause the establishment of permanent structures into the protected airspace. Consult with the Department of Airports to ensure the location of the airspace, both vertically and horizontally, is understood.
- 146. Submit FAA Form 7460-1 according to the procedures established in Title 14 CFR Part 77, Objects Affecting Navigable Airspace. Comply with all mitigations that FAA identifies will be required for the development to not be a hazard to navigable airspace and provide for its safe and efficient use. A determination from the FAA that the project would not constitute a hazard will be required.

### **AIR QUALITY**

- 147. That prior to any sandblasting, the developer shall obtain any necessary permits from Air Pollution Control District and notify adjoining uses as to the date and time of the sandblasting.
- 148. The development shall meet all regulations of the Ventura County Air Pollution Control District and shall be in compliance with the Air Quality Management Plan (AQMP).

### **LANDSCAPING**

- 149. 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 Director of Community Development.

150. Landscaping and irrigation must be in compliance with the City's Landscape and Irrigation Guidelines and CMC Chapter 14.14 – Water Efficient Landscapes.
151. Landscape and irrigation plans must include at least five feet of landscaping along the west side of the main westerly driveway for the entire length of driveway.
152. That landscaping along the meandering sidewalk on West Ventura Boulevard be mounded and accommodate for groupings of trees between the sidewalk and the curb. The final design must be subject to the review and approval by the Director of Community Development prior to issuance of a grading permit. The contractor must contact the Community Development Department for field inspection prior to pouring the sidewalk and installation of landscaping for final approval.
153. That a minimum of five-foot (5') wide landscaping area must be provided along the north property line adjacent to the freeway.
154. Landscape plans must be at a minimum scale of 1" = 20'; except that slope planting plans may be at 1" = 30' minimum scale.
155. That any tree within five feet (5') of any public sidewalk, or other public improvement, must be provided with a root barrier as approved by the Assistant Director Public Works/City Engineer and Director of Community Development.
156. All landscape plan check and inspection fees must be paid at the time of submittal of landscape plan.
157. 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.
158. All trees are to be double staked per City Standard S-2 or appropriately supported, as approved by the Director of Community Development.
159. Planting fingers must be five feet (5') minimum in width and must be provided where required by Ordinance.
160. That where a parking space's vehicle overhang extends a maximum of two feet (2') into an adjacent planter area, the planter area must remain level within that area.
161. 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.
162. The developer must submit a landscape irrigation audit report to the Department of Community Development in compliance with the State Model Water Efficient Landscape Ordinance prior to occupancy.

163. That prior to final inspection, the Developer must submit written certification from the Landscape Architect that the landscaping has been completed in accordance with the approved plans and specifications.
164. The landscaping of the development must be completed and maintained in accordance with the landscape plans submitted and approved by the City Landscape Architect consultant and the Director of Community Development.

### **PARKING/ACCESS**

165. All private drives less than thirty-two feet (32') in width must be posted "No Parking" with the location of the signs approved by the Deputy Director Public Works/City Engineer and the Director of Community Development.
166. Common access ways with adjoining parcels must be provided with appropriate agreements implementing this condition, to be recorded and run with the land, must name the City as a party, and must be subject to the approval of the Director of Community Development and the City Attorney.
167. That all project driveway entries from W. Ventura Boulevard have a decorative pavement design.
168. That all parking spaces meet city ordinance requirements with handicapped and compact car spaces being signed.
169. All parking areas must be screened from view from the street through the use of earth mounds and/or landscaping with a height of the screening to be three feet as measured from the higher side between the street and parking lot area.
170. The applicant must provide sufficient maneuvering space to provide access to the loading areas to be approved by the Director of Community Development and the Deputy Director Public Works/City Engineer. 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.
171. The development must comply with the transportation demand management measures as set forth under Camarillo Municipal Code section 19.44.190, including but not limited to the following:
  - Two carpool preferential vanpool or carpool parking space must be provided, with appropriate signage and striping and located as close as practical to employee building entrances and may not displace handicapped or customer parking needs. The designated spaces must be identified on the site plan. All parking spaces reserved for carpool and vanpool vehicles must be accessible.
  - Bicycle racks or other secured bicycle parking must be provided to accommodate seven bicycles. The location and designation of the type of bicycle parking must be shown on the plans prior to approval of a planned development as approved by the Director of Community Development prior to issuance of a zone clearance.
  - The warehouse must provide a bulletin board, display case or kiosk displaying transportation information to employees. The information displayed should include current maps, routes and schedules for public transit serving the site;

telephone numbers for the regional ride sharing agency and local transit operators; ridesharing promotional material; bicycle route and facility information, including regional/ or local bicycle maps and bicycle safety information; and a listing of facilities available for carpoolers, vanpoolers, bicycle transit riders and pedestrians at the site.

