



CITY OF CAMARILLO

## VILLAGE AT THE PARK SPECIFIC PLAN

### 2013 ADDENDUM

UPDATE & SPECIFIC PLAN AMENDMENT

GPA 2012-01



Village <sup>AT</sup> THE Park

Prepared by Development Planning Services, Inc.



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**EXHIBITS**

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Updated Figure 2-1 (replaces existing page 2-3) ..... 1.11

Updated Figure 2-2 (replaces existing page 2-5) ..... 1.12

Approved Tentative Tract 5350: Village at the Park Master Map ..... 1.13

LD-454: Lot Line Adjustment between Imation & Tract 5350, Lot 1 ..... 1.14

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Approved Tentative Tract 5655 ..... 1.16

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**ATTACHMENTS**

- Resolution No. 2013-100
- Resolution No. 2013-102



## **INTRODUCTION**

This Specific Plan Addendum updates and amends the Village at the Park Specific Plan, originally adopted by the City of Camarillo City Council on October 10, 2001. Since the adoption of the original Specific Plan several land use changes have been approved by the City of Camarillo within the Specific Plan area and a 4.86 acre portion of the adjacent (to the west) former Imation industrial site was added to the planning area. In 2004 this 4.86 acre parcel was added by Lot Line Adjustment (LD-454) to Lot 1 of Tract 5350, the Master Tract Map for the Village at the Park development. Subsequently, Lot 1 of Tract 5350 was re-subdivided as Tract 5655 and included within its boundary the former 4.86 acre Imation parcel. This added acreage is reflected in this Specific Plan Addendum with the revised total project area calculated as 334.57 acres.

The prior approved land use changes to the Specific Plan area to be included in this Addendum all occurred in the northwest quadrant of the plan area. They were primarily market-driven reductions in Highway Commercial and Village Commercial uses and increases in Residential uses. The locations previously changed included the area between Village at the Park Drive (Tract 5753) and two residential medium density projects fronting Westpark Court southerly of Village at the Park Drive (RPD 174-1 & 2). The prior approved changes are shown both graphically and in tabular data form within this Addendum.

Further changes in land use classifications are included within this Addendum for the northwesterly portion of the Specific Plan area. The parcels are west of Village at the Park Drive and north of Westpark Court,

within Lots 2, 3, and 4 of approved and partially developed Tract 5655. These land use designation changes are being considered as a result of the changing land use patterns anticipated for the adjacent former Imation site. At the time of the original Specific Plan approval the land use plan created substantial buffers between the then-active Imation industrial use and all Village at the Park land uses. Imation ceased operations several years ago and the industrial buildings nearest the Specific Plan area have been demolished. The Imation property is being considered concurrently for a General Plan Land Use Amendment from Industrial to Residential for apartment use.

The key community benefits of the Village at the Park Specific Plan have been constructed. These include the 55-acre Pleasant Valley Fields Sports Park, Rancho Rosal School, and the Camarillo Family YMCA. Additionally, almost all residential development has been completed with the exception of the final phases of single family homes in Tract 5367 & 5368 that were subject to a FEMA Flood Plain designation adopted subsequent to the approval of the Specific Plan. The FEMA Flood Plain designation is anticipated to be removed during 2014 and construction on the last remaining single family homes will likely proceed immediately thereafter.

For simplicity, this Specific Plan Addendum leaves the text of the original Specific Plan largely intact. The only changes to the original document are as follows:

- Incorporate the northerly 4.86 acre portion of the former Imation site that is currently zoned M-1 and CPD into the Specific Plan area with new land use and zoning designations.



Pleasant Valley Fields



Camarillo YMCA



Pleasant Valley Fields



Rancho Rosal School



- Change the land use and zoning designations on the adjacent undeveloped parcels from Commercial to Residential.
- Incorporate all City-approved land use changes that have occurred in the Specific Plan area between 2001 and 2012.

The above-identified changes to the Specific Plan will be reflected on the following pages of the existing Village at the Park Specific Plan:

Update the Land Use Plan (Figure 2-1)

- Update the Statistical Land Use Summary (Table 2-1)
- Update the Proposed Zoning Map (Figure 2-2)

### **LEGAL REQUIREMENTS**

The Specific Plan Addendum meets the legal requirements for specific plans and specific plan amendments as established under Section 65450 (and following) of the California Government Code. As required by the Government Code, the Specific Plan Addendum describes the distribution, location and extent of uses of the area covered by the Plan. A program of implementation measures shall be incorporated into the conditions of approval for the Specific Plan Addendum, as well as the mitigation monitoring plan to be adopted in association with the certification of the supplemental environmental document for the Specific Plan Addendum. All of the infrastructure required to serve the project will be financed privately through user fees or by other funding mechanisms.

### **PREVIOUS SPECIFIC PLAN REVISIONS & OTHER ACTIONS**

The Camden detached courtyard homes development fronting both sides of Village Commons Boulevard north of Pleasant Valley Road and south of Village at the Park Drive was developed at a density of RPD10U (10 D.U./Ac.). The Village at the Park Land Use Plan original designation was for Medium Density Residential. The amended Land Use Plan will reflect Low Medium Density Residential.

Lot 21 of Tract 5350 (RPD 174) was re-designated as a 34-unit Lower Income affordable apartment project and classified as Medium Density Residential: RPD18U (18 D.U./Ac.).

Lot Line Adjustment LD-454 added the 4.86 acres portion of the former Imation property to Lot 1 of Tract 5350, the Village at the Park Master Tentative Tract Map.



RPD 174 Affordable Apartments



Lot 1 of Tract 5350 was re-subdivided as a five-lot subdivision: Tentative Tract Map 5655. The land use designations for Tract 5655 were established as:

- Lot 1 was designated CPD and developed as the Marriott Residence Inn.
- Lot 2 was designated as Industrial and zoned M-1 and is currently vacant.
- Lots 3 & 4 were designated as CPD and are currently vacant.
- Lot 5 was re-designated as Medium Density Residential with a zoning designation of RPD18U (18 D.U./Ac.). The Villas at the Park 58-unit apartment project (RPD 174-2) has been developed on the site.



Landscape Buffer at the Marriott Residence Inn



CUP-288, Tract 5753



RPD 174-2 Villas at the Park Apartments



RPD 174-2 Villas at the Park Apartments



Lot 2 of Tract 5350 was re-zoned from the original Specific Plan designation of CPD to CMU (Village Commercial Mixed Use) consistent with its Village Commercial design. This parcel was subsequently re-subdivided into eight parcels as Tract 5753 and is under construction as of Spring 2013. All development within this parcel shall be consistent with the CMU zoning standards.

### **CURRENT SPECIFIC PLAN AMENDMENT ACTIONS**

The 2013 Specific Plan Amendment includes three parcels on the west side of Village at the Park Drive within Tract 5655 (Lots 2, 3, & 4) as shown in the Village at the Park Land Use Plan Exhibit “A” (Amended).

### **LAND USE AND ZONING CHANGES**

Lot 2 of Tract 5655 (formerly a portion of the Imation site) is incorporated into the Specific Plan area. The Land Use designation is High Density Residential and the zoning is RPD30U (30 D.U./Ac.). The site is 2.25 acres.

