



City of Camarillo

Department of Community Development

GENERAL PLAN AMENDMENT & REFERRAL REQUEST

Application

SUBMITTAL	City of Camarillo Department of Community Development 601 Carmen Drive P.O. Box 248 Camarillo, CA 93011-0248 Phone: 805.388.5360; Fax: 805.388.5388 Email: planning@cityofcamarillo.org	APPLICATION <small>Staff Use</small>	Referral Request Filing Date <u>11/30/21</u> Fee <u>\$5,899.00</u> HTE No. <u>21-651</u> GPA Application Filing Application # _____ Date Filed _____ Fee _____ <div style="text-align: right;"><i>(Keep receipts with Application)</i></div>
NOTE	<p>Before any application for a General Plan Amendment may be submitted, applications must first be pre-screened and obtain approval of a General Plan Amendment Referral. Any authorization to proceed does not imply approval of the General Plan Amendment application. The request for City Council pre-screening must be submitted with all necessary support information no later than November 30. If November 30 falls on a Saturday, Sunday, or holiday, the application must be submitted by the close of business on the next business day. If you should have questions or require assistance, contact the Department of Community Development.</p> <p>➤ Agenda reports will be emailed to all applicants and representatives.</p>		
APPLICANT	APPLICANT <u>OWNER'S REPRESENTATIVE - DPS, Inc.</u> <input checked="" type="checkbox"/> Contact Person <u>Dennis Hardgrave</u> Email (required) <u>dennis@devplan.net</u> Address <u>211 Village Commons Blvd. Suite 15</u> City <u>Camarillo</u> State <u>CA</u> Zip <u>93012</u> Phone (8 am – 5 pm) <u>(805) 484-8303</u> Cell <u>(805) 402-1589</u> Fax <u>N/A</u>		
PROPERTY OWNER	PROPERTY OWNER <u>Claberg Ranch</u> Contact Person <u>Phil McGrath</u> Email (required) <u>Phil4mcgrathfarm@gmail.com</u> Address <u>1012 W. Ventura Blvd.</u> City <u>Camarillo</u> State <u>CA</u> Zip <u>93010</u> Phone (8 am – 5 pm) <u>(805) 485-4210</u> Cell <u>(805) 732-3230</u> Fax <u>N/A</u>		
CHANGE REQUESTED	Amendment to General Plan Element(s) <u>LAND USE ELEMENT &-Airport North Specific Plan (Phase 3)</u> Detailed description of proposed change(s). Attach additional sheets if necessary <u>The proposal is intended to make the Airport North Specific Plan more responsive to the City's Economic Development Strategy. The proposal is to a.) reduce the area of land specifically dedicated to Commercial/Retail uses in the approved plan due to the over-supply of vacant Commercial land within Camarillo; b.) eliminate the strictly-designated "Office" category from the approved plan and replace it with more flexible Research Development acreage; c.) and provide an Industrial designation to a portion of the site to provide acreage for higher-paying, job-creating industrial users not compatible with the Research/Development category.</u> If amendment to Land Use Map Designation: Current <u>General Commercial, Office, Research/Development</u> Proposed <u>Industrial/Commercial, Research/Development, Industrial</u> Location <u>Airport North Specific Plan Phase 3 (approved Specific Plan) - south side of US 101 @ Central Avenue</u> Acres <u>135.21 ac. site: General Commercial to Industrial/Commercial = 30.2 acres;</u>		

Office to Research/Development = 16.6 acres; Research/Development to Industrial = 23.4 acres.

