

RESOLUTION NO. PC 2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO APPROVING CONDITIONAL USE PERMIT (CUP-400) FOR THE ARNEILL ROAD 9-UNIT MIXED-USE DEVELOPMENT PROJECT

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

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

A. The City of Camarillo has initiated proceedings for a Conditional Use Permit to allow for the construction of a nine (9) unit mixed-use development with 500 square feet of commercial space on the real property located at 248, 262, 268, and 276 Arneill Road, located at the east side of Arneill Road (the "Property");

B. The Property is approximately 15,681.6 square-feet and is located within the Village Commercial Mixed-Use (CMU) Zone with a General Plan Designation of Commercial Mixed Use;

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

D. The Director completed review and scheduled a public hearing regarding the application before the Planning Commission on June 6, 2023;

E. Notices of Public a Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law;

F. Municipal Code section 19.23.040 assigns decision making authority to the Planning Commission for the requested Conditional Use Permit;

G. 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");

H. On June 6, 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 Applicants; and;

I. The Planning Commission considered the information provided by City staff, public testimony, and the Applicants. This Resolution, and its findings, are made based upon the evidence presented to the Planning Commission at its June 6, 2023, hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2. Environmental Review. The project was previously evaluated under Negative Declaration 2023-1 and the associated Initial Study. Negative Declaration 2023-1

was adopted by the City Council at the April 12, 2023 Council Meeting (Resolution No. 2023-30). Negative Declaration 2023-1 and the associated Initial Study were prepared for the project by Cadence Environmental Consultants in accordance with the provisions of the California Environmental Quality Act (CEQA) of 1970 as amended (California Public Resources Code, § 21000 et seq.), the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (14 CCR 15000 et seq.), and the City of Camarillo CEQA Environmental Guidelines. Therefore, no additional review is necessary.

SECTION 3. Conditional Use Permit Findings (CUP-400). Pursuant to CMC § 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.

Mixed-use projects are a conditionally permitted use pursuant to CMC section 19.23.040.

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.

The use would be consistent with the Principles and Standards of the General Plan in that the project proposes to build the “highest quality of development...”; the design adheres to the Heritage Zone design program; the plan establishes pathway linkages where none exist presently or upgrades existing pathways; and most significantly, this proposal specifically aligns with the language of the Land Use Element as it “considers residential opportunities for properties being studied for reuse potential.” The project is a compact, infill mixed-use development in close proximity to existing residential use, retail services, within walking distance of train station and bus service and major office and service employment centers. This land planning concept is consistent with the General Plan Land Use goals and principles.

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 in the neighborhood.

The Project area is 15,681.6 square feet which exceeds the 10,000 square-foot minimum lot size in the CMU Zone. The development is consistent with the CMC including its setbacks, landscaping, and walls. The development is a maximum 25 feet and 9 inches in height and maintains a minimum of 3’ front, 5’ side, and 10’ rear setbacks, all of which meet CMC requirements. The development is consistent with the applicable design guidelines of the Camarillo Heritage Zone in that it follows the Spanish Mission Style and has four-sided architecture with substantial articulation on all building faces. Additionally, conditions have been imposed to ensure that the project will be compatible with the existing uses in neighborhood.

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 Circulation Element designates Arneill Road from Las Posas Road to Ventura Boulevard as a secondary arterial street. Access to the project site will be from Arneill Road on the west side of the site and from the alley to the east of the site. The Conditions of Approval for CUP-400 require that before the city issues the grading permit, traffic circulation and control on adjacent streets, including all curb openings, control signs for regulation, warning, and guidance of traffic, must be designed as required by the City Traffic Engineer. These include, without limitation, stop signs, speed signs, turn prohibition signs, one-way signs, parking signs, together with required pavement striping, raised pavement markers, and road symbols; traffic circulation and control onsite must meet the approval of the Director of Community Development and the City Traffic Engineer. The Conditions of Approval will ensure that Arneill Road as a secondary arterial street will be able to accommodate the type and quantity of traffic generated from 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.

The conditions set forth as part of this approval of CUP-400 address the most common issues experienced by the City related residential development and the particular concerns raised by this project, including, without limitation, public interest, compliance with the conditions of approval, crime, trash and debris, and safety, which are necessary to protect public health, safety, and general welfare

SECTION 4. Approval of CUP-400. Based on the above findings, the Planning Commission approves CUP-400, 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 5. 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 6. Construction. This Resolution must 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 7. 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 8. 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 must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9. 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 10. 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 11. 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 § 19.62.090 or CMC § 19.23.250.

SECTION 12. 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 13. The Planning Commission Chairman, 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 June 6, 2023, by members of the Planning Commission of the City of Camarillo voting as follows:

AYES:

NOES:

ABSENT:

Chair

ATTEST:

Secretary

c: General Services Department (Information Systems Division)
Community Development Department

ARNEILL ROAD MIXED-USE



PROJECT DESCRIPTION

THIS IS A MIXED-USE PROJECT CONSISTING OF 9 RESIDENTIAL UNITS AND 500 SF OF COMMERCIAL SPACE. THE MIXED USE BUILDING FRONTING ARNEILL ROAD IS A 2-STORY BUILDING THAT INCLUDES THE COMMERCIAL SPACE, COMMUNITY SPACE FOR THE RESIDENTS, AND (2) 1-BED UNITS ON THE SECOND FLOOR. THE BACK BUILDING CONTAINS (2) 2-BEDROOM UNITS AND (5) 1-BEDROOM UNITS.

