



Camarillo City Council

AGENDA REPORT

Date: December 13, 2023

To: Honorable Mayor and City Councilmembers

From: Greg Ramirez, City Manager

Submitted by: Dave Klotzle, Public Works Director

Subject: RPD-201, Fairfield Camino Ruiz LLC - Resolution Approving Improvement Plans, and Acknowledging Receipt of Agreements, Securities and Other Necessary Documents, and Waiver of Traffic Impact Mitigation Fees

BACKGROUND

RPD-201 is the Fairfield Camino Ruiz LLC (Fairfield) development located at the southeast corner of Verdugo Way and Camino Ruiz. On February 2, 2021, the Planning Commission of the City of Camarillo approved RPD-201, project location as shown on the attached map (Attachment 1). The project was conditioned to construct public improvements for which agreements and securities are required.

DISCUSSION

The developer submitted improvement plans, agreements, securities and other necessary documents, and paid required fees for RPD-201 and the attached resolution acknowledges receipt of these documents (Attachment 2).

The final improvement plans are available for review in the office of the City Engineer. PC Resolution No. 2021-4, with project conditions of approval, is available for review in the office of the City Clerk.

Water Will-Serve Letter

RPD-201 is located within the Camrosa Water District and outside of the City's Water Division. Camrosa Water District issued a Water Will-Serve Letter for this project on September 14, 2023.

Waiver Request of Traffic Impact Mitigation Fees

RPD-201 consists of the development of a 385-unit rental apartment complex. Fairfield proposes to construct a total of 40 affordable residential units including 20 low-income

units and 20 moderate income units. The City has also entered into an Affordable Housing Regulatory Agreement with the developer which requires that all income restricted units remain as such for 55 years. Fairfield submitted a written request (Attachment 3) for the City Council to approve a waiver of the Traffic Mitigation Fees (TMF) for the 20 moderate income affordable residential units. This request is consistent with the Camarillo Municipal Code (CMC) Chapter 11.68 Traffic Impact Mitigation Fees as follows:

Section 11.68.070.B. *The City Council may, upon written request from the developer, modify the fee for residential units for moderate income households as defined in Section 50093(b) of the California Health and Safety Code.*

The City has identified the Camino Ruiz development as part of the City's Housing Opportunity Sites Inventory in the City's adopted Housing Element. The Housing Element is written with the assumption that there will be moderate income units developed on the Camino Ruiz site. The development of moderate-income housing on the site will assist the City in meeting its Regional Housing Needs Allocation (RHNA) objectives in the Housing Element. Furthermore, the City's Housing Element programs commit the City to encouraging the development of additional affordable housing. Therefore, staff recommends City Council approve the request to waive traffic mitigation fees for 20 moderate income affordable units for RPD-201 Fairfield development.

The 20 low-income residential units are exempt from the requirement to pay TMF fees per Section 11.68.070.A3 of the CMC.

FISCAL IMPACT

There is no fiscal impact as a result of this action; however, if waiver is approved, the City of Camarillo would not receive approximately \$38,380 in traffic mitigation fees.

CEQA DETERMINATIONS

On December 9, 2020, the City Council approved an EIR for RPD-201. Pursuant to CEQA Guideline section 15162(a) no subsequent CEQA review is required because there are no substantial changes to the project or the circumstances under which the project is being undertaken, and no new information of substantial importance regarding the project has come to light triggering the need for a subsequent EIR for the project.

RECOMMENDATION

1. Find that an EIR was previously approved and no further CEQA review is required pursuant to CEQA Guideline 15162; and
2. Adopt a Resolution approving improvement plans and acknowledging receipt of agreements, securities, and other necessary documents; and waiver of traffic impact mitigation fees for 20 moderate income affordable residential units.

RPD-201, Fairfield Camino Ruiz, LLC

December 13, 2023

Page 3 of 3

ATTACHMENTS

1. Location Map
2. Resolution
3. Traffic Mitigation Fee Exemption Request

REFERENCE MATERIALS – AVAILABLE FOR REVIEW AT CITY HALL

None.