GENERAL PLAN AMENDMENT REFERRAL

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REVIEW CRITERIA	<p>All applicants must provide responses on a separate sheet of paper to each of the following questions: SEE ATTACHMENT FOR RESPONSES & EXHIBITS</p> <p>1. Describe changes in General Plan goals and policies, or in physical, social or economic conditions that have occurred that render the adopted land use designation no longer feasible or preferable.</p> <p>2. What substantial changes in the environmental characteristics affecting the property and its uses have occurred, creating an inconsistency with other currently existing uses?</p> <p>3. Describe why the amendment is warranted at this time and the physical constraints or changes that have occurred that render the adopted land use designation no longer feasible or preferable.</p> <p>4. How is the requested change consistent with development and land use patterns within adjoining areas?</p>																
	PROPERTY DESCRIPTION	<p>Property Acquired (date) <u>1950</u></p> <p>Legal Description <u>Parcel 1, portion of Subdivision 55, Rancho El Rio De Santa Clara O' La Colonia</u></p> <p>Property Location <u>South side of US 101 at the Central Avenue interchange</u></p> <p>Assessor's Parcel No. <u>216-0-040-635</u></p> <p>Cross Street(s) <u>Ventura Blvd. on the north, Wood Rd. on the east</u></p> <p>Current Zoning <u>Not Currently Zoned - within City CURB, outside City Limit</u> Parcel Area <u>135.21 acres (per Ventura Co. Assessor Map)</u></p> <p>Dimensions of Parcel: Width <u>3,200 feet (approximately)</u> Depth <u>1,700 feet+ to 1,900 feet+ (varies)</u></p> <p>Current General Plan Designation <u>Approved Airport North Specific Plan: General Commercial, Office, Research & Development</u></p> <p>Current Use of Property <u>Agriculture-related uses: row crops, horticultural/nursery stock, and produce sales</u></p>															
	UTILITIES	<table border="0"> <tr> <td colspan="2"><u>Utility Services: Location / Size of Line</u></td><td><u>Source: Company / Agency</u></td></tr> <tr> <td>Water</td><td><u>Ventura Blvd. & Wood Rd./8" & 12"</u></td><td><u>City of Camarillo</u></td></tr> <tr> <td>Electricity</td><td><u>Ventura Blvd. & Wood Rd./backbone service</u></td><td><u>Southern California Edison</u></td></tr> <tr> <td>Gas</td><td><u>Ventura Blvd. & Wood Rd./mains</u></td><td><u>The Gas Company</u></td></tr> <tr> <td>Sanitation</td><td><u>Wood Road/Main Trunk line</u></td><td><u>Camarillo Sanitation District</u></td></tr> </table>	<u>Utility Services: Location / Size of Line</u>		<u>Source: Company / Agency</u>	Water	<u>Ventura Blvd. & Wood Rd./8" & 12"</u>	<u>City of Camarillo</u>	Electricity	<u>Ventura Blvd. & Wood Rd./backbone service</u>	<u>Southern California Edison</u>	Gas	<u>Ventura Blvd. & Wood Rd./mains</u>	<u>The Gas Company</u>	Sanitation	<u>Wood Road/Main Trunk line</u>	<u>Camarillo Sanitation District</u>
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SITE FEATURES	<p>Access <u>Direct access to US 101 at the Central Avenue interchange; Ventura Blvd., Wood Rd., Verdulera St.</u></p> <p>Proposed Grading <u>No hillside grading, parcel is flat. All grading would be excavation for compaction & development.</u></p> <p>Existing Features (please describe existing and proposed changes)</p> <p>Buildings <u>Primary structures are farm store, agriculture-related small buildings, sheds and greenhouses</u></p> <p>Topographical / Vegetation <u>Site is flat with scattered ornamental trees primarily at the property perimeter.</u></p>																

CERTIFICATION & CHECKLIST

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APPLICANT SIGNATURE

NOTE: An application may be filed only by the owner of the property or by a person with the power-of-attorney from the owner authorizing the application, or by the attorney-at-law representing the owner.

- ☐ I have the authority to file this application on behalf of the owner as authorized by the owner's consent signature below.
- ☒ I am the owner of the property.
- ☐ I have the power-of-attorney from the property owner authorizing the application and a copy of the authorization is attached.
- ☐ I am the attorney-at-law representing the owner and a copy of the authorization is attached.

I/We, _____, being duly sworn do depose and say that I/we am/are the owner(s) or applicants herein named and that the foregoing statement and answers herein contained and the information herein submitted are in all respects true and correct to the best of my/our knowledge and belief.

☒

Phil McGrath

Phil McGrath

Signature

Name (Please print)

Date

OWNER CONSENT

CONSENT BY OWNER (If applicant is other than owner, owner must sign consenting to filing.)

I/We, _____, am/are the owner(s) of the subject property and consent to the filing of this application and hereby authorize city representative(s) to enter upon my property for the purpose of examining and inspecting the property in preparation of any reports and/or environmental review for the processing of the application(s) being filed and consent to the filing of this application.