VICINITY MAP



PROJECT STATISTICS

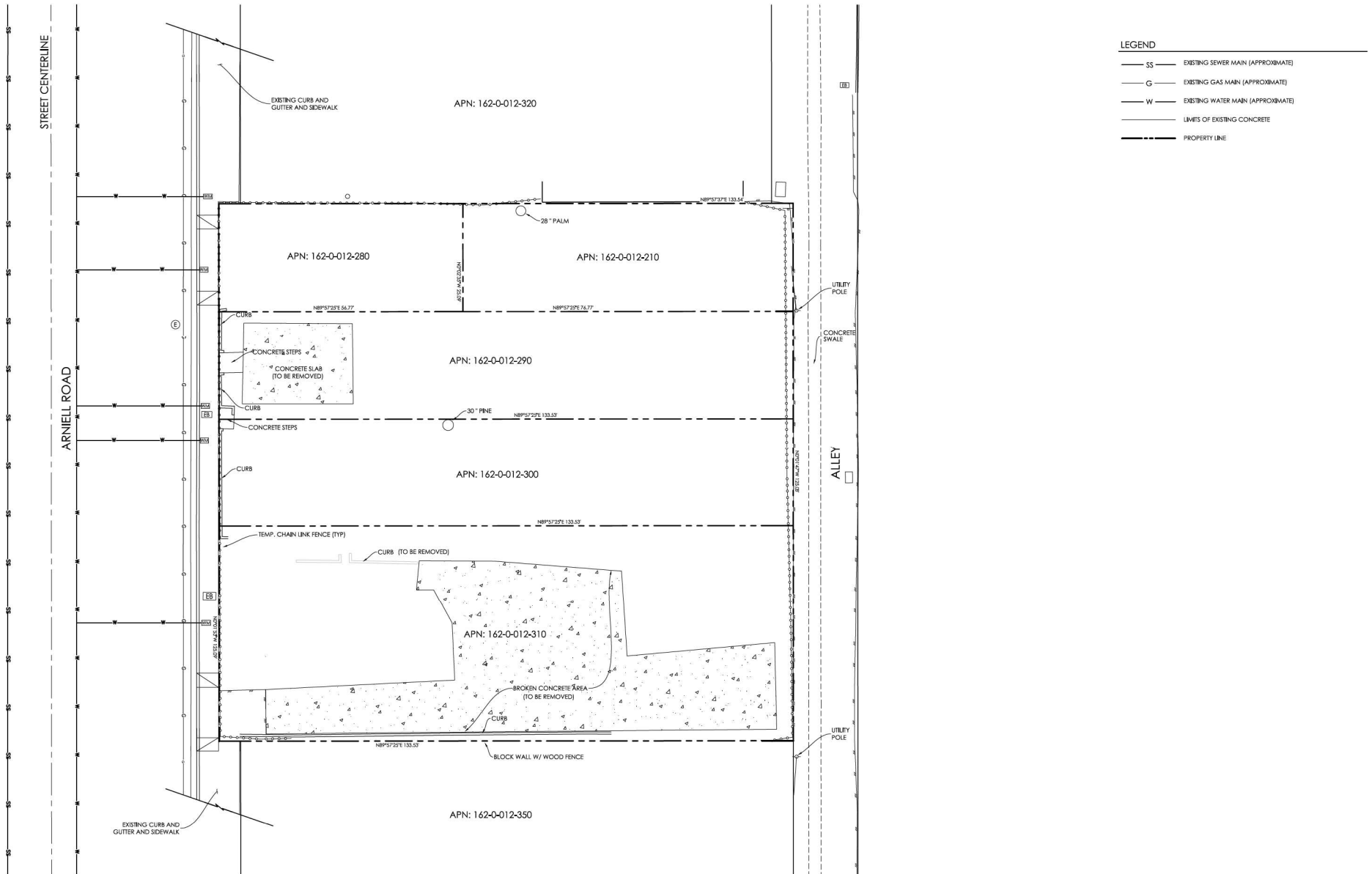
PROJECT ADDRESS:			ARNEILL ROAD CAMARILLO, CA 93011
APN:			162-0-012-210, -280, -290, -300, -310
CURRENT ZONING:			CPD (COMMERCIAL PLANNED DEVELOPMENT)
PROPOSED ZONING:			COMMERCIAL MIXED -USE
CURRENT USE:			VACANT
PROPOSED OCCUPANCY:			R-2 & B/M
TYPE OF CONSTRUCTION:			VB
LOT AREA:			.36 ACRES (15,681.6 SF)
TOTAL SQUARE FOOTAGE			
1-BED UNITS	(7 X 500 SF)	3,500 SF	
2-BED UNITS	(2 X 800 SF)	1,600 SF	
RESIDENTIAL COMMON		500 SF	
COMMERCIAL		500 SF	
TOTAL =		6,100 SF	
LANDSCAPE/OPEN SPACE			-750 SF
PARKING:			
REQUIRED			
RESIDENTIAL	1.5 SPACE/ 1-BD = 1.5 * 7 =	10.5 SPACES	
	2 SPACES/2-BED = 2 * 2 =	4 SPACES	
RESIDENTIAL GUEST	2 SPACE/5 UNITS	3.6 SPACES	
COMMERCIAL	1 SPACE/250 SF = 500/250 =	2 SPACES	
TOTAL		20.1 SPACES	
PROPOSED			20 SPACES

PROJECT TEAM

CLIENT:	CITY OF CAMARILLO
	ADDRESS: 601 CARMEN DRIVE
	CITY OF CAMARILLO, CA 93011
	CONTACT: DAVID MOE EMAIL: DMOE@CITYOFCAMARILLO.ORG PHONE: 805.388.5366
ARCHITECT:	RRM DESIGN GROUP
	ADDRESS: 3765 S. HIGUERA, SUITE 102
	SAN LUIS OBISPO, CA 93401
	CONTACT: DARIN CABRAL EMAIL: DJCABRAL@RRMDISIGN.COM PHONE: 805.543.1794
CIVIL ENGINEER:	RRM DESIGN GROUP
	ADDRESS: 3765 S. HIGUERA, SUITE 102
	SAN LUIS OBISPO, CA 93401
	CONTACT: ROBERT CAMACHO EMAIL: RCAMACHO@RRMDISIGN.COM PHONE: 805.543.1794
LANDSCAPE ARCH:	RRM DESIGN GROUP
	ADDRESS: 3765 S. HIGUERA, SUITE 102
	SAN LUIS OBISPO, CA 93401
	CONTACT: CHRIS DUFOUR EMAIL: CBDUFOUR@RRMDISIGN.COM PHONE: 805.543.1794
ENERGY AND ENVIROMENTAL STRATEGIES:	JENNIFER RENNICK ARCHITECTURE & CONSULTING
	ADDRESS: 1015 NIPOMO STREET, SUITE 200
	SAN LUIS OBISPO, CA 93401
	CONTACT: JENNIFER RENNICK EMAIL: JENNIFER@RENNICKARCH.COM PHONE: 805.423.8359

SHEET INDEX

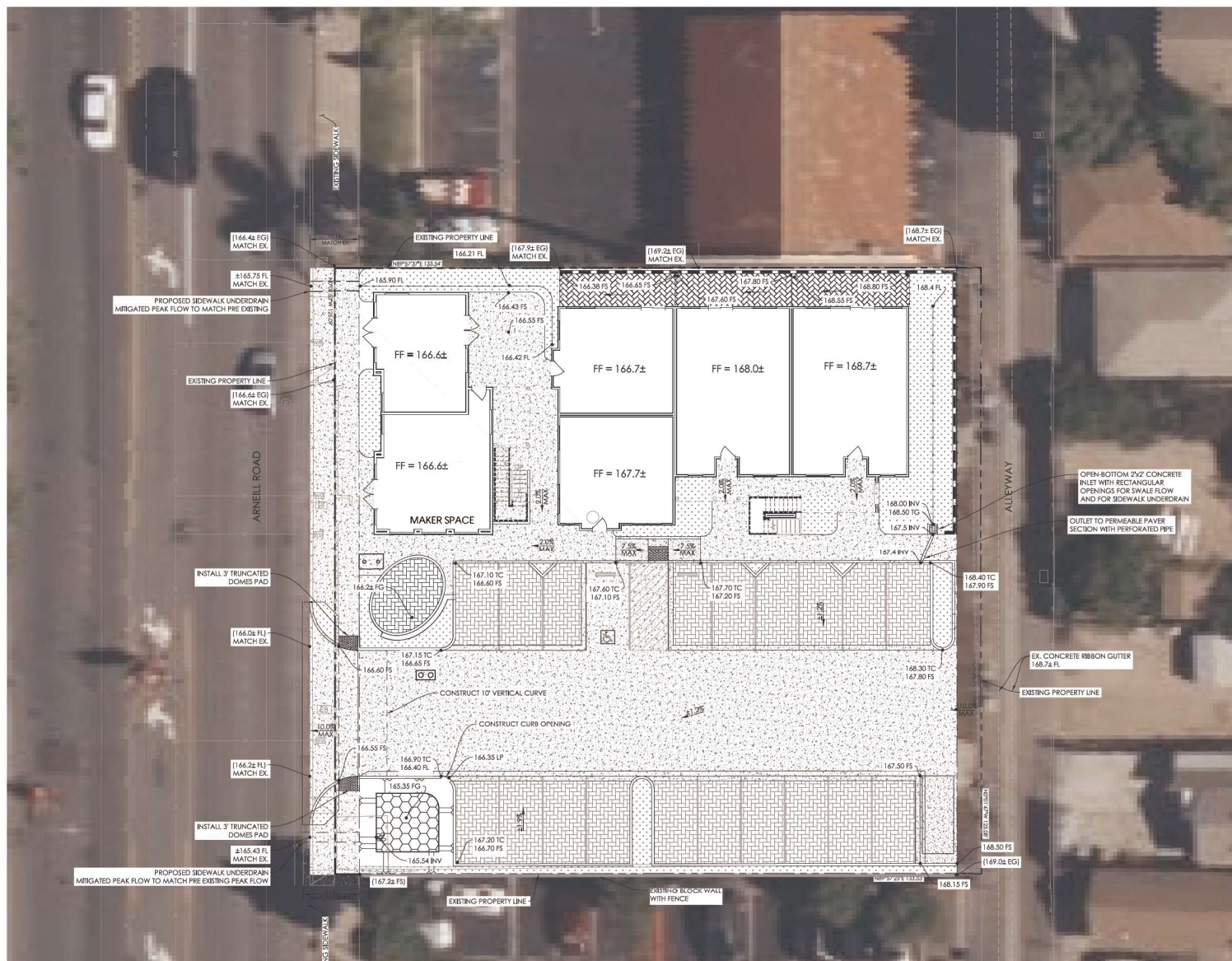
TITLE SHEET	A1
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ARCHITECTURAL SITE PLAN	A3
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STORMWATER PLAN	A5
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SCALES: 1" = 20'-0" (12"x18" SHEET) 0' 10' 20' 40' 60'
 1" = 10'-0" (24"x36" SHEET) 0' 5' 10' 20' 30'