### **PARKS/SCHOOLS**

172. The developer must pay school facilities fees as determined by the school districts and the city prior to building permit issuance in accordance with city and/or state regulations.
173. Developer 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.

### **RECYCLING/REFUSE**

174. That the user submit a recycling plan illustrating the programs that will be employed by the individual use.
175. During construction, the developer must divert 65 percent of all non-hazardous construction materials from landfill (CalGreen Building Code Part II of Title 24 California Code of Regulations. Recycling bins must be made available during construction and labeled "Recycling Only," or bins containing mixed material must be sent to a State-approved recycling center or transfer station where the material is to be sorted for proper recycling.

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

Prior to final inspection, the developer must submit a Final Report Construction and Demolition Waste Letter of Documentation to the Building and Safety Division, demonstrating compliance with the Construction and Demolition Materials Management Plan Estimate and indicate the total amount of construction and demolition waste diverted.

176. The development must include post-consumer recycled materials in the construction of the project with a minimum of five percent (5%) of the total estimated project cost excluding land costs and grading costs and government fees to be used as the guide. Prior to zone clearance, the developer must submit a list of material to be used and an indication of the total percentage of the construction cost. Prior to final inspection, the developer must submit written certification describing compliance with this condition.
177. Garbage bins/cans must be covered so as to not become an attractant to birds that may be hazardous to aircraft. Trash and recycling 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 area for trash receptacles, space must be provided for storage/collection of recyclables and green/food waste or a separate enclosure must be provided to accommodate the amount of recyclable or green/food waste material.

178. The developer must submit a refuse and waste diversion operations plan for review and approval by the Community Development Director and hauler for approval prior to issuance of a zone clearance.

### **WATER AND ENERGY CONSERVATION**

179. Developer must comply with any water conservation requirements established by ordinance or otherwise that are in effect at the time of application for building permit.
180. Water conservation devices must be installed in the project in accordance with Camarillo Municipal Code, Chapter 14.12. and section 16.04.256.

### **GENERAL**

181. That the permit is granted for the land as described in the application and any attachment thereto and as shown on the plot plan and elevations submitted labeled Exhibit "A" as modified.
182. 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" as modified and in conformance with the conditions labeled Exhibit "B".
183. That unless 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 Director of Community Development may grant additional time extensions for use inauguration.
184. Prior to approval of any signs, a master sign program must be submitted to the Director of Community Development for review and approval prior to a certificate of occupancy for any building. The master sign program must be designed to provide comprehensive on-site sign arrangement and design consistent with the commercial center architecture and in compliance with the City's sign ordinance.
185. Signage is not approved and is subject to the review and approval by the Director of Community Development under a separate sign permit application.
186. That all final colors, textures and materials be submitted for approval by the Director of Community Development prior to issuance of the zone clearance.
187. That a photometric lighting plan be submitted for the review and approval by the Director of Community Development prior to issuance of a zone clearance.
188. All exterior lighting fixtures must be architecturally compatible with the buildings and landscaping subject to the review and approval by the Director of Community Development prior to issuance of a zone clearance. On-site lighting must be shielded and directed from adjoining properties so as to produce no annoyance or nuisance or hazard to traffic or aircraft.