☒

Phil McGrath

Phil McGrath

Signature

Name (Please print)

Date

CHECKLIST

No project application will be considered complete unless the following materials are provided. Additional materials may be required depending on the nature and location of the request. Refer to the following "Application Material" section for a description of the various required materials.

Referral

Staff Use

LIST

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Req. | <input checked="" type="checkbox"/> Rcvd. | Application |
| <input checked="" type="checkbox"/> Req. | <input checked="" type="checkbox"/> Rcvd. | Referral Filing Fee |
| <input checked="" type="checkbox"/> Req. | <input checked="" type="checkbox"/> Rcvd. | Map showing location of proposed GPA with current/proposed land use designations |

If the request is referred by City Council for further study, the following items are required for the filing of a General Plan Amendment application:

GPA

Staff Use

LIST

- | | | |
|-------------------------------|--------------------------------|---|
| <input type="checkbox"/> Req. | <input type="checkbox"/> Rcvd. | General Plan Amendment Filing Fee |
| <input type="checkbox"/> Req. | <input type="checkbox"/> Rcvd. | Environmental Assessment Questionnaire |
| <input type="checkbox"/> Req. | <input type="checkbox"/> Rcvd. | 600-foot radius map – 2 copies (for City Council public hearing mailout) |
| <input type="checkbox"/> Req. | <input type="checkbox"/> Rcvd. | Listing of property owners within 600 feet
(one copy –plus- 2 sets on self-adhesive labels – see sample.) |
| <input type="checkbox"/> Req. | <input type="checkbox"/> Rcvd. | On-Site Public Hearing Signage |
| <input type="checkbox"/> Req. | <input type="checkbox"/> Rcvd. | Certification of property owners list |
| <input type="checkbox"/> Req. | <input type="checkbox"/> Rcvd. | Listing of adjoining property owners
(one copy –plus- 2 sets on self-adhesive labels – see sample.) |
| <input type="checkbox"/> Req. | <input type="checkbox"/> Rcvd. | Listing of adjoining occupants (one copy –plus- 2 sets on self-adhesive labels – see sample.) |
| <input type="checkbox"/> Req. | <input type="checkbox"/> Rcvd. | Zone Change Application |

CITY OF CAMARILLO

GENERAL PLAN AMENDMENT & REFERRAL REQUEST

REVIEW CRITERIA RESPONSES: CLABERG RANCH/AIRPORT NORTH SPECIFIC PLAN

November 2021

- 1. Describe changes in General Plan goals and policies, or in physical, social or economic conditions that have occurred that render the adopted land use designation no longer feasible or preferable.**

The requested change is an Amendment to the Airport North Specific Plan and the Camarillo General Plan to modify the land use designations for a portion of the 135.21 acre parcel in order to create an economically viable Industrial/Commercial, Research/Development and Industrial campus. The requested change is necessary in order to meet the economic changes and market demands that have occurred since the original Airport North Specific Plan was approved in 1986. The project site is the final phase (Phase 3) of the approved Airport North Specific Plan.

Over the past twenty-plus years several parcels within the first two phases of the Specific Plan have been amended from Industrial uses to General Commercial to create a robust Retail Commercial hub in the area between Las Posas Road and Springville Drive. The current Specific Plan Phase 3 includes over 30 acres of General Commercial-designated land and over 16 acres of Office Use-only designated land. Neither category has any market demand or economic feasibility in the foreseeable future. The requested change would amend the Specific Plan and General Plan to be designated primarily for Research & Development and Industrial/Commercial uses in order to allow for flexibility in developing a cohesive campus setting with parcels large enough to attract major employers and generate higher-paying jobs within the community. The most recent Ventura County Civic Alliance "2021 State of the Region Report" illustrates a decade-long continuing downward trend in employment in higher-paying manufacturing and technology fields. Strictly office use demands have also decreased in the region over this same period of time.