NORTH



LEGEND

SS	EXISTING SEWER MAIN (APPROXIMATE)
G	EXISTING GAS MAIN (APPROXIMATE)
---	LIMITS OF EXISTING CONCRETE
W	PROPOSED 2" PVC WATER LINE
SS	PROPOSED 6" PVC SEWER LINE
G	PROPOSED GAS LINE
JT	PROPOSED JOINT TRENCH LINE
---	PROPOSED FLOWLINE
---	PROPOSED CMU RETAINING WALL MAX HEIGHT 3.0'
[Pattern]	PROPOSED PERMEABLE PAVERS PER SECTION ON SHEET C-3
[Pattern]	PROPOSED IMPERMEABLE PAVERS PER LANDSCAPE PLANS
[Pattern]	PROPOSED CONCRETE FLATWORK PER SOILS REPORT RECOMMENDATIONS
[Pattern]	PROPOSED PLANTED AREA PER LANDSCAPE PLANS
[Pattern]	PROPOSED BIO-INfiltrATION BASIN PER DETAIL ON SHEET C-3

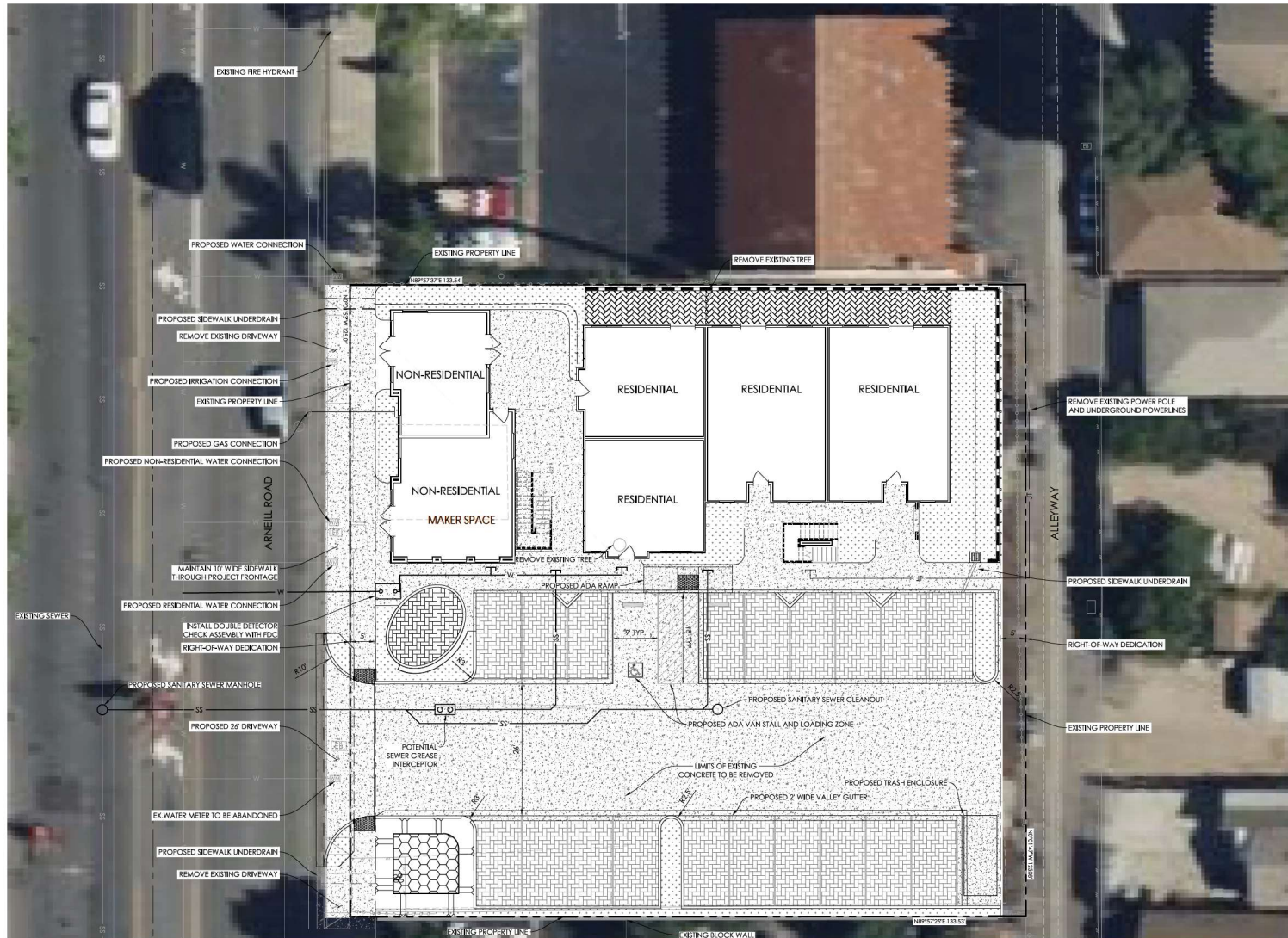
APPROXIMATE EARTHWORK QUANTITIES

CUT: 2500 cu-yds
 FILL: 250 cu-yds
 MAX CUT DEPTH: 2.5 FT
 MAX FILL HEIGHT: 2.1 FT
 AREA OF DISTURBANCE: 15,400 SF

THE RAW CUT & FILL QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE BETWEEN THE PROPOSED GRADE AND THE LIMITED TOPOGRAPHIC EXISTING GRADES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS, CONSTRUCTION TECHNIQUE AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY EFFECT THE FINAL IMPORT/EXPORT QUANTITIES.

SCALES: 1" = 20'-0" (12"x18" SHEET) 0' 10' 20' 40' 60'
 1" = 10'-0" (24"x36" SHEET) 0' 5' 10' 20' 30'





LEGEND	
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C	PROPOSED CONCRETE FLATWORK PER SOILS REPORT RECOMMENDATIONS
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SCALES: 1" = 20'-0" (12"x18" SHEET) 0' 10' 20' 40' 60'
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PROPOSED PLANT PALETTE		
TREES SUCH AS: ARCHONTOPIKONIK CUNNINGHAMIANA	COMMON NAME MULTI-TRUNK KING PALM	CONT 12' TRUNK HEIGHT
CHAMAEROPS HUMILIS CERIFERA	BLUE MEDITERRANEAN FAN PALM	5 GAL
CHORISIA SPECIOSA 'MAJESTIC BEAUTY'	SEK FLOSS TREE	36" BOX
OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	48" BOX
SYRAGUS ROMANOFFIANA	QUEEN PALM	18' B.T.
STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL
TRISTANIA CONFERTA	BREBANE BOX - LOW BRANCHING	24" BOX
ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	15 GAL
SHRUBS SUCH AS: AEONUM CANARIENSE	COMMON NAME AEONUM	CONT 3 GAL
AGAVE ATTENUATA 'NOVA'	BLUE GLOHE	5 GAL
AGAVE 'X' BLUE FLAME	BLUE FLAME AGAVE	5 GAL
ALYOGYNE HUEGELII 'SANTA CRUZ'	BLUE HIBISCUS	5 GAL
ASPARAGUS DENRIFLORUS 'MYERS'	MYERS ASPARAGUS	5 GAL
BOUGAINVILLEA 'X' BARBARA KARST	BARBARA KARST BOUGAINVILLEA	5 GAL
BULBINE FRUTESCENS 'HALLMARK'	STALKED BULBINE	1 GAL
CALAMAGROSTIS 'X' ACUTIFLORA 'KARL FORSTER'	FEATHER REED GRASS	5 GAL
CHONOROPETALUM TECTORUM 'EL CAMPO'	CAPE RUSH	5 GAL
DIANELLA CABRILEA 'CASSA BLUE'	CASSA BLUE FLAX LILY	3 GAL
DIETES BICOLOR	FORTNIGHT LILY	1 GAL
JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL
KINIFOPHIA 'X' ECHO MANGO'	RE-BLOOMING TORCH LILY	1 GAL
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	1 GAL
LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL
PENSTEMON 'X' 'FIREBIRD'	FIREBIRD BEARD TONGUE	1 GAL
PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL
POLYCALA FRUTICOSA 'PETITE BUTTERFLY'	SWEET PEA SHRUB	5 GAL
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM'	ROSEMARY	1 GAL
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL
STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL
PARKING STRIP PLANTING VERBENA 'X' BALENDIALE	COMMON NAME PURPLE ENDURASCAPES VERBENA	CONT 1 GAL
DYMONDIA MARGARETAE	DYMONDIA	1 GAL
CAREX PANSA	SEDGE	1 GAL
SENECIO MANDORASCAPAE 'BLUE CHALK STICKS'	SENECIO	1 GAL