189. All ground-mounted exterior mechanical equipment must be shown on plans and screened by appropriately designed treatment approved by the Director of Community Development prior to issuance of a zone clearance.
190. All rooftop mechanical equipment and vents must be fully screened from public view and this must be reflected on the building plans to the satisfaction of the Director of Community Development prior to issuance of a zone clearance.
191. Exterior gutters and downspouts are not permitted unless decorative and designed as an architectural feature that is integral to the overall architectural design theme of the building, subject to the review and approval of the Director of Community Development prior to issuance of a zone clearance.
192. All electrical cabinets and/or panels must be located within a utility room that is architecturally integrated within the buildings or otherwise located to be screened from public view to the extent feasible to the satisfaction of the Director of Community Development prior to issuance of a zone clearance.
193. No exterior access ladders of any kind to the roof are permitted.
194. Parking areas must be developed and maintained in accordance with the requirements of the Camarillo Municipal Code. All parking spaces and loading areas must be striped and maintained so that it remains clearly visible during the life of the development.
195. Prior to any re-striping of the parking area, a zone clearance must be obtained. All disabled parking spaces and paths of travel must be re-striped and maintained in their original locations unless new locations are approved by the Director of Community Development.
196. The Director of Community Development may approve minor changes to the approved plans including site plan, floor plan, and elevations that are in substantial conformance with the approved plans, as authorized under Camarillo Municipal Code Chapter 19.68 but any substantial change must require the filing of a modification application to be considered by the Planning Commission.
197. Additions, changes, exterior modifications, rooftop equipment, storage or equipment enclosures may be built only after receiving Department of Community Development approval and appropriate permits.
198. Developer/Applicant must reimburse the city for all attorneys' fees expended by the city which are directly related to the processing of this development/project. No Certificate of Occupancy or other final occupancy approval must be given until attorneys' fees billed to date have been paid.
199. That outdoor storage containers with the exception of a fuel spill containment unit, are not permitted unless otherwise authorized by the Director of Community Development and consistent with applicable zoning code provisions.
200. All uses and activities must be conducted inside the buildings unless otherwise authorized by the Director of Community Development and consistent with applicable zoning code provisions and City policies.

201. Excluding the display of one vehicle, there must be no outdoor storage, sales or displays, including but not limited to propane tanks, vending machines, and coin operated kiddie rides in accordance with the CPD Zone.
202. The project must comply with all applicable requirements of the CPD Zone.
203. The owners must sign all necessary documents for conditions that are required to be recorded and run with the land.
204. Prior to occupancy, all uses must be submitted for review with approval by the Director of Community Development to ensure conformance with the provisions of the CPD Zone and the performance standards contained within Camarillo Municipal Code Chapter 19.54.
205. Developer, by acceptance of the approval of this commercial planned development (CPD-226M(5)), 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 attorneys' fees and disbursements (collectively, "Claims"), which the city may suffer or incur or to which the city may become subject by reason of or arising out of the city's approval of this project or the activities undertaken by the developer under this permit and any related project approvals. If any Claim is brought against the city by legal action or otherwise, developer agrees to defend the city at the city's request and with counsel satisfactory to city. For the purposes of this section, "city" includes the City of Camarillo's officials, officers, employees and agents.
206. The owner of the property must regularly and promptly remove any and all graffiti from the project, must maintain exteriors in a clean and attractive condition, and must maintain all landscaping required for the project in a healthy, orderly and aesthetically pleasing condition. In instances where the Department of Community Development determines that a violation of this condition exists, the owner must act promptly to correct the condition in accordance with the direction of the Director of Community Development.
207. 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.
208. In conformance with and to implement the Migratory Bird Treaty Act (MBTA) and the provisions of Section 3503.5 of the California Fish and Game Code, if initial clearing activities prior to the start of construction take place during the bird nesting season (generally February 1 through August 31, but variable based on seasonal and annual climatic conditions), a nesting bird survey must be performed by a qualified biologist within seven days of such activities to determine the presence/absence, location, and status of any active nests on or near the site (including a 250-foot

buffer for burrowing owls and other raptors). The findings of the survey must be summarized in a report to be submitted to the City of Camarillo prior to undertaking construction activities at the site.

If no nesting birds are observed during pre-construction surveys, no further action would be necessary.

If nesting birds are found on-site, a qualified biologist must determine an appropriate buffer depending on the species, nest, and location. Nests must be monitored at a minimum of once per week by the qualified biologist until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance can occur within this buffer until the qualified biologist confirms that the breeding/nesting is completed, and all the young have fledged. If project activities must occur within the buffer, they must be conducted at the discretion of the qualified biologist.

209. Waste items generated by construction or crew activities must be properly contained in a covered trash receptacle and removed from the project area daily, including organic and biodegradable items, such as apple cores and banana peels, that attract predators such as raccoons and American crows that could prey upon sensitive wildlife species.

#### **SECURITY REQUIREMENTS**

210. 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.