Lots 3 (1.39 acres) and 4 (1.22 acres) of Tract 5655 shall have a revised land use designation of High Density Residential and a revised zoning designation of RPD30U (30 D.U./Ac.).

Per approved City of Camarillo Tentative Tract Map 5655 the total lot area of Lots 2, 3, and 4 is 4.86 acres. The maximum allowable development density of the combined parcels will be 30 dwelling units per acre as a result of this Specific Plan Amendment.

### **MODIFIED SPECIFIC PLAN EXHIBITS**

Table 2-1 (replaces existing page 2-2) - The revised land uses for the Village at the Park Specific Plan are summarized in the attached Table 2-1 (Amended). The revised acreages and development potential for all land use types are summarized within Table 2-1 as amended.

Figure 2-1 (replaces existing page 2-3) - Land Use Plan The revised land uses are graphically illustrated on the attached “Village at the Park Land Use Plan” (Amended).

Figure 2-2 (replaces existing page 2-5) – Revised Proposed Zoning map incorporates all previous and current amendments and modifications of the Specific Plan.

### **CONCLUSION:**

All other provisions of the Specific Plan shall remain in effect including development standards, design guidelines and implementation requirements based on the existing or revised land use and zoning designations. Development of any remaining undeveloped parcels within the Village at the Park Specific Plan shall adhere to the standards herein and shall be granted all of the rights and responsibilities, including payment of applicable dues and assessments, of the Master Property Owners Association and applicable sub-associations.

**EXHIBITS**

Updated Table 2-1 (replaces existing page 2-2) ..... 1.10

Updated Figure 2-1 (replaces existing page 2-3) ..... 1.11

Updated Figure 2-2 (replaces existing page 2-5) ..... 1.12

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Approved Tentative Tract 5753 ..... 1.20



**UPDATED TABLE 2-1 [REPLACES EXISTING PAGE 2-2]**

2.2 LAND USE PLAN

2.2.1 Approved Project (2013 Update)

The 2013 Updated Approved Project illustrated in **Figure 2-1** provides a variety of land uses on the site with a community sports park as a focus of the project. It was designed to allow phase development without affecting the three existing parcel boundaries (**Figure 1-4**) in **Section 1.0**, Introduction. A statistical summary of the 2013 Updated Project land use mix is provided in **Table 2-1**.

**Table 2-1  
Statistical Land Use Summary - Approved Project (Updated 2013)**

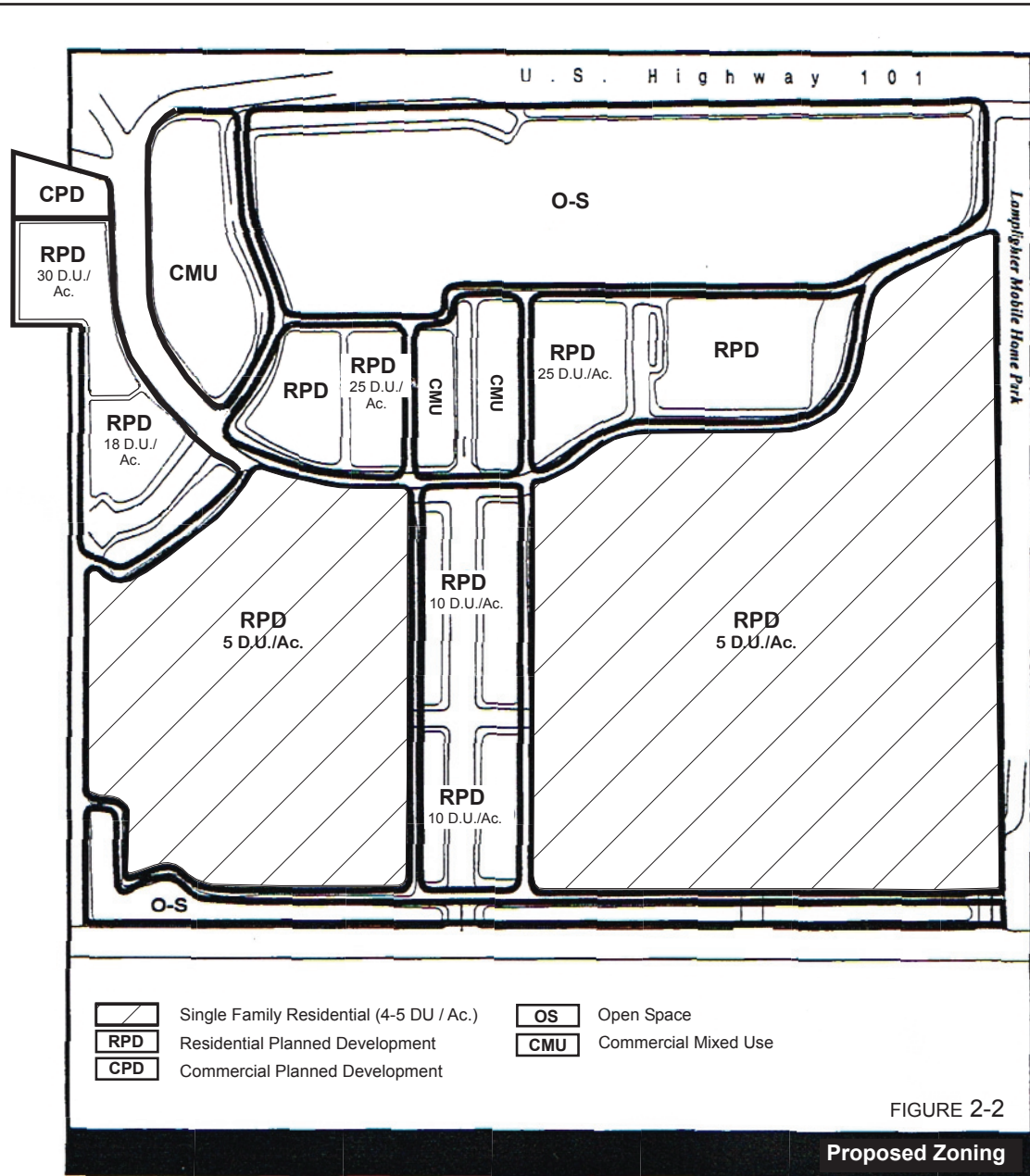
Land Use	Net Acres	Development Potential
<b>Residential</b>		
Low Density	150.10	685.00 units
Low-Medium Density	14.42	90.00 units
Medium Density	10.05	175.00 units
High Density	19.95	285.00 units
Subtotal:	194.52	1,235.00 units
<b>Commercial</b>		
Highway Commercial	3.55	50,000.00 sq. ft.
Village Commercial (Mixed Use)	13.51	200,000.00 sq. ft.
Subtotal:	17.06	250,000.00 sq. ft.
<b>Public</b>		
Community Sports Park Site	55.00	
Elementary School Site	10.00	33,000.00 sq. ft.
Perimeter Greenbelts/Detention Areas	15.33	
Subtotal:	80.33	33,000.00
<b>Quasi-Public</b>		
Private Neighborhood Recreation Areas	6.00	
YMCA Site	5.00	54,450.00 sq. ft.
Institutional Use	3.00	39,200.00 sq. ft.
Neighborhood RV Storage	3.50	
Subtotal:	17.50	93,650.00 sq. ft.
<b>Streets/Right-of-Way</b>		
Arterial Boulevards	24.96	
Site Total:	334.37	