* INDICATES SPECIES IS SUITABLE FOR USE IN LID AREAS

PLANTING DESIGN CRITERIA:

THE PLANT PALETTE ABOVE IS COMPRISED OF MEDITERRANEAN PLANT MATERIAL KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. 20% OR LESS OF THE PLANT MATERIAL WILL REQUIRE MODERATE WATER, AND THE REMAINDER WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLE WITH THE IRRIGATION SYSTEM DESCRIBED AT THE LEFT WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN.

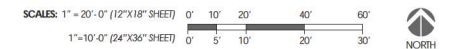
ALL ABOVE GROUND UTILITIES WILL BE SCREENED WITH VEGETATION.

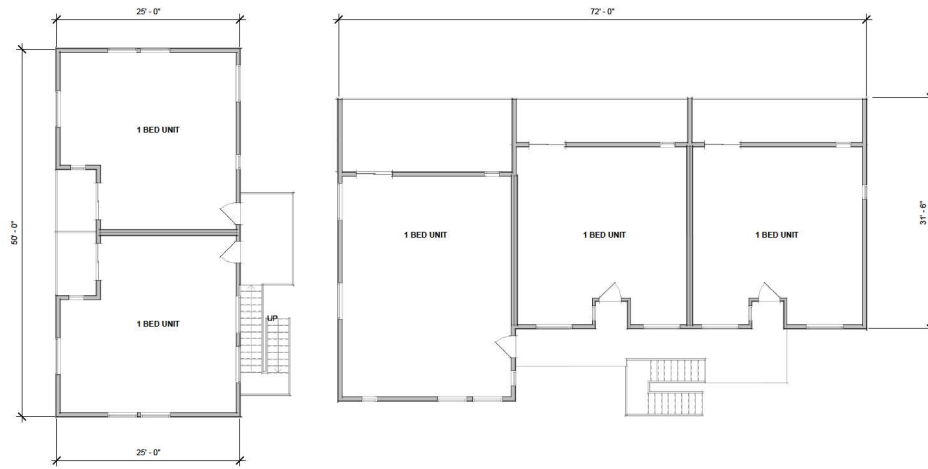
IRRIGATION AND PLANTING DESIGN CRITERIA:

A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUBS AND GROUND COVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES WITH DRIP OR BUBBLER IRRIGATION, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

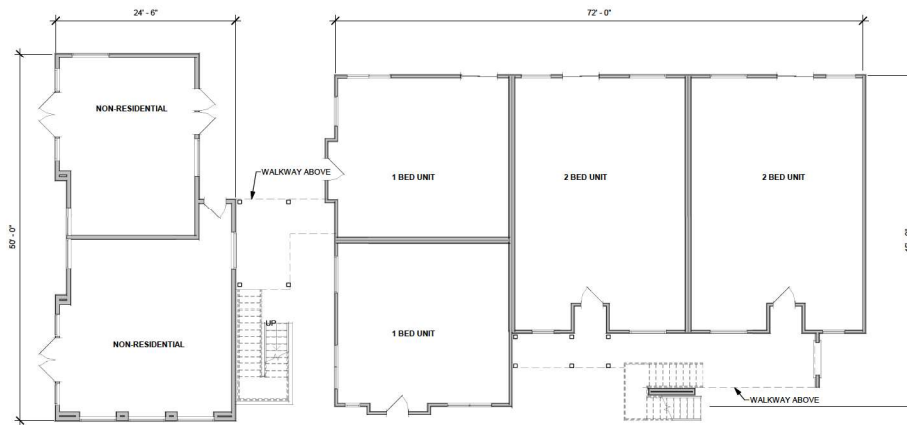
THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED ABOVE WILL MEET OR EXCEED THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO).





SECOND FLOOR

SCALE: 1/8" = 1'-0"

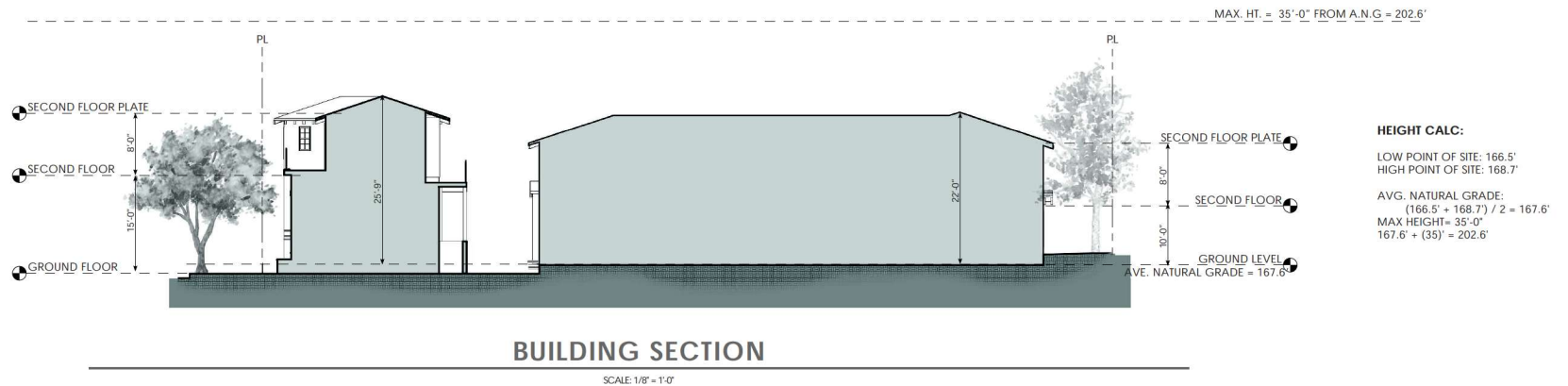
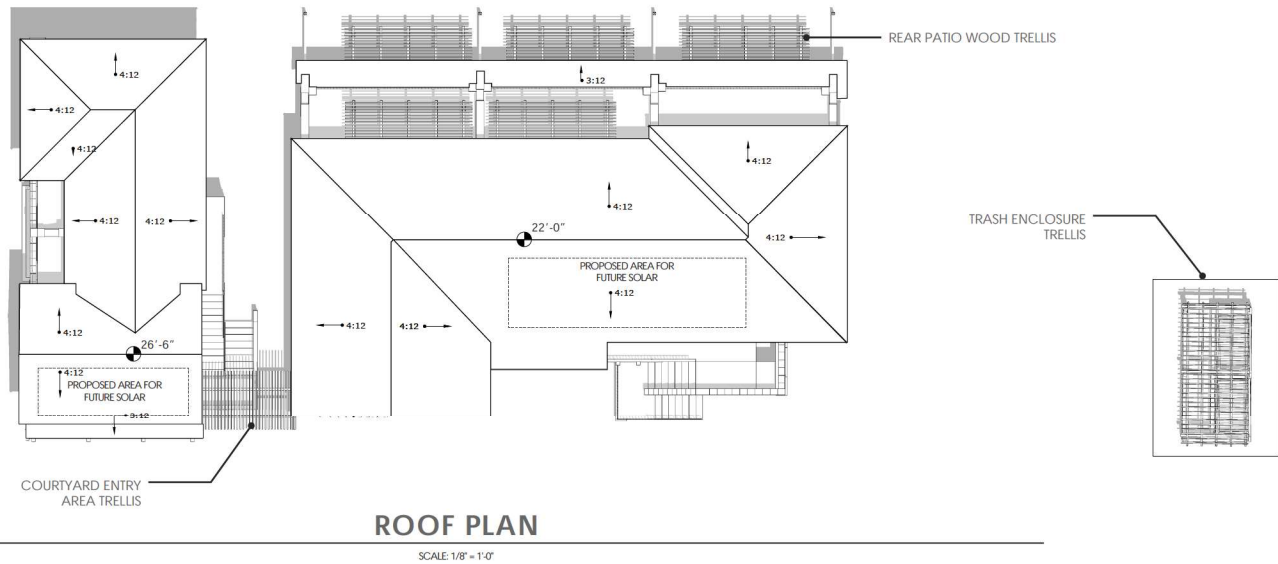