#### **SPECIAL**

211. That all cornices must be of a decorative style consistent with the architectural design of the development and Heritage Zone requirements of the General Plan, subject to the review and approval by the Director of Community Development prior to issuance of a zone clearance.
212. That the color, lighting, and design of any bollards must be decorative and subject to the review and approval by the Director of Community Development prior to issuance of a zone clearance.
213. The applicant must prepare a cart corral plan in association with the site plan to demonstrate the total number of cart corrals, design, and placement within the parking lot, subject to the review and approval by the Director of Community Development prior to issuance of a grading permit. Cart corrals may not reduce the minimum width of required landscape planters.
214. That any exterior cart storage area located at the front entrance of a building must be architecturally compatible with the design of the building, and/or placed inside the building, subject to the review and approval by the Director of Community Development and Building Official prior to issuance of a zone clearance. Cart storage areas must not interfere with accessible paths of travel and if located on the exterior of the building must be properly secured overnight.



215. There must be no advertising on cart corrals, light poles, or electric vehicle charging stations.
216. The in the case the property is subdivided, the developer must submit a property owner agreement or other approved program in a form approved by the Director of Community Development and the City Attorney to provide for shared access and parking between parcels and maintenance of all on-site physical improvements including, but not limited to, all landscape and hardscape areas, parking and access drives, buildings and structures.
217. Prior to commencement of alcoholic beverage sales, the permittee must receive all necessary permits and approvals from any applicable County, State, or Federal agencies and must comply with all requirements from the State of California Department of Alcoholic Beverage Control.
218. The area dedicated to the sale of alcoholic beverages must remain in compliance with the approved floor plan. Any modifications are subject to approval in accordance with CMC Chapter 19.69.
219. There must be no consumption of alcoholic beverages on-site, including tasting unless approved by a modification to CUP-422.
220. All employees involved in the sale of alcoholic beverages to patrons must enroll in and complete a Responsible Beverage Service (RBS) certified training program approved by the State Department of Alcoholic Beverage Control (ABC) for the responsible sales of alcohol within ninety (90) days of the date of hire.
221. That if CUP-422 is exercised contrary to any conditions of approval or in violation of any law, or is being exercised so as to be detrimental to the public health, or safety, or constitutes a public nuisance, CUP-422 may be revoked in accordance with the procedures set forth in CMC Section 19.62.170.

## **ENVIRONMENTAL**

222. AES-1 The project building and landscaping design shall conform to all development regulations and design standards in the Airport North Specific Plan.
223. AES-2 Outdoor lighting shall be designed and installed in accordance with regulations in the Airport North Specific Plan, Section IV. Design Guidelines, E. Lighting:
  - Project lighting should be concentrated at the main entries and along major plazas or architectural features or landscape features;
  - Decorative lights standards that complement the architectural elements of the building design shall be used;
  - Buildings and tree groves should be up-washed with light to emphasize architecture;
  - Low-intensity, energy efficient parking lot lighting shall be used. Parking lot lights should be secondary to the illumination of buildings and landscaped features, and;
  - Low-level, direct lighting shall be used on pedestrian walkways.

224. AES-3 The exterior of the proposed buildings shall be constructed of materials such as tinted non-reflective glass and pre-cast concrete, stucco, or fabricated wall surfaces.
225. AQ-1 The project developer shall implement fugitive dust control measures in accordance with VCAPCD recommendations. The project developer shall include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following:
- The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized on a daily basis to prevent excessive amounts of dust.
  - Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities.
  - All trucks shall be required to cover their loads as required by California Vehicle Code §23114.
  - All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction, as appropriate. Watering shall be done as often as necessary.
  - Material stockpiles shall be enclosed, covered, stabilized, or otherwise treated, to prevent blowing fugitive dust offsite.
  - Graded and/or excavated inactive areas of the construction site shall be monitored by a City designated person at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four consecutive days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.
  - Signs shall be posted on-site limiting traffic to 15 miles per hour or less.
  - During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the VCAPCD in determining when winds are excessive.
  - Adjacent paved streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to the adjacent paved streets and roads.

- Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.
226. AQ-2 The project developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the project site throughout the project construction phases. The project developer shall include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following:
- Keep all construction equipment in proper tune in accordance with manufacturer's specifications.
  - Limit truck and equipment idling time to five minutes or less.
  - Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in Ventura County (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).
  - Lengthen the construction period during the smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.
227. AQ-3 The project developer shall include in construction and building management contracts the following requirements or measures shown to be equally effective:
- Use solar or low-emission water heaters in the commercial buildings.
  - Require that commercial landscapers providing services at the common areas of project site use electric or battery-powered equipment, or other internal combustion equipment that is either certified by the California Air Resources Board or is three years old or less at the time of use, to the extent that such equipment is reasonably available and competitively priced in Ventura County (meaning that the equipment can be easily purchased at stores in Ventura County and the cost of the equipment is not more than 20 percent greater than the cost of standard equipment).
  - Provide bus stops with shelters at locations along the project frontage with Ventura Boulevard. The number of bus stops shall be determined in consultation with Camarillo Area Transit.
228. Bus stops with shelters are not required for the development of the Costco project and will be evaluated at the time of development of the remaining commercial project.
229. AQ-4 The project developer(s) shall contribute a total of \$651,222 to a TDM fund managed by the City of Camarillo. The developer of the Costco project shall contribute \$243,557 (37.4%) of this total and the developer of the remaining

commercial project shall contribute the remaining \$407,665. The developer of the remaining commercial project may request that the City reduce the amount owed if the amount of development in the western portion of the overall project site is less than 335,600 square feet. The City will then have the TDM contribution for the remaining commercial project calculated based on the actual amount of building space that is developed.

230. CR-1 Prior to the issuance of grading permits, the project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior's Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred) and having at least five years of experience in Chumash territory. The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at the subject site for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Camarillo Director of Community Development and no ground-disturbing activities shall occur at the site until the archaeologist has been approved by the City.

The archaeologist shall be responsible for monitoring all site clearance, grading, and excavation activities, maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Camarillo in a timely manner. The archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment within a 50-foot radius of the find to allow time for the recording and removal of the resources. Work may continue outside the 50-foot radius.

In the event that archaeological resources are discovered at the project site, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner shall commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the consulting archaeologist.

If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the project proponent and project archaeologist shall notify the City of Camarillo Community Development Department and the Barbareño/Ventureño Band of Mission Indians (Chumash). A designated Native American representative from the Barbareño/Ventureño Band of Mission Indians shall be retained to assist the project archaeologist in the significance determination of the Native American as deemed appropriate. The designated Chumash tribal representative shall be given sufficient time to examine the find. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Chumash. If the find is determined to

be of sacred or religious value, the Chumash tribal representative will work with the City and consulting archaeologist to protect the resource in accordance with tribal requirements as may be feasible. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.

In the event that human remains are discovered at the project site, Mitigation Measure CR-3 shall immediately apply and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.

Any Native American artifacts that are relocated/reburied at the project site would be subject to a fully executed relocation/reburial agreement with the assisting Chumash representative. This shall include, but not be limited to, an agreement that artifacts will be reburied on-site and in an area of permanent protection, and that reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist.

Native American artifacts that cannot be avoided or relocated at the project site shall be prepared for curation at an accredited curation facility within the Chumash region that meets federal standards (per 36 CFR Part 79) and is available to archaeologists/researchers for further study. The project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation.

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

Once grading activities have ceased and/or the archaeologist, in consultation with the designated Chumash representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Camarillo Community Development Department.

A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Camarillo Community Development Department, the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton, and the Barbareño/Ventureño Band of Mission Indians.

231. CR-2 The project developer shall include in construction contracts the requirement that the project be halted if any paleontological materials are encountered during the course of project development. The services of a paleontologist shall be secured by contacting the Center for Public Paleontology, which can be found at the following universities; USC, UCLA, California State University at Los Angeles, or California State University at Long Beach, to assess the resources and evaluate the impact. Copies of the paleontological survey, study, or report shall be submitted to the Department of Community Development.

232. CR-3 In the event that human remains (or remains that may be human) are discovered at the project site during ground-disturbing activities, the construction contractors, project archaeologist, and/or designated Chumash tribal representative shall immediately stop all activities within 100 feet of the find. Work outside of the 100-foot radius may continue. The project proponent shall then inform the Ventura County Coroner and the City of Camarillo Community Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

If the coroner determines that the remains are of Native American origin, the coroner would notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely Descendent" (MLD). Despite the affiliation with any Chumash tribal representative(s) at the site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains will be determined in consultation between the project proponent and the MLD. In the event that there is disagreement regarding the disposition of the remains, State law will apply and mediation with the NAHC will make the applicable determination (see Public Resources Code Section 5097.98(e) and 5097.94(k)). Work may recommence after disposition of the remains.

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the South Central Coastal Information Center (SCCIC).