The requested changes are consistent with the adopted 2018 City of Camarillo Economic Development Strategic Plan (EDSP). The EDSP document provides a strategic framework to guide the City of Camarillo's economic development policies and programs for the coming decade. As stated within the EDSP the primary goal is to foster growth to meet the following objectives. The requested General Plan Amendment land uses would meet those objectives as stated in italics following each objective:

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GENERAL PLAN AMENDMENT & REFERRAL REQUEST

REVIEW CRITERIA RESPONSES: CLABERG RANCH/AIRPORT NORTH SPECIFIC PLAN

November 2021 – page 2 of 4

- A. Maintaining the City's fiscal strength, in order to continue providing exceptional municipal services – *the businesses locating within the project would create new sources of property tax, situs sales tax and indirect sales tax revenues without creating an economic burden on the City budget;*
- B. Expanding high-wage employment opportunities in the City, reducing the need for long commutes by residents to other employment centers – *the project would provide needed parcels in a "shovel-ready" condition within the City needed to attract major employers and campuses for either expansion or relocation from elsewhere in the region;*
- C. Encouraging optimal land use patterns to ensure the long-term viability of Camarillo's commercial and industrial areas – *the site is within an approved Specific Plan and located at a freeway interchange which will be upgraded as a part of the project;*
- D. Leveraging the City's unique opportunities to position itself as a center of innovation – *proximity to Naval Base Ventura County, CSU Channel Islands and UC Santa Barbara technology hubs and the skilled workforce in the region creates the opportunity to make Camarillo the next-generation center for innovation in a high quality of life setting;*
- E. Increasing attraction of tourists/visitors – *large-scale employers generate substantial hotel stays and increase local bed tax and sales tax revenues while corporate gatherings can make use of the City's planned Events and Conference Center;*
- F. Balancing growth opportunities with preservation of community's history and character – *the project is master-planned to be compatible with the existing Airport North character and will reflect the Heritage Zone standards along the Ventura Freeway corridor.*

2. What substantial changes in the environmental characteristics affecting the property and its uses have occurred, creating an inconsistency with other currently existing uses?

The existing uses have been agriculture-related and have been viewed in both the Specific Plan and General Plan as interim uses. The site is within the City of Camarillo City Urban Restriction Boundary (CURB) and has been intended for development since the 1980's. The surrounding uses to the east are industrial and would be consistent and appropriate with the proposed General Plan and Specific Plan Amendment. The existing interim agricultural-related uses would be transitioned out over time as Phase 3 of the Specific Plan is developed.

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REVIEW CRITERIA RESPONSES: CLABERG RANCH/AIRPORT NORTH SPECIFIC PLAN

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- 3. Describe why the amendment is warranted at this time and the physical constraints or changes that have occurred that render the adopted land use designation no longer feasible or preferable.**

The changes are warranted at this time because there is a need for large-scale sites for economic development within the City of Camarillo to meet the General Plan and Economic Development Strategic Plan goals and objectives. The primary reason for the change is that as currently designated there is no long-range economic demand for the 46 acres of General Commercial or Office Use at this site that would justify the investment in improving the site and constructing roads and installing utilities to the site. The retail shopping center demand in Ventura County is not projected to grow over the coming decade enough to justify any future major retail use of the Phase 3 property, particularly with the vacant, approved Amara 60-plus acre Retail Center site at the Springville interchange. The retail needs of the Oxnard Plain are more than adequately met by the existing retail, dining and entertainment centers located along the US 101 corridor. Office Use-only vacancies remain near all-time high levels in the area with a more than adequate supply available. The proposed Research/Development designation of the majority of this site would allow for stand-alone Office uses if needed, while also allowing for a more flexible campus environment for employers looking for integration of Office and Industrial functions on a single parcel.

- 4. How is the requested change consistent with development and land use patterns within adjoining areas?**

The proposed uses of both the existing General Plan and Airport North Specific Plan are consistent with the development and land use patterns within the adjoining areas. The requested change is a minor revision to the approved Airport North Specific Plan and Camarillo General Plan and is consistent with development patterns to the east and within the Airport North area. The site is bounded on the south by a major Ventura County Watershed Protection District drainage channel that separates the site from the Camarillo Airport located further to the south. The area between the Camarillo Airport and the US 101 corridor has been determined to be appropriate only for non-residential uses, leading to the determination that the highest and best economic long-term use of this property is for Industrial/Commercial, Research/Development and other related Industrial uses. The