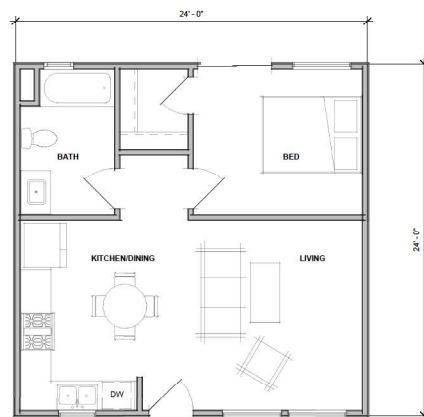
GROUND FLOOR

SCALE: 1/8" = 1'-0"

SCALES: 1/16" = 1'-0" (12"x18" SHEET) 0' 8' 16' 32' 48'
1/8" = 1'-0" (24"x36" SHEET) 0' 4' 8' 16' 24'

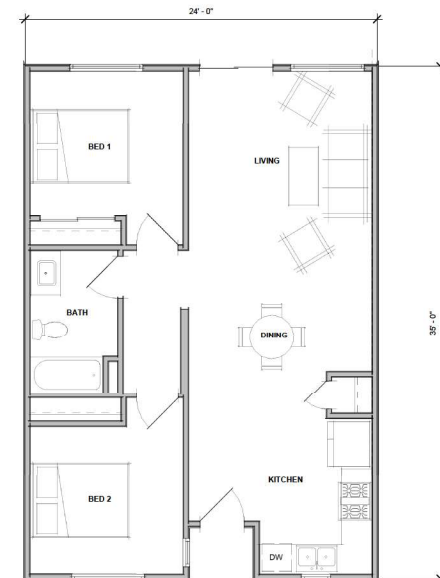






TYPICAL 1-BD UNIT (~500 SF)

SCALE: 1/4" = 1'-0"



TYPICAL 2-BD UNIT (~800 SF)

SCALE: 1/4" = 1'-0"





SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

SCALES: 1/16" = 1'-0" (12"x18" SHEET) 0' 8' 16' 32' 48'
1/8" = 1'-0" (24"x36" SHEET) 0' 4' 8' 16' 24'



SAWADEE RESTAURANT
217 ARNEILL RD



CHAPEL CITY CHURCH
2315 VENTURA BLVD



ST MARY MAGDALEN SCHOOL
2534 VENTURA BLVD



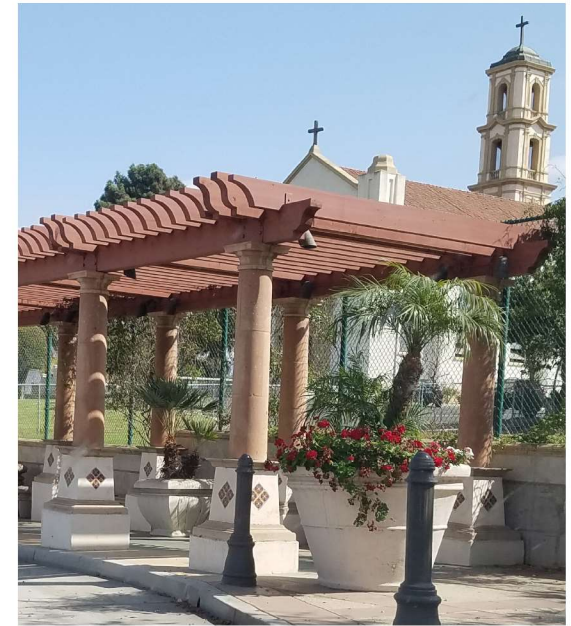
CAMARILLO CHIROPRACTIC
2342 LOMITA ST



CBC FEDERAL CREDIT UNION
300 ARNEILL RD



ARNEILL RD & VENTURA BLVD CROSSING



ST MARY MAGDALEN SCHOOL
2534 VENTURA BLVD



MISTER SOFTEE
2100 VENTURA BLVD



PROJECT ENTRANCE PERSPECTIVE VIEW FROM ARNEILL ROAD



CHARACTER SKETCH

COLOR AND MATERIALS PALETTE



1. SPANISH TILE ROOFING:
EAGLE - CAPISTRANO
VALENCIA
3526

①



2. STUCCO
MERLEX
GLACIER WHITE P-100
SMOOTH TROWEL FINISH
(INCLUDES ALL GARDEN
AND SITE WALLS)

②



3. ACCENT PAINT
SHERWIN WILLIAMS
COBBLE BROWN SW 0082
(OVER WOOD LOOK)

③



4. GUTTERS:
RGS GUTTERS
RUSTIC BROWN

④



5. WINDOW FRAME COLOR:
MILLGARD
ESPRESSO

⑤



6. DOOR COLOR
SHERWIN WILLIAMS
SPICE CHEST SW 3513

⑥



7. LIGHT FIXTURE STYLE:
MAXIM
MODEL 803936Z
(DARK SKY COMPLIANT)

⑦

**CUP-400
PROJECT CONDITIONS**

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

STREETS

1. ** Before the city issues the grading permit, the developer must prepare and submit an Owner Initiated Merger of Parcels with legal description, sketch, and all required documentation, for review and approval by the Department of Community Development and Department of Public Works.

Before the city issues a zone clearance for building permit, the Owner Initiated Merger of Parcels must be recorded.

2. ** Trees and Landscaping:
 - a. The developer must plant private trees based on an approved landscape plan or at 40-foot intervals along Arneill Road. Trees must be of the species and size as required by the city. All required trees will be private and must be planted before occupancy of the first building.

The landscape plan must be coordinated with the grading plans to avoid conflicts of trees with BMP's for stormwater quality and with storm drains.

- b. The developer must install private landscape/hardscape features, and irrigation systems within Arneill Road right-of-way adjacent to the project, as required by the Community Development and Public Works Departments.
3. ** Before the city issues a grading permit the developer must submit deed, legal description and sketch for the 5-foot dedication of right-of-way along Arneill Road adjacent to the property frontage in a manner as designated by the Department of Public Works.
4. ** Before the city issues a grading permit the developer must submit deed, legal description and sketch for the 5-foot dedication of right-of-way along the alley adjacent to the easterly property boundary in a manner as designated by the Department of Public Works.
5. * Frontage improvements must include a new 10-foot sidewalk and curb and gutter. All sidewalks and curb and gutter must be new construction and must be constructed contiguous to existing curb where required.