233. HAZ-1 Prior to project development the project applicant/developer shall perform soil tests to determine if farm-related chemicals are present in the soil and at concentrations that exceed federal, state and/or local regulations, per the recommendations in the Phase I ESA. Any contaminated soils shall be remediated in accordance with all applicable laws and regulations.
234. HAZ-2 Prior to project development all building plans must be submitted to the City of Camarillo Department of Community Development to review for consistency with all applicable avigational easements.
235. HAZ-3 Any electronic equipment to be operated on-site which might interfere with airport operations will require a Federal Communications Commission (FCC) permit. Prospective users of such equipment would have to eliminate any interference through the use of insulation materials or other means approved by the City
236. HAZ-4 Prior to the issuance of grading permits, the project applicant/developer shall perform soil tests to determine if the concrete standpipe located along the eastern boundary of the project site and any attached buried line contain any asbestos containing materials. Any asbestos containing materials shall be remediated in accordance with all applicable laws and regulations.

237. HYD-1 During construction, the project applicant shall implement all applicable and mandatory Best Management Practices (BMPs) in accordance with the Construction General Permit and related SWPPP prepared for the project and the City's Municipal Stormwater Permit. These BMPs shall be installed in accordance with the California Stormwater Quality Association (CASQA) fact sheets and shall include, but not be limited, to the following:
- Erosion and sediment control procedures shall be implemented for exposed areas.
  - Appropriate dust suppression techniques, such as watering or tarping, shall be used.
  - Construction entrances shall be designed to facilitate removal of debris from vehicles exiting the site.
  - Truck loads shall be tarped.
  - Material management BMPs shall be implemented.
238. HYD-2 All construction equipment and vehicles shall be inspected for leaks of hazardous materials (including oil and gasoline) and all such leaks repaired according to a regular schedule, specified in the Grading Plan approved by the City of Camarillo Public Works Department.
239. HYD-3 The project shall be designed to comply with all applicable requirements of the City's Municipal Stormwater Permit (Order No. R4-2021-0105) and related stormwater quality mitigation requirements pertaining to the detention, treatment, and/or discharge of stormwater.
240. PUB-1 The recommendations of the Ventura County Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the VCFD either prior to the recordation of a final map or the approval of a building permit.
241. PUB-2 The applicant shall comply with all applicable fire codes and pay any applicable fees to the Ventura County Fire Department prior to the recordation of a final map or the approval of a building permit.
242. PUB-3 The environmental design recommendations of the Camarillo Police Department shall be included in the review process and incorporated into the building plans to reduce opportunities for the commission of crimes.
243. PUB-4 Pursuant to Section 65595 of the Government Code, the project applicant shall be responsible for the payment of all applicable schools fees to the school district serving the project site to offset the impact of additional student enrollment at schools serving the project area.
244. UTL-1 Prior to recordation of the final map, the developer/project applicant shall guarantee the construction of a domestic water system and an irrigation system for landscaping in conformance with applicable City standards.
245. UTL-2 Water improvement plans shall be approved by the Fire Department, the City Engineer and the Calleguas Municipal Water District.

- 246. UTL-3 Sewer plans shall be approved by the City Engineer and the Camarillo Sanitary District. Prior to recordation of the final map, the developer/project applicant shall enter into an agreement with the District which specifies the funding mechanism for all wastewater conveyance facilities.
- 247. UTL-4 All industries proposing to connect to or discharge into the local sewer system shall first obtain the appropriate permit from the Camarillo Sanitary District.
- 248. UTL-5 Restaurant and commercial uses shall install grease interceptors.
- 249. UTL-6 Drought-resistant vegetation shall be used in landscaping to reduce the demand for irrigation water. Water-conserving features, such as low volume water closets and lavatory faucets with limiting-flow valves, shall be installed in all project buildings.
- 250. UTL-7 Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- 251. UTL-8 The project developer shall wait to develop and connect the project to the city's water service until the Fox Canyon Groundwater Management Agency resumes groundwater allocation transfers from agricultural operations. If groundwater allocation transfers do not resume, or if the developer wishes to connect the project to the city's water service before that time, in accordance with Camarillo Municipal Code Chapter 14.12, the project developer shall demonstrate that the water demand of the project would be offset either directly by developer-initiated programs, or if the city is in a declared Stage 2 or higher water supply condition, by making a payment to the city's water conservation credit program in an amount calculated by the city to reduce existing water use elsewhere within the city in an amount adequate to serve the proposed project.