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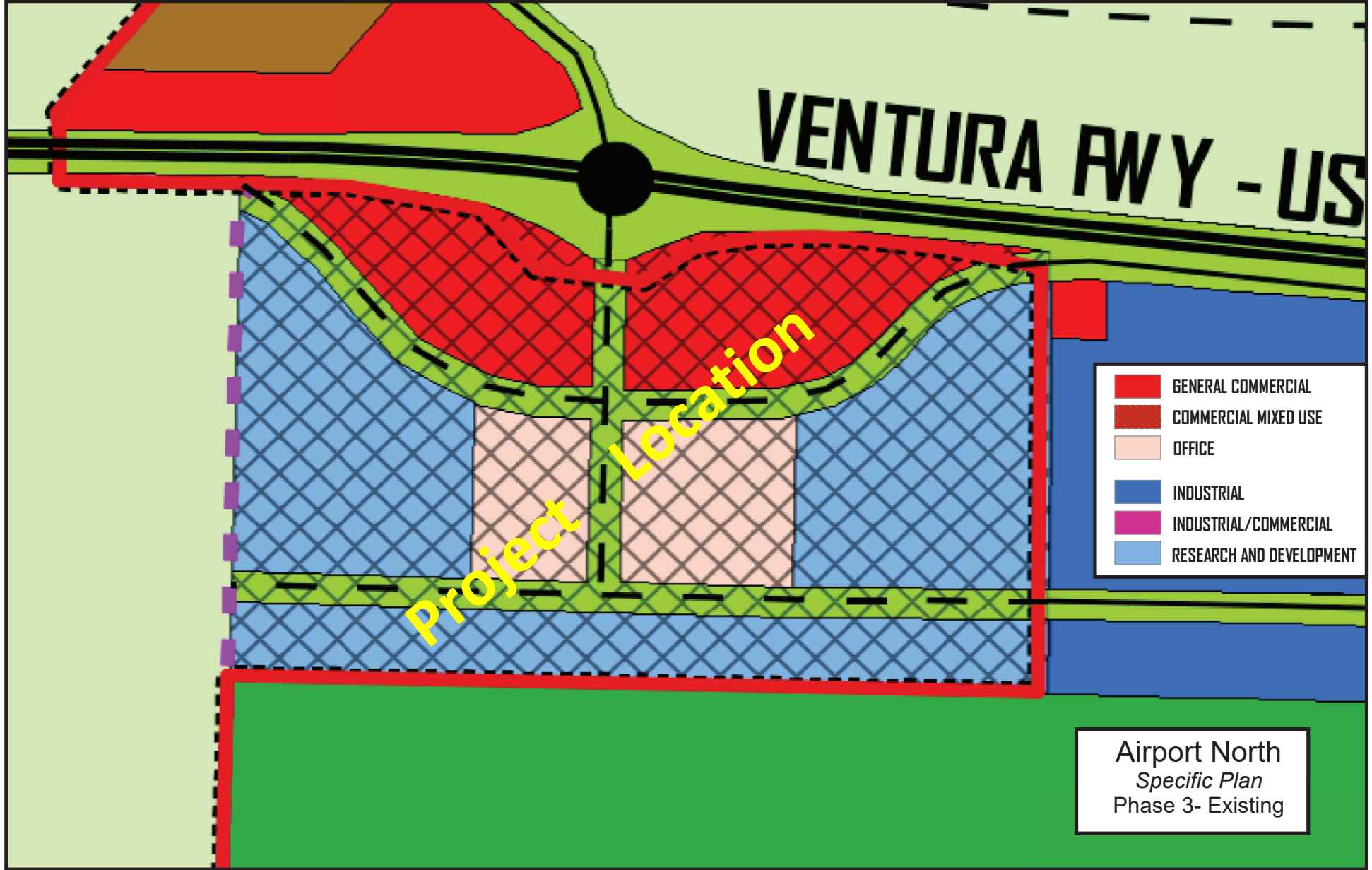
REVIEW CRITERIA RESPONSES: CLABERG RANCH/AIRPORT NORTH SPECIFIC PLAN

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area to the west of the project site is agricultural and is intended to remain agricultural in the future as it is within the Ventura County Save Open Space and Agricultural Resources (SOAR) restriction area. An agricultural use setback buffer will be provided at the west boundary of the project site consisting of an existing open storm drain channel and the addition of in-project vegetation barriers as recommended by the County of Ventura Agricultural Commission.