**UPDATED FIGURE 2-1 [REPLACES EXISTING PAGE 2-3]**



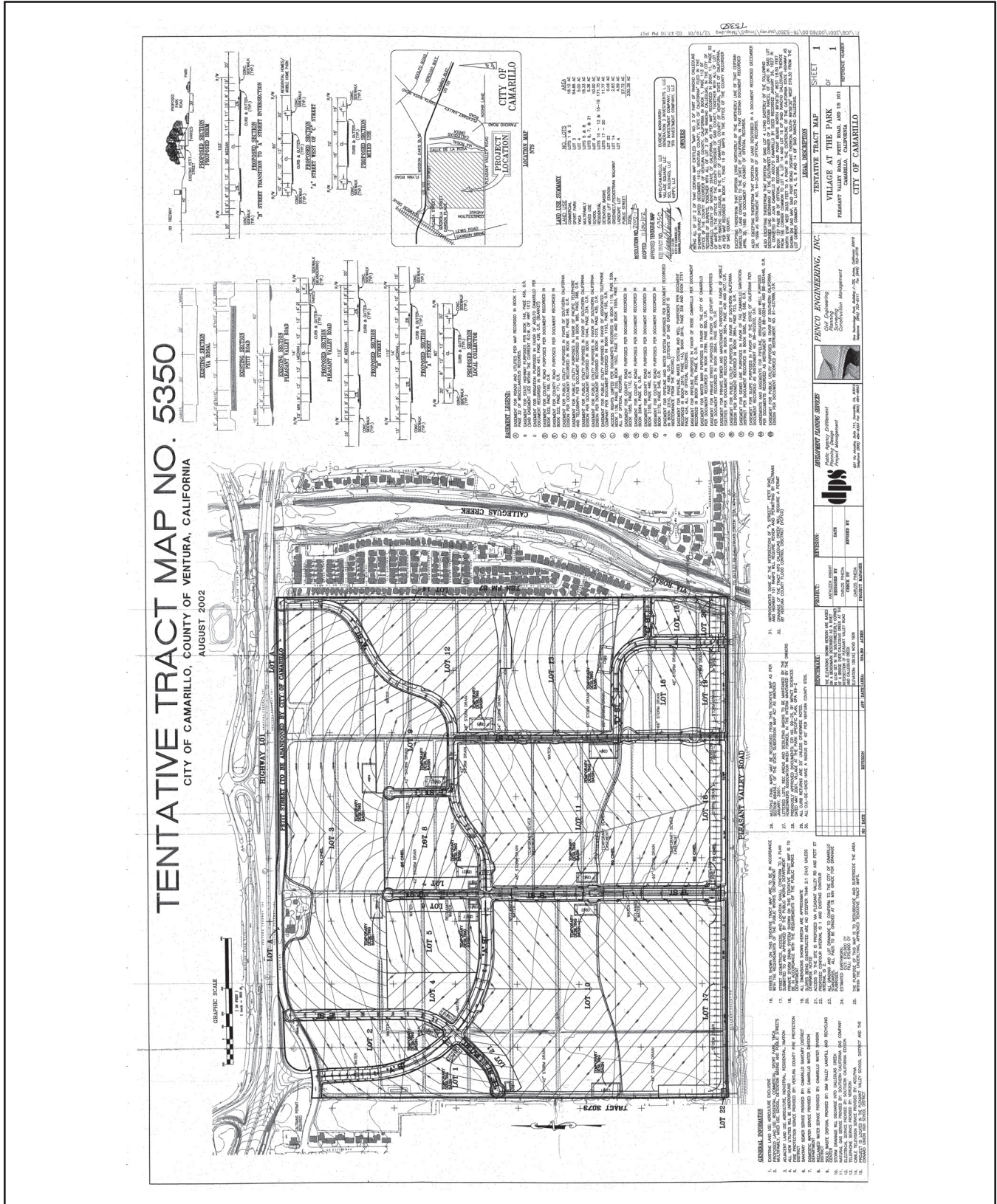


**UPDATED FIGURE 2-2 [REPLACES EXISTING PAGE 2-5]**





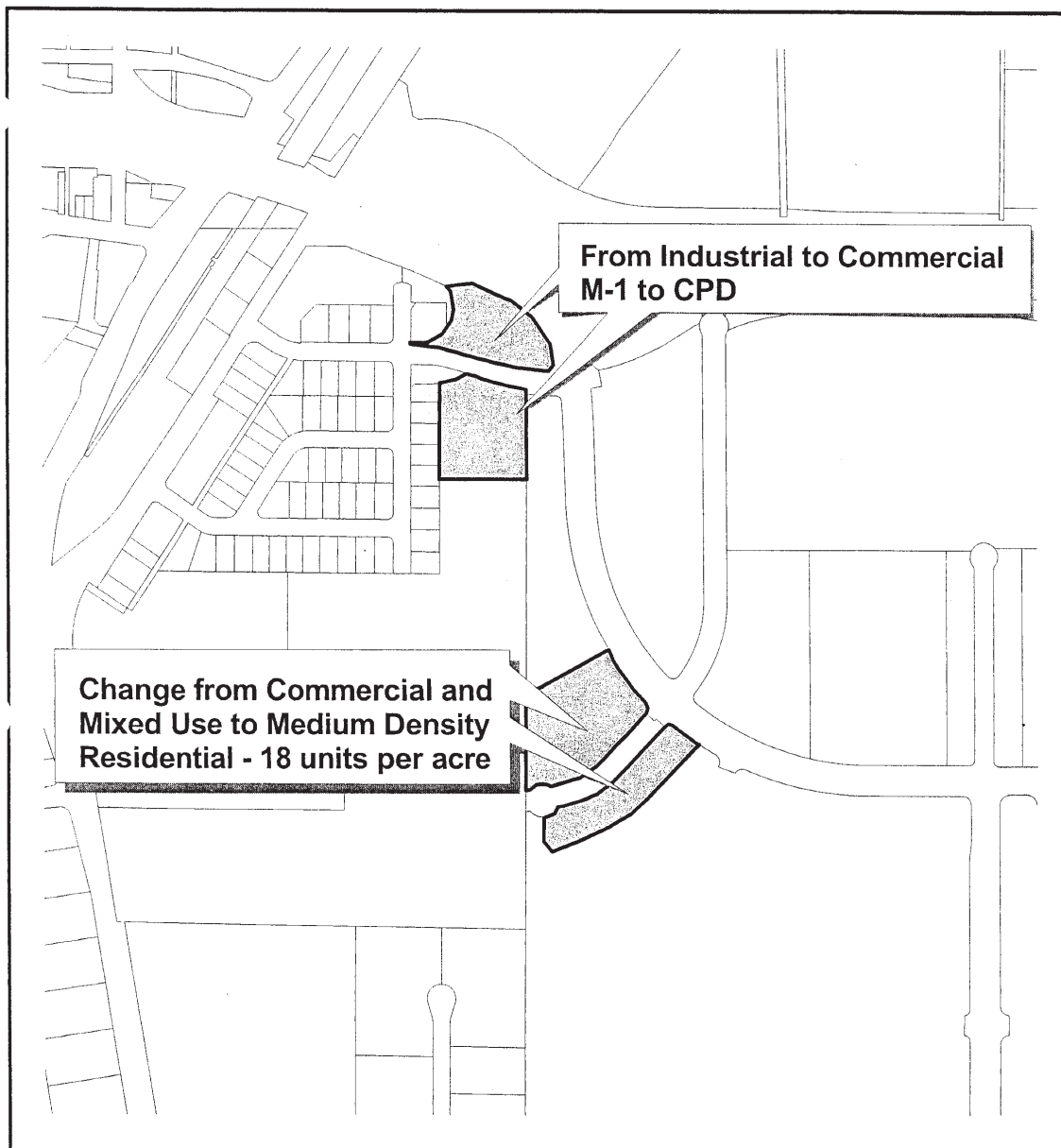
APPROVED TENTATIVE TRACT 5350: VILLAGE AT THE PARK MASTER MAP