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

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

6. Before the city issues the grading permit, traffic circulation and control on adjacent streets, including all curb openings, control signs for regulation, warning, and guidance of traffic, must be designed as required by the City Traffic Engineer. These include, without limitation, stop signs, speed signs, turn prohibition signs, one-way signs, parking signs, together with required pavement striping, raised pavement markers, and road symbols. Traffic circulation and control onsite must meet the approval of the Director of Community Development and the City Traffic Engineer.
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 is 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. Ramps and other accessible path of travel elements (sidewalk, walk, appurtenances) must be constructed in locations specified by the City Engineer and the Director of Community Development. Accessible facilities must be constructed and existing facilities reconstructed within and adjacent to the limits of the project limits as necessary to comply with California Title 24 accessibility requirements of the California Building Codes and Americans with Disabilities Act (ADA).
9. ** All driveways must be constructed as necessary to comply with California Title 24 accessibility requirements of the California Building Codes ADA.
10. * All underground irrigation, water, sanitary sewer and other pipes or openings which are encountered during construction of street and site improvements must be removed or sealed in a manner satisfactory to the Department of Public Works.
11. Before the city issues the 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.
12. Before the city issues the 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 and medians with a 15-foot setback. 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."

13. 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

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during the construction of this project, including but not limited to sidewalks, alleyway improvements, ramps, utility boxes, curb and gutter, spandrels and pavement. The developer must coordinate design and construction of these improvements with the Capital Improvement Projects Division

- b. ** Before the city issues the grading permit the developer must design and, before zone clearance, construct the 10-foot sidewalk adjacent to the project boundary along Arneill Road in a manner and as designated by the Department of Public Works. Frontage improvements must also include a new curb and gutter. All sidewalks and curb and gutter must be new construction and constructed contiguous to existing curb where required.
 - c. ** Before the city issues the grading permit the developer must design and, before the city issues final acceptance, construct new pavement on the alley, including transition to existing pavement, in a manner acceptable to the Department of Public Works.
 - d. ** Before the city issues the grading permit the developer must design and, before the city issues final acceptance, apply pavement treatment (Overlay or Type II Slurry) on Arneill Road of a type and at limits designated by the Department of Public Works. Pavement Treatment must include, but not limited to, removal of pavement delineation, crack sealing, utility adjustments, pavement repair work, installation of thermoplastic pavement delineation, and all necessary preparatory work.
 - e. ** Before the city issues the grading permit the developer must design and, before the city issues final acceptance, apply pavement treatment (Overlay or Type II Slurry) on the alley of a type and at limits designated by the Department of Public Works. Pavement Treatment must include, but not limited to, removal of pavement delineation, crack sealing, utility adjustments, pavement repair work, installation of thermoplastic pavement delineation, and all necessary preparatory work.
 - f. All final paving must be placed as required by project improvement plans before final inspection.
- 14. Before the city issues zone clearance for building permit, the developer must complete all curb, gutters and onsite paving. All utilities must be installed before paving is placed.
 - 15. The developer must pay the Traffic Mitigation Fee as established by CMC § 11.68 before the city issues a zone clearance for building permit. 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.
 - 16. Ventura County Benchmark No. R 1295 1977 may be used as datum in conjunction with this project.

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GRADING AND DRAINAGE

17. All grading must conform to CMC Chapter 16.04. **(GS)**
18. 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.
19. The lot(s) and building pads must be individually certified as geotechnically suitable for their intended use.
20. 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 storm drain facilities must be designed to convey the Q50 storm runoff.
 - c. Pads must be protected from the Q100 storm and the overflow path must be shown on the hydrology map.
 - d. Provide Water Surface Pressure Gradient (WSPG) calculations using WSPG Program for all pipes 18-inches or larger.
21. ** Before the city issues a grading permit the developer must design and, before zone clearance, construct curb drains, as needed, to convey the drainage flows discharging to Arneill Road in a manner acceptable to the Department of Public Works.
22. The developer must construct concrete gutters at appropriate locations within the drive aisles and parking lots throughout the site.
23. No grated drain inlet may be located within the drive aisles and/or middle of the parking areas, except at locations approved by the City Engineer.
24. 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.

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25. 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.
 - 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.
26. Cross lot drainage must be minimized.
27. The developer must provide storm water acceptance deeds on any and all lots subject to runoff water from adjacent lots or properties.

STORMWATER QUALITY

28. 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.
29. The project must be designed in accordance with the planning and land development requirements outlined in the Ventura County Municipal Stormwater Permit; Order No. 2010-0108 and further detailed in the July 13, 2011 Technical Guidance Manual. These requirements include implementation of criteria related to low impact development, hydromodification, and water quality treatment. The project has prepared a Post Construction Stormwater Management Plan (PCSMP) SW0037, which must be resubmitted to the Public Works Department for review and approval for stormwater quality design only. Supplemental documents, such as the Drainage/Geotechnical Report, submitted with the PCSMP will be 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 PCSMP must be approved by the Public Works Department.
30. A Stormwater Pollution Control Plan (SWPCP) is required for projects that disturb less than 1 acre of soil and are not part of a larger common plan of development. Before the City issues a grading permit or zone clearance, the developer must submit a SWPCP on the form provided by the City for the Stormwater Program Manager's and City Engineer's review.
- a. The SWPCP must be developed and implemented in accordance with requirements in the Waste Discharge Requirements and National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm

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Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles, Permit No. CAS004004, Board Order R4-2021-0105.

- b. The SWPCP must identify potential pollutant sources that may affect the quality of discharges to stormwater and must include the design and placement of recommended BMPs to effectively prohibit the entry of pollutants from the construction site into the storm drain system during construction. Suggested BMPs can be downloaded from the California Stormwater BMP Handbook for Construction at www.cabmphandbooks.com.
31. 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.
32. 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.
33. 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.
34. All exterior metal building surfaces, including roofs, must be with rust-inhibitive paint to prevent corrosion and release of metal contaminants into the storm drain system prior to occupancy.
35. 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.
36. Trash enclosures and/or recycling area(s) must include a lattice structure to cover the enclosure with a solid roof design below to direct stormwater away from entering the enclosure. All litter/waste material must be kept in leak-proof containers. Area(s) must be paved with impermeable material. No other area may drain onto these areas. The trash enclosure and/or recycling area(s) may not drain to the storm drain system or the sanitary sewer and all cleanups must be performed using dry cleanup methods. There must be no slope on the interior floor of the enclosure and the waste handling area must be bermed to prevent run-on of stormwater. Post sign on trash enclosure informing users that hazardous materials are not to be disposed of therein. Enclosures for air compressors must include a roof installation similar to trash enclosures, if feasible, to direct water from entering the enclosure.

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37. 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.
38. 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 the grading permit.
39. All delivery areas 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.
40. 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.
41. If applicable, decorative fountains must be designed with no connection to the storm drain system. Decorative fountains and lakes may be discharged to the storm drain system as long as the discharge meets the City's Municipal Stormwater Permit requirements.
42. Air-conditioning condensate flows must 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.
43. All property areas must be maintained free of litter/debris.
44. 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.
45. 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

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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.

46. Trash enclosures 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.
47. If a generator area is installed, it 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.
48. There must be no pressure washing of roofs, home or 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.
49. 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.
50. Project applicants can contact Jessica Ouellette, Stormwater Program Manager at 805-383-5659, or jessicaouellette@caa.inc for questions or clarification on Stormwater comments.

WATER AND FIRE PROTECTION

51. The developer must comply with the Water Conservation Measures per City of Camarillo Municipal Code Chapter 14.12.
52. 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. The developer must submit to the Department of Public

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Works a Water Supply Study (WSS) that identifies the amount of water required for the uses approved and entitled by the City, and the sources that will provide 100% of the identified water demand. The WSS must include a description of the entitled project and the estimated water demand for the entitled uses.

53. 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.
54. 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.
55. Before project approval in the City Water Division service area, the developer must comply with all requirements as set forth in the city ordinances and standards. All water system facilities and/or appurtenances must be approved by the Department of Public Works.
56. ** Before the city issues a grading permit the developer must design and, before the city issues zone clearance, construct separate water service laterals and meters for the commercial and residential uses of the project in a manner acceptable to the Department of Public Works.
57. No pre-grading, grading permits or building permits will 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 project.
58. The developer must dedicate to the city any water rights associated with this project.

