



Camarillo City Council

AGENDA REPORT

Date: August 24, 2022

To: Honorable Mayor and City Councilmembers

From: Greg Ramirez, City Manager

Submitted by: Dave Klotzle, Public Works Director

Subject: Tract 5969/RPD-196/CUP-369 Williams Homes (northeast corner of Lewis Road and Pleasant Valley Road) – Resolution Approving Tract Map and Improvement Plans, and Acknowledging Receipt of Agreements, Securities and Other Necessary Documents

BACKGROUND

Tract 5969/RPD-196/CUP-369 is the Williams Homes residential development located at the northeast corner of Lewis Road and Pleasant Valley Road. On August 24, 2016, the City Council of the City of Camarillo conditionally approved Tentative Tract 5969, project location as shown on the attached map (Attachment 1). The project was conditioned to construct public improvements for which agreements and securities are required.

On February 24, 2021, the City Council of the City of Camarillo adopted a resolution approving grading plans and acknowledging receipt of securities for Tentative Tract 5969 Stockpile Grading. This allowed the developer to import and stockpile fill dirt for the project.

On March 9, 2022, the City Council of the City of Camarillo adopted a resolution authorizing the Mayor and City Manager to execute CC Agreement 2022-15 for a Landscape Maintenance Agreement with the State of California Department of Transportation (Caltrans). This agreement was needed in order for Caltrans to issue an encroachment permit to allow the developer to construct improvements along Lewis Road.

DISCUSSION

The developer has submitted the final tract map, improvement plans, agreements, securities, and other necessary documents, and paid required fees for Tract 5969/RPD-196/CUP-369 and the attached resolution acknowledges receipt of these documents (Attachment 2). The final tract map and improvement plans are available for review in the office of the City Engineer. Resolution No. 2016-108, with project conditions of approval, is available for review in the office of the City Clerk.

Water Will-Serve Letter

The project applicant submitted a water demand/impact analysis report which concluded that the project's water demand is anticipated to be 39.29 acre-feet per year (AFY). In conformance with Resolution No. 2016-90 – Water Demand Offset Program, the project applicant has entered an agreement with Pleasant Valley Recreation and Park District (PVRPD) to implement water conservation measures at PVRPD facilities within the City's water service area to offset the project's anticipated 39.29 AFY water demand. Therefore, a Water Will-Serve letter may be issued for Tract 5969/RPD-196/CUP-369, which is necessary for issuance of the grading permit. However, prior to issuance of the first building permit, the project applicant/developer must update the water demand/impact analysis report to reflect any changes to the project's water demand and that all the required water conservation measures are implemented, 100% operational, and providing the specified water reductions. If the updated water demand of Tract 5969/RPD-196/CUP-369 is greater than the anticipated 39.29 AFY, the project must implement additional water conservation measures for that portion of water demand greater than 39.29 AFY before issuance of the first building permit to meet the requirements of the City's Water Demand Offset Program.

FISCAL IMPACT

There is no fiscal impact as a result of this action.

RECOMMENDATION

Adopt a Resolution approving the final tract map and improvement plans and acknowledging receipt of agreements, securities, and other necessary documents; authorizing the Mayor and the City Engineer to sign the final tract map; authorizing the City Engineer to sign improvement plans for Tract 5969/RPD-196/CUP-369; and issuance of a Water Will-Serve letter.

ATTACHMENTS

1. Location Map
2. Resolution

REFERENCE MATERIALS – AVAILABLE FOR REVIEW AT CITY HALL

1. Final Tract Map
2. Improvement Plans