**GPA 2005-3/CZ 293**



**GPA 2005-3 / CZ-293, Hiji Investment Company**

City of Camarillo  
Department of  
Community Development

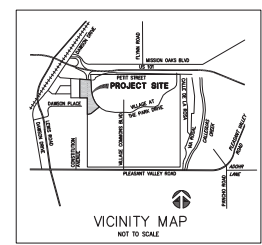
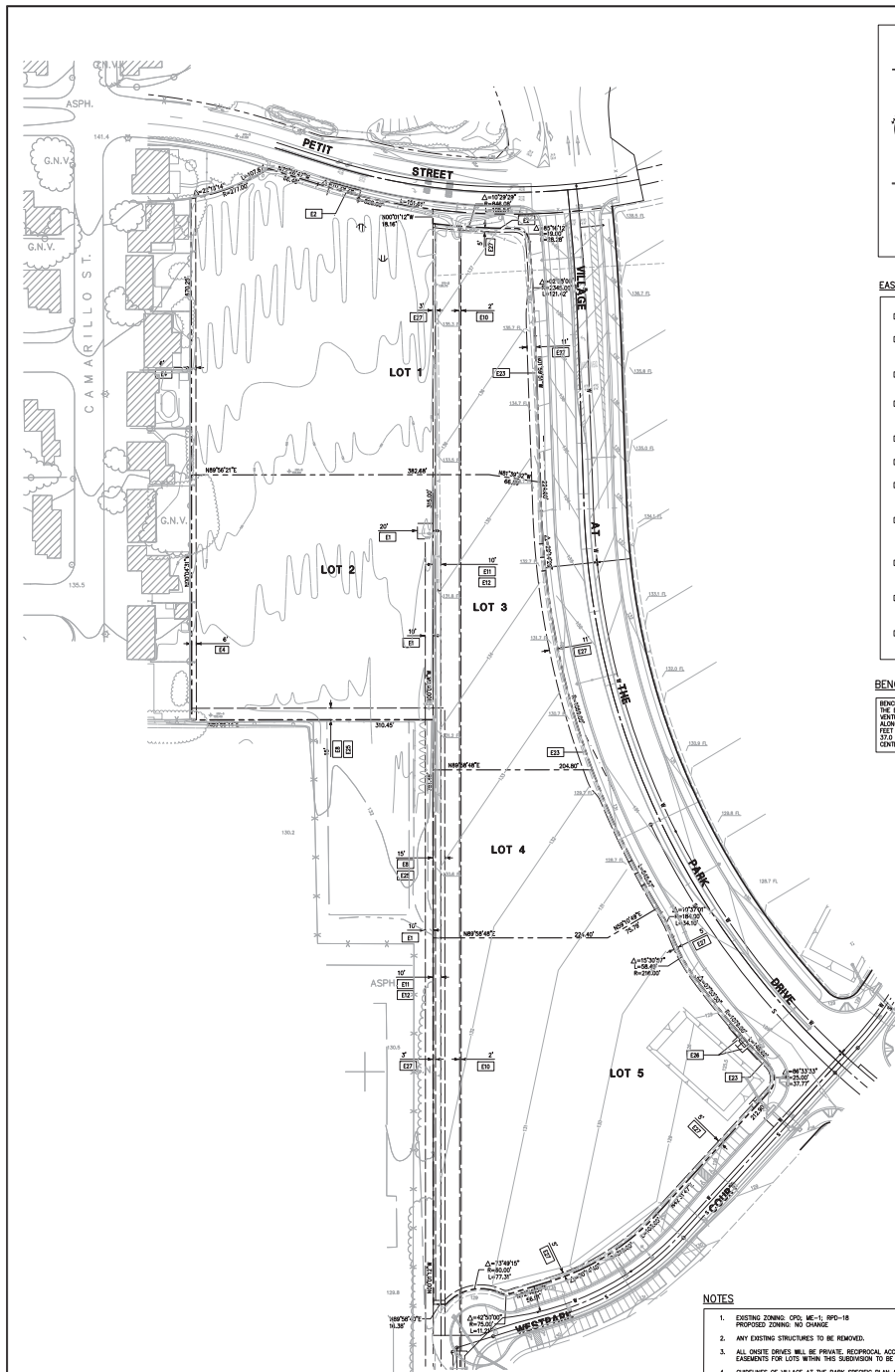
created: 03/23/05







APPROVED TENTATIVE TRACT 5655 [SHEET 2 OF 2]