SANITARY

59. The developer must provide the necessary backflow prevention control devices as required by the Ventura County Department of Environmental Health.
60. Before project approval in the Camarillo Sanitary District (District) service area, the developer must comply with all requirements as set forth in the District ordinances and standards. All sanitary system facilities and/or appurtenances will be approved by the District and the City Engineer.
61. ** Before the city issues a grading permit the developer must design and, before zone clearance, construct separate sewer laterals (6-inch minimum for each lateral) for the commercial and residential uses of the project in a manner acceptable to the Department of Public Works.

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62. ** If applicable, before the city issues a zone clearance, the developer must submit plans for review and approval of the sizing requirements for a grease interceptor by the (District). No certificate of occupancy will be issued until the approved grease interceptor has been installed and inspected by the District. The developer and/or property manager must inform future tenants of this requirement.
63. ** If applicable, before the city issues a zone clearance, the developer must submit for review and approval an application for Fats, Oil and Grease (FOG) discharge from the District.
64. * If applicable, the developer must construct sewer monitoring wells of a design approved by the (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.
65. 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 project.

UTILITIES

66. All utility lines and stub connections to property lines of each lot must be installed underground before any paving is placed.
67. 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 screening will be subject to the approval by the City Engineer and the Director of Community Development.
68. ** Before final acceptance the developer must underground the existing overhead utilities and remove the existing pole adjacent to the project's east boundary along the alley in a manner acceptable to the Department of Public Works. This may include the relocation of the offsite pole south of the property such that the pole will not be within the travelled way of the alley.
69. Developer must obtain all necessary encroachment permits before project approval. This will include, without limitation, City of Camarillo, Southern California Edison Company, Southern California Gas Company, Frontier Communications (telephone) and Spectrum.
70. The developer must provide trenching for conduit and miscellaneous substructures necessary for the installation of cable television and electronic gear.

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71. Before the city issues the grading permit, the developer must design and, before occupancy, install transformers such that their locations do not interfere with other improvements. Coordinate locations of transformers with Southern California Edison Company, Department of Public Works and Department of Community Development.

MISCELLANEOUS

72. The development is subject to the subdivision requirements of CMC Title 18.
73. 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 the Department of Building and Safety issues a building permit.
74. All persons doing business in the city in connection with the project must have a current Business License Tax Certificate before commencing construction.
75. Before the city issues the grading permit, the developer must submit to the city an improvement plan, grading plan, and erosion control plan for the development. These plans must include proposed alley and site improvements, proposed drainage facilities and structures as required by the city, sewer improvements, water improvements. 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.
76. 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.
77. There will be no burning or burying of materials at any time during the development or agricultural burning before development.
78. 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.
79. 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.
80. The amount of fees to be paid will be those in effect at the actual time of payment of such fees. All fees must be paid before the city issues the grading permit, unless otherwise required by law. Administrative Policy and Procedure No. 8.02 will apply to capital facility fees.
81. Any deposit or security required by any ordinance, resolution, policy or condition must be delivered to the city in a form acceptable to the city.

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82. The developer must make an appointment with the Public Works Administrator 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 five (25) working days before the City Council meeting.
83. 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.
84. 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.
85. 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 such orders are not acted upon immediately, the city may complete the work or have such work completed at the developer's expense.
 - 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.
86. 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: CUP-400. Any such ingresses or egresses must have a width of not less than 26 feet. Any entrance must be surfaced and improved as to include necessary paveout to join existing pavement as required and in accordance with City Standards.
87. Before commencing work, the developer must schedule a pre-construction meeting with the city public works inspector, storm water inspector, water inspector, sewer inspector and landscape supervisor.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

CONDITIONS OF APPROVAL

CUP-400, Arneill Road Mixed-Use Project

FIRE PROTECTION

88. Fire Department Clearance - Applicant must obtain VCFD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.
89. Access Road Width, Private Roads/Driveways - Private roads must comply with Public Road Standards.
 - a. Access road width of 36 feet must be provided for residential use with parallel parking permitted on both sides.
 - b. Access road width of 32 feet must be provided for residential use with parallel parking permitted on one side.
 - c. Access road width of 24 feet must be required with no on-street parking permitted.
90. Construction Access - Prior to combustible construction, a paved all-weather access road / driveway suitable for use by a 20 ton Fire District vehicle must be installed at locations approved by the Fire District.
91. Construction Access Utilities - Prior to combustible construction, all utilities located within the access road and the first lift of the access road pavement must be installed. A minimum 20 foot clear width must remain free of obstruction during any construction activities within the development once combustible construction starts.
92. Vertical Clearance - All access roads / driveways must have a minimum vertical clearance of 13 feet 6 inches (13' 6"). Clear of building to sky.
93. Address Numbers (Commercial, Industrial, Multi-family buildings) - Building address numbers, a minimum of ten inches (10") high, must be installed prior to occupancy, must be of contrasting color to the background, and must be readily visible at night. Brass or gold plated numbers must 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) must be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers must be a minimum of 4 inches in height and must be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.
94. Fire Flow (Commercial, Industrial, Multi-family buildings) - The minimum fire flow required must 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 (with ever is more restrictive). The applicant must verify that the water purveyor

can provide the required volume and duration at the project prior to obtaining a building permit.

95. Fire Flow Verification - Prior to map recordation, the applicant must provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow of 1000 gallons per minute at 20 psi for a minimum 2 hour duration.
96. Water System Plans - Plans for water systems supplying fire hydrants and / or fire sprinkler systems and not located within a water purveyor's easement, must be submitted to the Fire District for review and approval prior to issuance of grading and/or building permits or signing of Mylar plans, whichever is first. Plans must reflect only dedicated private fire service lines and associated appurtenances. Plan must be design and submitted with the appropriate fees in accordance with VCFPD Standard 14.7.2.
97. Fire Sprinklers - All structures must be provided with an automatic fire sprinkler system in accordance with current VCFPD Ordinance at time of building permit application.
98. Fire Alarm System - A fire alarm system must be installed in all buildings in accordance with California Building and Fire Code requirements.
99. Building Plan Review - Building plans of all A, E, I, H, R-1, R-2 or R-4 occupancies must be submitted, with payment for plan check, to the Fire District for review and approval prior to obtaining a building permit.
100. Fire Extinguishers - Fire extinguishers must be installed in accordance with the International Fire Code. The placement of extinguishers must be subject to review by the Fire District.
101. Trash Dumpster Locations - Commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater must not be stored or placed within 5 feet of openings, combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers.

POLICE

102. Adequate and proper lighting of parking lot, driveways, passageways, and exterior grounds.
103. Maintain sufficient wattage to provide adequate illumination during the hours of darkness.
104. Landscaping maintenance plan to be implemented.
105. Maintain ground covering/shrubs to not exceed 2 feet high.
106. Keep all tree canopies trimmed not to hang lower than 6 feet from the ground.
107. Address markings should be elevated to be easily viewed from vehicular and pedestrian pathways. Address marking should be illuminated during the hours of darkness and be positioned to be viewed by emergency responders.

AIR QUALITY

108. Prior to occupancy, all uses must be reviewed by the Ventura County Air Pollution Control District (APCD) to ensure compliance with the California Health and Safety Code (Section 65850.5, et seq.) regarding the use, storage, and disposition of hazardous materials. The occupant may be required to prepare a risk management and prevention program, which

describes the business plan for emergency response to a release of hazardous material(s). The final Certificate of Occupancy will be withheld until compliance with these provisions from the Ventura County APCD is provided.

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

LANDSCAPING

111. 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. 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 and maintained in accordance with the landscape plans submitted and approved by the City Landscape Architect consultant and the Director of Community Development.
112. Landscaping and irrigation must be in compliance with the City's Landscape and Irrigation Guidelines and Chapter 14.14 – Water Efficient Landscapes of the Camarillo Municipal Code.
113. 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 of the final residential unit.
114. The developer must install landscaping and irrigation in all common areas, and parkways, including street trees in accordance with the approved landscape plans prior to occupancy.
115. 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 for CUP-400.
116. 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. The Department of Community Development must approve curb design adjacent to planters and no asphalt or concrete must extend into planters.
117. Landscape plans must be at a minimum scale of 1" = 20'; except that slope planting plans may be at 1" = 30' minimum scale.
118. That a six-inch (6") concrete curb must be provided along the western property line.
119. 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.