**CLABERG RANCH LOCATION
AIRPORT NORTH SPECIFIC PLAN PHASE 3
City of Camarillo**



VENTURA HWY - US

Project Location

- GENERAL COMMERCIAL
- COMMERCIAL MIXED USE
- OFFICE
- INDUSTRIAL
- INDUSTRIAL/COMMERCIAL
- RESEARCH AND DEVELOPMENT

Airport North
Specific Plan
Phase 3 - Proposed

Claberg Ranch General Plan Amendment Referral Land Use Table

Land Use Designation:	Existing Land Use Designation (acres)	Proposed Land Use Designation (acres)
General Commercial	30.2	0.0
Industrial/Commercial	N/A	30.2
Office	16.6	0.0
Research & Development	67.8	61.0
Industrial	N/A	23.4
Roadways	20.61	20.61
Total Acreage :	135.21	135.21

VENTURA FWY - US

- GENERAL COMMERCIAL
- COMMERCIAL MIXED USE
- OFFICE
- INDUSTRIAL
- INDUSTRIAL/COMMERCIAL
- RESEARCH AND DEVELOPMENT

General Commercial	30.20 Ac.
Office	16.60 Ac.
Research & Development	67.80 Ac.
Roads	20.61 Ac.
TOTAL	135.21 Ac.

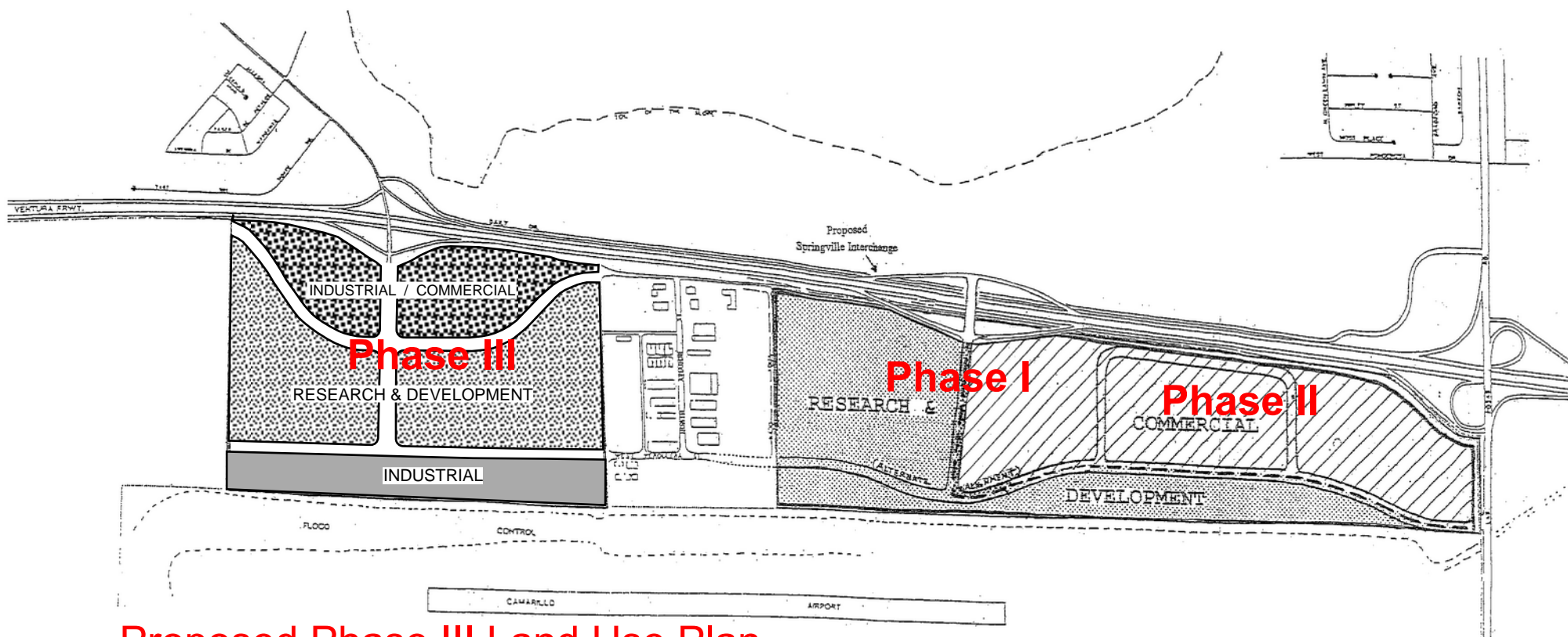
Airport North
Specific Plan
Phase 2 - Existing

VENTURA HWY - US

- GENERAL COMMERCIAL
- COMMERCIAL MIXED USE
- OFFICE
- INDUSTRIAL
- INDUSTRIAL/COMMERCIAL
- RESEARCH AND DEVELOPMENT

Industrial / Commercial	30.20 Ac.
Research & Development	61.00 Ac.
Industrial	23.40 Ac.
Roads	20.61 Ac.
TOTAL	135.21 Ac.