- EASEMENTS**
- (1) AN EASEMENT IN FAVOR OF HAROLD AND SHEELY HILL FOR PAVEMENT PURPOSES AND SOUTH PROPOSED OFFICIAL RECORD NO. 2009007-0082 OF OFFICIAL RECORDS PLATTED.
  - (2) THE FACT THAT THE OVERSEER OF LAND LAND DOES NOT INCLUDE RIGHTS OF EASEMENTS AND LAND LOTS RIGHTS HAVING BEEN DERIVED FROM SAID LAND BY DOCUMENT RECORDED AS A 1987 AS INSTRUMENT NO. 2009007-0082 OF OFFICIAL RECORDS PLATTED.
  - (3) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC UTILITIES PURPOSES AND NORTH PROPOSED HEDDIN AND DOCUMENT RECORDED AS A 1987 AS INSTRUMENT NO. 2009007-0082 OF OFFICIAL RECORDS PLATTED.
  - (4) EASEMENT AND AGREEMENT FOR WALL STRUCTURE BY AND BETWEEN MATON CORP., A CALIFORNIA LIMITED LIABILITY COMPANY, AND WESTERN PACIFIC RAILROAD, LLC, A DELAWARE CORPORATION IN A DOCUMENT RECORDED AS INSTRUMENT NO. 2009007-0082 OF OFFICIAL RECORDS PLATTED.
  - (5) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC UTILITIES AND NORTH PROPOSED HEDDIN AND DOCUMENT RECORDED AS A 1987 AS INSTRUMENT NO. 2009007-0082 OF OFFICIAL RECORDS PLATTED.
  - (6) AN EASEMENT IN FAVOR OF HAROLD AND SHEELY HILL FOR A WATER PIPE LINE AND NORTH PROPOSED HEDDIN AND DOCUMENT RECORDED AS INSTRUMENT NO. 1984 IN BOOK 2019 PAGE 143 OF OFFICIAL RECORDS PLATTED.
  - (7) THE TRACT COVENANTS AND RESERVATIONS WITH REGARD TO A WATER WELL SITE AND THE LAND LOCATED TO THE LAND AS DESCRIBED AND SET FORTH IN AN INSTRUMENT RECORDED AS INSTRUMENT NO. 1984 IN BOOK 2019 PAGE 143 OF OFFICIAL RECORDS PLATTED.
  - (8) THE FACT THAT THE OVERSEER OF LAND LAND DOES NOT INCLUDE RIGHTS OF EASEMENTS AND LAND LOTS RIGHTS HAVING BEEN DERIVED FROM SAID LAND BY DOCUMENT RECORDED AS A 1987 AS INSTRUMENT NO. 2009007-0082 OF OFFICIAL RECORDS PLATTED.
  - (9) A DOCUMENT ENTITLED "EASEMENT AND AGREEMENT FOR WALL STRUCTURE" BY AND BETWEEN MATON CORP., A CALIFORNIA LIMITED LIABILITY COMPANY, AND WESTERN PACIFIC RAILROAD, LLC, A DELAWARE CORPORATION RECORDED AS INSTRUMENT NO. 2009007-0082 OF OFFICIAL RECORDS PLATTED.
  - (10) EASEMENT OF VARIOUS UTILITIES AND RESERVATIONS IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY AND WESTERN PACIFIC RAILROAD, LLC, A DELAWARE CORPORATION, HEREIN BY DOCUMENT RECORDED AS INSTRUMENT NO. 2009007-0082 OF OFFICIAL RECORDS PLATTED.
  - (11) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC UTILITIES PURPOSES AND NORTH PROPOSED HEDDIN AND DOCUMENT RECORDED AS INSTRUMENT NO. 2009007-0082 OF OFFICIAL RECORDS PLATTED.

**BENCHMARK**

BENCHMARK: 75-19 RM  
 THE ELEVATIONS SHOWN HEREON ARE BASED ON A BENCHMARK RECORDED AS A VENTURA COUNTY GRASS MARK SET IN THE TOP OF CORNER 0.3 MILES EASTERLY ALONG RESERVANT VALLEY FROM THE INTERSECTION WITH CAMEL ROAD AREA 1/2 FEET WESTERLY FROM THE EASTERN END OF A CONCRETE SIDEWALK AND CORNER 27.2 FEET EASTERLY FROM A LIGHT SIGNALS, 30.0 FEET NORTHERLY FROM THE CENTER OF PLEASANT VALLEY ROAD, NGVD 29 ELEVATION: 121.21'

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF VILLAGE AT THE PARK DRIVE BEING NORTH 07°01'51" WEST FOR TRACT MAP NO. 143 RECORDED IN BOOK 193 PAGES 143 AS BEING OF MISCELLANEOUS RECORDS, RECORDS OF VENTURA COUNTY.

**SITE DATA**

A. LOT AREA	
LOT 1	3.58 AC.
LOT 2	2.25 AC.
LOT 3	1.39 AC.
LOT 4	1.22 AC.
LOT 5	2.55 AC.
TOTAL	11.99 AC.

**TITLE REPORT**

TITLE REPORT PREPARED BY:  
 LAWRENCE TITLE COMPANY  
 1201 SOLAR DRIVE  
 SUITE 200  
 CONARDO, CA 93330

A.P.N. 8-229-0-150-015 & 229-0-150-280  
 BEFORE A 1000000-000  
 DATED: OCTOBER 10, 2005

- UTILITIES**
- ELECTRICAL: SOUTHERN CALIF. EDISON CO., 10000 BELLEVILLE RD., VENTURA, CA 93004, (805) 664-1476
  - GAS: SOUTHERN CALIF. GAS CO., 8600 CAROLINE AVE., CHATSWORTH, CA 91313-2300, (805) 498-6575
  - TELEPHONE: VERIZON, 257 EVAN RD., CAMARILLO, CA 93012, (805) 388-1205
  - CABLE TV: AEGIS/PA, 2525 WOODL DR., VENTURA, CA 93003, (805) 485-3888
  - WATER: CITY OF CAMARILLO, UTILITY SERVICES WATER DIV., (805) 388-6566
  - SEWER: CITY OF CAMARILLO, UTILITY SERVICES WASTEWATER DIV., (805) 388-6566

- NOTES**
- EXISTING ZONING ORD. MC-1, SPD-18 PROPOSED ZONING: NO CHANGE.
  - ANY EXISTING STRUCTURES TO BE REMOVED.
  - ALL DRIVE DRIVES WILL BE PRIVATE, RECREATIONAL ACCESS EXCEPTED FOR LOTS WITHIN THE SUBDIVISION TO BE PROVIDED.
  - GUIDELINES OF VILLAGE AT THE PARK SPECIFIC PLAN APPLY.
  - RECREATIONAL ACCESS AND UTILITY EASEMENTS TO BE PROVIDED BETWEEN LOTS 1-5.



REVISION	DATE	DESCRIPTION / APPROVED

PREPARED BY: JEFFREY W. HARRIS  
 4075 SHAMBER RD. SUITE 400  
 VENTURA, CALIF. 93003  
 PHONE: 805/485-8877  
 FAX: 805/485-8877

DESIGNER:

PREPARED BY: JEFFREY W. HARRIS  
 4075 SHAMBER RD. SUITE 400  
 VENTURA, CALIF. 93003  
 PHONE: 805/485-8877  
 FAX: 805/485-8877

ENGINEER:

PREPARED BY: JEFFREY W. HARRIS  
 4075 SHAMBER RD. SUITE 400  
 VENTURA, CALIF. 93003  
 PHONE: 805/485-8877  
 FAX: 805/485-8877

SCALE: 1"=50'  
 DATE: JUL 11, 2006  
 DWG. NAME: 2045 TENTATIVEMAP.dwg

OWNER: HUI INVESTMENT CO. / THE INVESTMENT CO.  
 771 MOUNTAIN VIEW AVENUE  
 CONARDO, CA 93330  
 PH: +1 (805) 240-4511  
 E-MAIL: JOHN@HUIINVESTMENT.COM

CITY OF CAMARILLO COUNTY OF VENTURA STATE OF CALIFORNIA

**CAMARILLO TENTATIVE TRACT 5655**

LOT 5, AS SHOWN AND DESIGNATED ON THAT CERTAIN LOT USE ALLOCATION MAP RECORDED AS INSTRUMENT NO. 2013 AS INSTRUMENT NO. 2013000-0001 OF OFFICIAL RECORDS, IS IN THE COUNTY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, AND BEING ALL OF LOT 5 OF TRACT 5655 OF AND MAP RECORDED IN BOOK 2013 PAGE 27 OF 40 PAGES, AND A PORTION OF PARCELS MAP NO. 143 AS SHOWN ON A MAP FILED IN BOOK 45 PAGE 27 TO 40 OF PARCELS MAP NO. 143 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

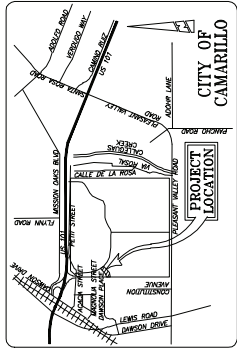
JAN: DEVS3845  
 DATE: JUL 11, 2006  
 DWG. NAME: 2045 TENTATIVEMAP.dwg

**SHEET 2 OF 2**



APPROVED RPD 174

**RPD NO. 174**  
 CITY OF CAMARILLO, COUNTY OF VENTURA, CALIFORNIA  
 MARCH 2005

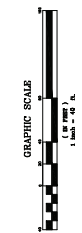
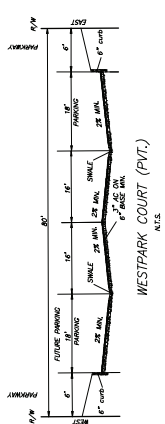


THE INVESTMENT: THE INVESTMENT  
 APPLICANT: Development Planning Services, Inc.