- 120. 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.
- 121. All landscape plan check and inspection fees must be paid at the time of submittal of landscape plan.
- 122. Irrigation must be provided to street trees.
- 123. 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.
- 124. All trees are to be double staked per City Standard S-2 or appropriately supported, as approved by the Director of Community Development.
- 125. Planting fingers must be five feet (5') minimum in width and must be provided where required by Ordinance.
- 126. 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.

PARKING/ACCESS

- 127. 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 Assistant Director Public Works/City Engineer and the Director of Community Development.
- 128. That the main project driveway entry has a decorative pavement design for the main entry. All other entries must provide a decorative pavement to match the main entry.
- 129. All parking spaces must meet City ordinance requirements with handicapped and compact car spaces being signed.

PARKS

- 130. Applicant 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.

SCHOOLS

- 131. 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.

RECYCLING/REFUSE

- 132. That the user submit a recycling plan illustrating the programs that will be employed by the individual use.
- 133. In addition to the usual trash receptacles, that space be provided in the trash enclosure for the storage of containers for recycling and organic waste; or a separate enclosure must be provided depending on the amount of recyclable and organic waste material.

134. 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.

135. 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.
136. Trash enclosures of a matching masonry material, as used in the building, must be provided with solid-screen gates with overhead trellis and solid roof. Said trash 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 the area for trash receptacles, space must be provided for storage/collection of recyclables and organic waste, or a separate enclosure must be provided, to accommodate the amount of recyclable or organic waste material.
137. Trash enclosures must include a lattice structure to cover the enclosure with a solid roof design below to direct stormwater away from entering the enclosure itself. All litter/waste material must be kept in leak-proof containers. The area must be paved with impermeable material. No other area must drain onto these areas. The trash enclosure area must not be designed nor constructed with a drain that is connected directly to the storm drain system or the sanitary sewer.

NOISE

138. Site preparation and construction activities must be limited to between the hours of 7 a.m. and 7 p.m., and *not* on Sundays or holidays, in accordance with the City's Noise Ordinance.

WATER AND ENERGY CONSERVATION

139. 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.

140. Water conservation devices must be installed in the project, including without limitation ultra-low consumption toilets and flow restrictors, in accordance with Camarillo Municipal Code, Chapter 14.12.

GENERAL

141. 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.
142. That the permit is granted for the land, as described in the application, and any attachment thereto, and shown on the plot plan and elevations submitted and labeled as Exhibit "A".
143. 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," and in conformance with the conditions labeled, Exhibit "B".
144. The development must be provided with bicycle racks in a location and of a suitable design, as approved by the Director of Community Development.
145. That, if archaeological or historical artifacts are uncovered during land modification activities, the site must be preserved until a qualified Archaeologist is consulted for proper disposition of site and a concurrence received from the Department of Public Works/Engineering and the Department of Community Development.
146. That unless the use is inaugurated, or the construction is commenced and diligently pursued not later than twelve 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.
147. That the final colors, textures, and materials be submitted for approval by the Director of Community Development prior to issuance of the zone clearance.
148. All exterior light fixtures and location be approved by the Director of Community Development and comply with the Camarillo Municipal Code. On-site lighting must be shielded and directed from adjoining properties, so as to produce no annoyance or nuisance or traffic hazard. That a photometric lighting plan be submitted for review and approval by the Director of Community Development prior to issuance of a zone clearance.
149. All exterior mechanical equipment must be shown on plans and screened by appropriately-designed treatment approved by the Director of Community Development.
150. The Developer must construct a minimum six-foot-high (6') decorative masonry wall on the north and south property lines (the six-foot height is measured from the highest point of ground adjacent to the wall), or a wall of other type of materials approved by the Director of Community Development on the lot line adjacent to adjoining land uses.

151. The Director of Community Development may approve minor changes, but any substantial change must require the filing of a modification application to be considered by the Planning Commission.
152. The Department of Community Development must be notified of any transfer of the use to another similar user.
153. Additions, changes, exterior modifications, rooftop equipment, storage, or equipment enclosures may be built only after receiving Department of Community Development approval and appropriate permits.
154. That the developer submit a Zone Clearance for review and approval by the Departments of Community Development and Public Works for any temporary construction trailer, sales office, and temporary power poles.
155. All temporary and permanent signage must be submitted under a sign permit for review and approval by the Department of Community Development prior to issuance of a building permit. All signage must comply with the requirements of the Camarillo Municipal Code.
156. Applicant agrees, as a condition of issuing this permit, to pay all legal and expert fees and expenses of the City in defending any legal action brought against the City, other than one by the applicant, challenging the issuance of the permit, or any action or failure to act by the City relating to the environmental review process pursuant to the California Environmental Quality Act. In the event such a legal action is filed against the City, City must estimate its expenses for the litigation, and applicant must deposit said amount with the City, or enter into an agreement with the City, to pay such expenses, as they become due.
157. 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 the attorneys' fees billed to date have been paid.
158. There must be no outdoor storage, sales, or displays in accordance with the Village Commercial Mixed-Use Zone.
159. The project must comply with the requirements of the Village Commercial Mixed-Use Zone.
160. 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.
161. That handicapped ramps and parking spaces be provided to serve all buildings with required signage and blue markings.
162. That transformer and cable television locations are shown on the plot plan *prior* to the issuance of the Zone Clearance with appropriate landscape or wall screening.

SECURITY REQUIREMENTS

- 163. 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.
- 164. Any deposit or security required by any ordinance, resolution, policy, or condition must be delivered to the City of Camarillo in a form acceptable to the City.
- 165. Any fee, deposit, or security required by any City of Camarillo regulations governing conditions for construction projects and for the purpose of guaranteeing the performance of any act or agreement by a Developer must be delivered to the City in the form of a time certificate of deposit or passbook account with principal only payable to the City of Camarillo. An assignment agreement must be executed and delivered to the City setting forth the conditions for the time certificate of deposit or passbook account.

SPECIAL

- 166. The owners must sign all necessary documents for conditions that are required to be recorded and run with the land.
- 167. That all buildings must have Spanish Tile roof material.
- 168. 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 Village Commercial Mixed-Use Zone and the performance standards contained within the Zoning Ordinance, as per Chapter 19.54. Additional conditions may be added to any use to mitigate any inherent objectionable operating characteristics.
- 169. **ALL CONDITIONS:** Developer, by acceptance of the approval of this conditional use permit, 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 attorney 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 the City. For the purposes of this section, "City" includes the City of Camarillo's officials, officers, employees, and agents.

AFFORDABLE HOUSING

- 170. Prior to the issuance of a building permit for the first rental unit, the Developer must enter into an Affordable Housing Agreement with the City of Camarillo.
- 171. The Affordable Housing Agreements must be recorded with the Ventura County Recorder's Office and must comply with the following provisions:
 - a. All nine (9) of the rental units must be restricted to very-low income households.
 - b. The rental price of the affordable rental units will be calculated in accordance with California Health and Safety Code section 50053(b), unless other limitations are prescribed by the requirements of another funding entity, in which case such limitations will control in the determination of the rental price.

- c. Qualified Household for affordable units means a household with annual income that does not exceed the then current income range established under Section 6932 of Title 25 of the California Code of Regulations, and in effect at the time the household submits its application, as adjusted by actual household size, unless otherwise prescribed by the requirements of another funding entity other than the City, in which case such requirements will control.
 - d. Must include the marketing programs for the affordable housing units.
 - e. Process for selection of renters.
 - f. The term of the affordable covenant for the rental units will be 55 years from the issuance of a Certificate of Occupancy.
 - g. All tenants must occupy the unit as their primary residence and cannot lease out any portion.
172. The applicant must submit a written statement of consent to this condition and must record the same, and this agreement must run with the land.
173. That the City of Camarillo and Ventura County Area Housing be involved in the selection process for future tenants to ensure the need for housing is properly addressed.