Airport North
Specific Plan
Phase 3 - Proposed

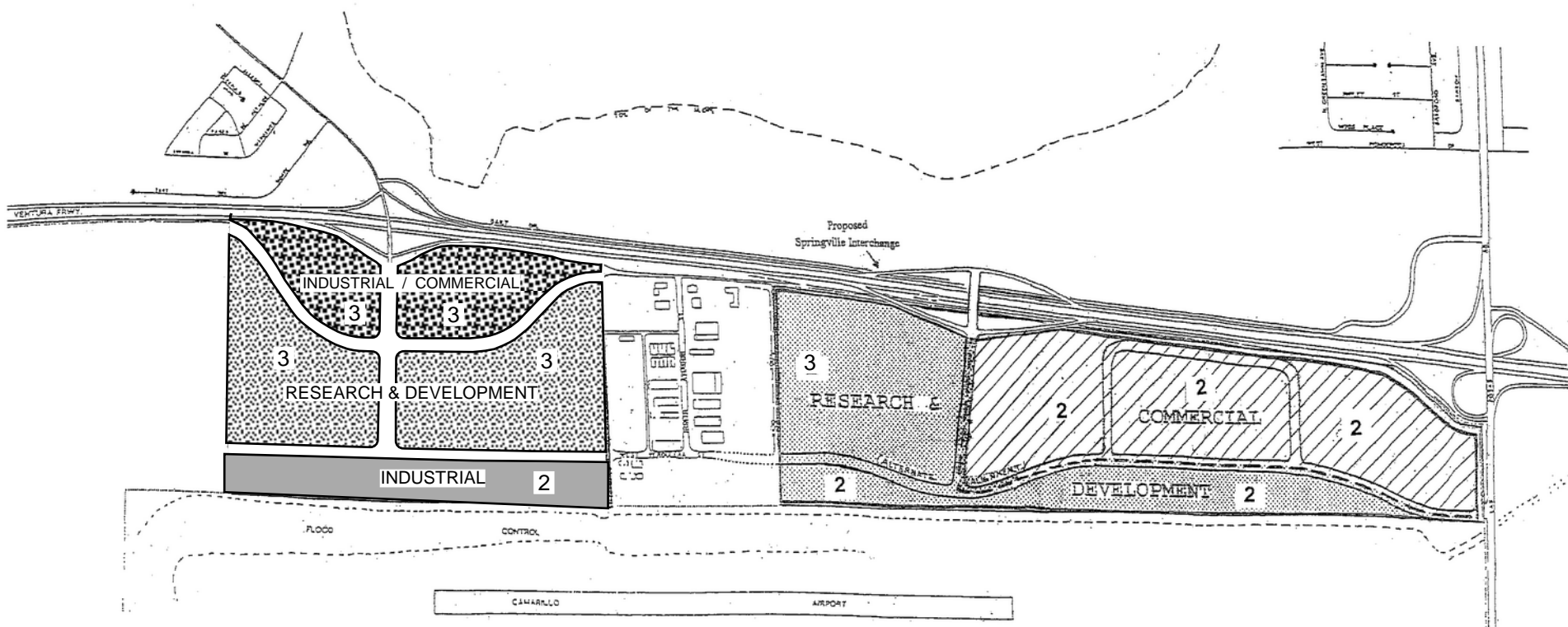


Proposed Phase III Land Use Plan **AIRPORT NORTH SPECIFIC PLAN**

LAND USE PLAN

REVISION APPROVED BY CITY
COUNCIL RESOLUTION 2007-112
ADOPTED SEPTEMBER 12, 2007





Proposed Phase III Permitted Height Zones

AIRPORT NORTH SPECIFIC PLAN

PERMITTED HEIGHT ZONES

REVISION APPROVED BY CITY
COUNCIL RESOLUTION 2007-112
ADOPTED SEPTEMBER 12, 2007



EXHIBIT 6