LOCAL DESCRIPTION  
 LOT 21 OF TRACT NO. 5350 IN THE CITY OF CAMARILLO, VENTURA COUNTY, CALIFORNIA, AS SHOWN ON THE MAPS RECORDED IN BOOK 100 PAGES 59 THROUGH 74 IN VENTURA COUNTY RECORDS.

**PERTINENT DATA:**

Area/Density	1.87 Ac
Lot Area	34 DU
Dwelling Units	18.2 Du/Ac
Land Use Notes:	
Building Coverage	.42 Ac. 22%
Landscape / Hardscape	.81 Ac. 44%
Internal Drives & Parking	.64 Ac. 34%
Parking Notes:	
Carports	34 Spaces
On-site Parking	20 Spaces
On-street Parking	25 Spaces
Total Parking Provided	79 Spaces
Required Parking Analysis:	
1 Bedroom - 12 DU (1.5/DU)	18 Spaces
2 Bedroom - 22 DU (2.0/DU)	44 Spaces
Guest - 34 DU x 0.5/DU	17 Spaces
	79 Spaces



RPD 174

**PREPARED BY:** DEVELOPMENT PLANNING SERVICES, INC.  
 2010 W. PARKWAY, SUITE 200, CAMARILLO, CA 93022  
 TEL: 805.466.2000 FAX: 805.466.2002

**DATE:** 03/03/05

**PROJECT:** VILLAGE AT THE PARK  
 PULSANT VALLEY ROAD, WEST PARK AND US 101  
 CAMARILLO, CALIFORNIA

**CITY OF CAMARILLO**

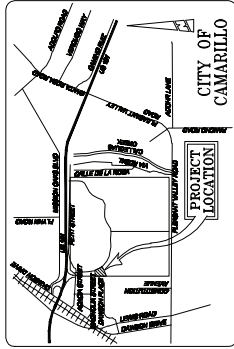
**SHEET 1 OF 1**  
**REFERENCE NUMBER 1**

**CLIENT:** PROJECT 2005030-174/development/Planning Services 20050303-174



APPROVED RPD 174-2

**RPD NO. 174 Phase II**  
CITY OF CAMARILLO, COUNTY OF VENTURA, CALIFORNIA  
August 2005

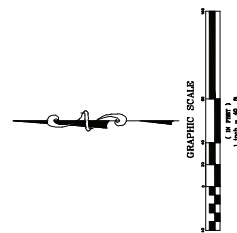
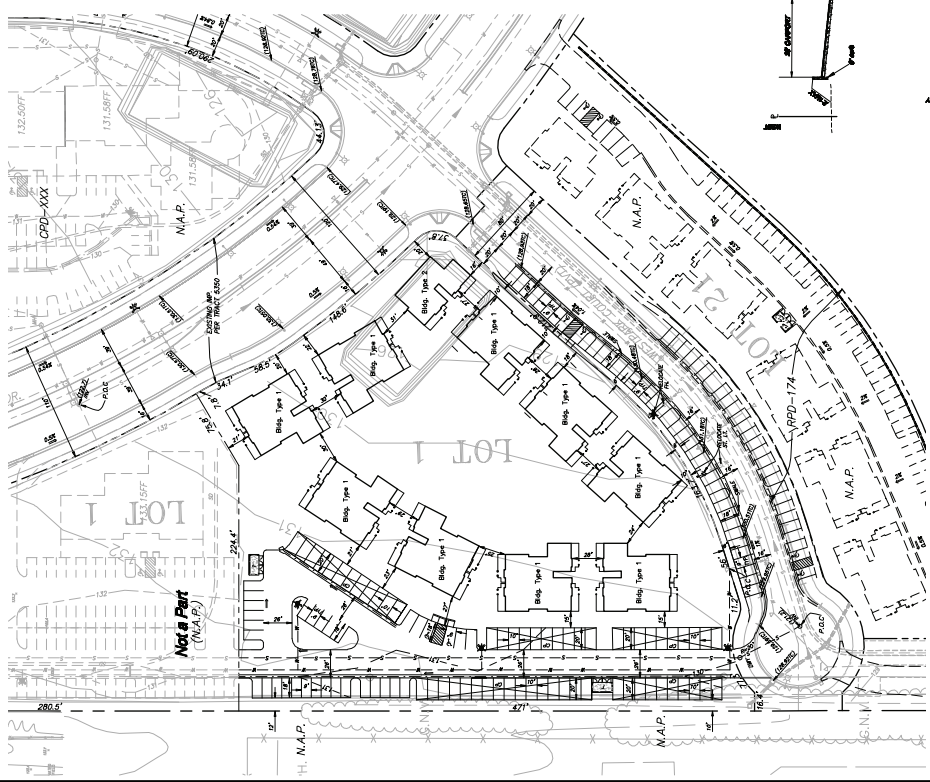
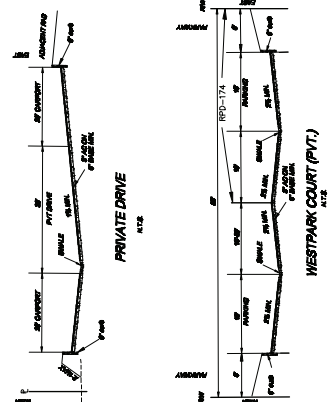


THE INVESTMENT TRS INVESTMENT OWNERS Development Planning Services, Inc. Applicant

A PORTION OF LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**PERTINENT DATA:**

Area / Density:	3.55 Ac.
Lot Area	58 DU
Dwelling Units	16.3 DU/Ac.
Density	
Land Use Notes:	
Building Coverage	73 Ac. 21%
Landscape / Hardscape	2.02 Ac. 57%
Internal Drives & Parking	.80 Ac. 22%
Parking Notes:	
Carports	58 Spaces
On-site Parking	32 Spaces
On-street Parking	37 Spaces
Total Parking Provided	127 Spaces
Required Parking Analysis:	
1 Bedroom - 20 DU (1.5/DU)	30 Spaces
2 Bedroom - 38 DU (2.0/DU)	76 Spaces
Guest - 58 DU x 0.2/DU	12 Spaces
Total Required Parking	118 Spaces



**PREPARED BY:** DEVELOPMENT PLANNING SERVICES, INC.  
154 WEST AVENUE OF LOS FLORES  
CAMARILLO, CALIFORNIA 93020  
PHONE: (805) 481-1100

**DATE:** AUGUST 2005

**PROJECT:** RPD 174-2

**APPROVED BY:** CITY OF CAMARILLO

**SHEET 1 OF 1**

**REFERENCE NUMBER:** 1



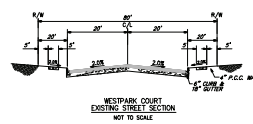
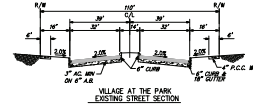
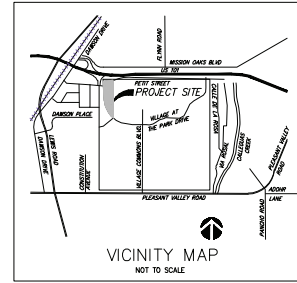
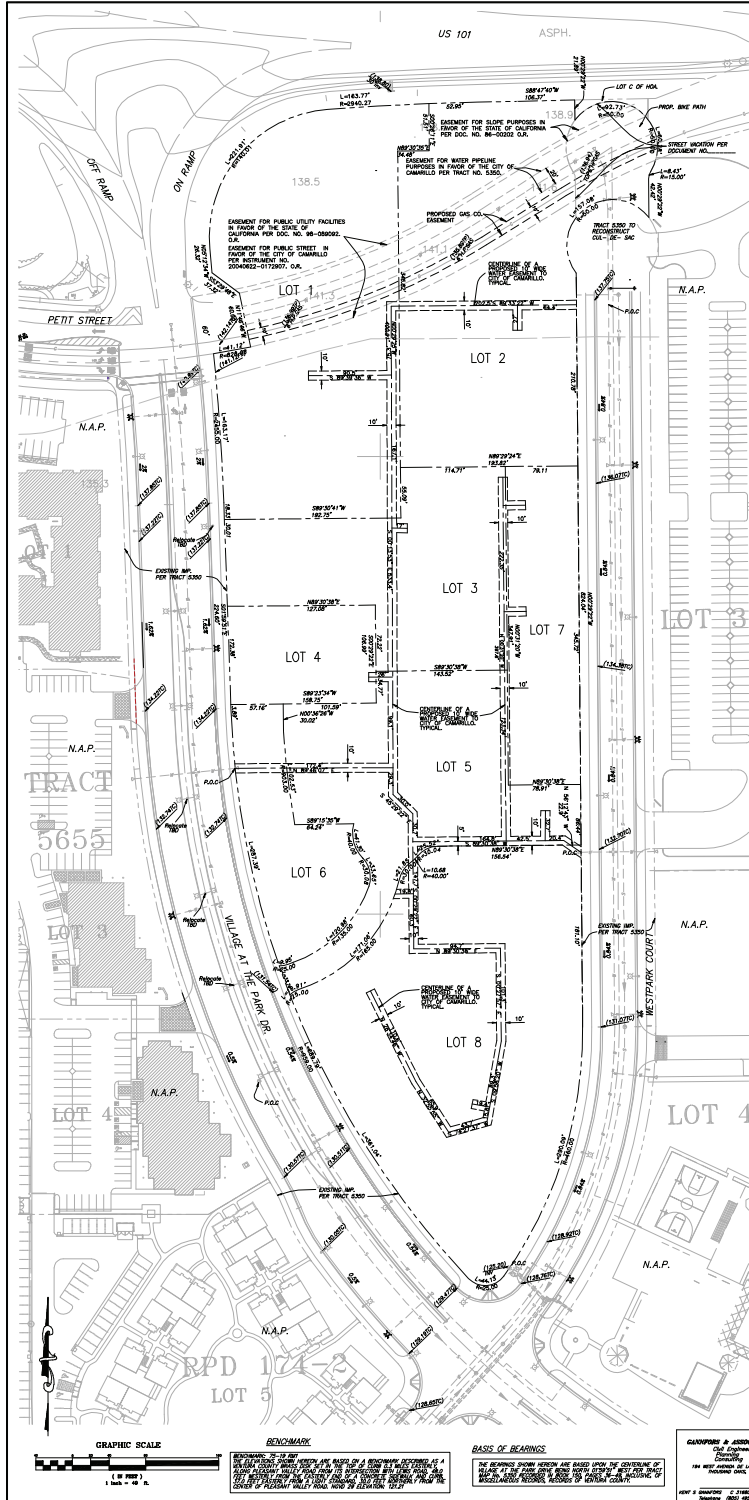


APPROVED TENTATIVE TRACT 5753 [SHEET 2 OF 2]

TENTATIVE TRACT NO. 5753

LOT 7 & 8 FOR CONDOMINIUM PURPOSES  
CITY OF CAMARILLO, COUNTY OF VENTURA, CALIFORNIA

September 2009



Pertinent Data

Tract Area	18.00 Ac.	100 %
Lot 1	1.00 Ac.	10.0 %
Lot 2	1.00 Ac.	10.0 %
Lot 3	1.00 Ac.	10.0 %
Lot 4	0.40 Ac.	4.0 %
Lot 5	1.25 Ac.	12.1 %
Lot 6	0.83 Ac.	8.3 %
Lot 7	.80 Ac.	8.3 %
Lot 8	2.36 Ac.	23.3 %

**TITLE REPORT**

TITLE REPORT PREPARED BY:  
LANDMARC DEVELOPMENT SERVICES  
10000 N. MISSION BLVD. SUITE 200  
DANFORTH, CA 93026 (PH) 761-781-7811  
FTE/OWNER: MCL 108800-104  
DATE: NOVEMBER 2, 2009  
FOR THE AMENDMENT CO.

**UTILITIES**

ELECTRICAL  
SOUTHERN CALIF. Edison CO.  
10000 N. MISSION BLVD.  
DANFORTH, CA 93026  
(PH) 654-7428  
GAS  
SOUTHERN CALIF. GAS CO.  
10000 N. MISSION BLVD.  
DANFORTH, CA 93026  
(PH) 654-7428  
TELEPHONE  
MCI  
200 N. MISSION BLVD.  
CAMARILLO, CA 93026  
(PH) 392-7225  
CABLE TV  
SBC COMM. SVCS.  
200 N. MISSION BLVD.  
CAMARILLO, CA 93026  
(PH) 392-7225  
WATER  
CITY OF CAMARILLO  
UTILITY SERVICES MASTERKEY DIV.  
(PH) 392-5046  
SEWER  
CITY OF CAMARILLO  
UTILITY SERVICES MASTERKEY DIV.  
(PH) 392-5046

**LEGEND**

PROPOSED	EXISTING
STORM DRAIN	STORM DRAIN
CELESTIAL DRAIN	CELESTIAL DRAIN
SEWER	SEWER
WATER	WATER
FORCE MAIN SEWER	FORCE MAIN SEWER
TOP OF SLOPE	TOP OF SLOPE
ROOF OF SLOPE	ROOF OF SLOPE
BOUNDARY	BOUNDARY
EASEMENT LINE	EASEMENT LINE
CONTOUR LINE	CONTOUR LINE
STREET LINE	STREET LINE
STREET SHOW	STREET SHOW
RETAINING WALL	RETAINING WALL
FINISH SURFACE	FINISH SURFACE
FINISH GRADE	FINISH GRADE
ANY EASEMENT	ANY EASEMENT
TOP OF GRADE	TOP OF GRADE
SEWER/FL	SEWER/FL
FL	FL
FLOOR LINE	FLOOR LINE
PIVOT	PIVOT

- NOTES**
- EXISTING STORM DRAIN (Along Camarillo Blvd Line)
  - ALL EXISTING STRUCTURES TO BE REFINISHED.
  - ALL UTILITIES SHOWN ARE THE PROPERTY OF THE RESPECTIVE OWNERS.
  - BOUNDARY OF TRACT AT THE PARK SPECIFIC PLAN APPLICABLE.
  - SEWER/FL AND UTILITY EXAMINATIONS TO BE PROVIDED BY THE CITY OF CAMARILLO.

A REVISION OF LOT 7 OF TRACT NO. 5753 IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 1202 PAGES 24 THROUGH 25 INCLUDING ALL LEGAL RECORDS REQUIRED, HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK OF VENTURA COUNTY, CALIFORNIA, AND A COPY OF THE RECORD IS DOCUMENT NO. 1202-24-25 (E) STREET WORKERS IN THE OFFICE OF THE COUNTY RECORDER.

HILL INVESTMENT CO. / TR INVESTMENT CO.  
771 MOUNTAIN VIEW AVENUE  
DANFORTH, CA 93026  
PH: 761-781-7811  
E-MAIL: JAWHNS@SBCGLOBAL.COM  
SUBDIVIDER / OWNERS

DEVELOPMENT PLANNING SERVICES, INC.  
Applicant

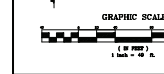
CAMPBELL & ASSOCIATES, INC.  
Civil Engineering  
144 WEST AVENUE OF LAS PALMAS  
DANFORTH, CA 93026

DEVELOPMENT PLANNING SERVICES  
Public Agency Enrollment  
Planning Design  
Project Management  
dps

**LEGAL DESCRIPTION**

A COMMERCIAL AND RESIDENTIAL SUBDIVISION

TENTATIVE MAP NO. 5753	SHEET 2
VILLAGE AT THE PARK	OF 2
VILLAGE AT THE PARK DR., PETIT STREET, AND TRACT 5753 CAMARILLO, CALIFORNIA	APPROXIMATE VARIOUS
CITY OF CAMARILLO	



**REMARKS**

THIS MAP IS A TENTATIVE TRACT MAP FOR THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 1202 PAGES 24 THROUGH 25 INCLUDING ALL LEGAL RECORDS REQUIRED, HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK OF VENTURA COUNTY, CALIFORNIA, AND A COPY OF THE RECORD IS DOCUMENT NO. 1202-24-25 (E) STREET WORKERS IN THE OFFICE OF THE COUNTY RECORDER.

**BASE OF BEARINGS**

THE BEARINGS SHOWN HEREIN ARE BASED UPON THE COORDINATE SYSTEM OF THE STATE OF CALIFORNIA, COUNTY OF VENTURA, CITY OF CAMARILLO, AND THE COUNTY OF VENTURA, STATE OF CALIFORNIA.

## RESOLUTION NO. 2013-100

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMARILLO APPROVING MITIGATED NEGATIVE DECLARATION NO. 2013-5 FOR A PROJECT THAT CONSISTS OF PROPOSED GENERAL PLAN AMENDMENT 2012-1; AN AMENDMENT TO THE DAWSON DRIVE AREA CONCEPTS AND DESIGN GUIDELINES; AN AMENDMENT TO THE VILLAGE AT THE PARK SPECIFIC; CHANGE OF ZONE 315, FF REALTY; AND CHANGE OF ZONE 317, HIJI INVESTMENT COMPANY, LLC

The City Council of the City of Camarillo resolves as follows:

**SECTION 1.** Findings. The City Council finds as follows:

A. FF Realty LLC and Hiji Investment have submitted applications for for the following approvals (collectively, "Project") that consists of (1) a General Plan Amendment, GPA 2012-1 Component A and B; (2) an amendment to the Dawson Drive Industrial Area Concepts and Design Guidelines; (3) an amendment to the Village at the Park Specific Plan; and (4) two related zone changes, CZ-315 and CZ-317.

B. The Project affects several areas, and include the following:

1. GPA 2012-1 Component A: A change in General Plan land use designation from Industrial to High-Density Residential for the easterly and southerly 27.56-acre portion of the former Imation industrial site, east of Lewis Road and west of the terminus of Westpark Court.

2. GPA 2012-1 Component B: A change in General Plan land use designation from Commercial and Industrial to High Density Residential for three parcels totaling approximately 4.63 acres at the north-east corner of the Imation site, west of Village at the Park Drive and north of Westpark Court.

3. Amendment to the Dawson Drive Area Concepts and Design Guidelines. Amends the preferred land use for the easterly 27.56 acres of the former Imation industrial site to allow for consideration of high density residential development.

4. Amendment to the Village at the Park Specific Plan. Amends the Specific Plan to allow for consideration of high density residential development on three contiguous properties adjacent to the former Imation site that were previously designated for commercial and industrial uses and include all three parcels into the specific plan area.

5. Change of Zone 315. Changes the zone from M-1 (Light Industrial) to RPD-30U (Residential Planned Development 30 units per acre maximum) for the easterly 27.56 acre portion of the former Imation industrial site.

6. Change of Zone 317. Changes the zoning from CPD (Commercial Planned Development) and M-1 (Light Industrial) to RPD-30U (Residential Planned Development 30 units per acre maximum) for three contiguous parcels (4.63 acres) at the northeast corner of the former Imation industrial site.

C. In accordance with the California Environmental Quality Act (California Public Resources Code section 21000 and following), the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, sections 15000 and following), and the Environmental Guidelines of the City of Camarillo (collectively, "CEQA"), the City has caused to be prepared an Initial Study and approved for circulation a Mitigated Negative Declaration for the Project (the "Initial Study/Mitigated Negative Declaration").

D. The Initial Study/Mitigated Negative Declaration was circulated for public and agency review and comment on July 3, 2013. Copies of the Initial Study/Mitigated Negative Declaration were made available to the public at the Community Development Department on July 3, 2013, and the Initial Study/Mitigated Negative Declaration was distributed to interested parties and agencies. On July 3, 2013, a notice of availability of the Initial Study/Mitigated Negative Declaration was published in the local newspaper.

E. The Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce the significant effects to a less-than-significant level. A copy of the Initial Study/Mitigated Negative Declaration is on file with the City of Camarillo Department of Community Development, the office of record.

F. In accordance with CEQA, a mitigation monitoring and reporting program ("Mitigation Monitoring and Reporting Program") has been prepared for the Project. The Mitigation Monitoring and Reporting Program is attached as Exhibit A.

G. The City of Camarillo Planning Commission considered the Project, including the Initial Study/Mitigated Negative Declaration at a duly-noticed public hearing on September 3, 2013, at which time the public had an opportunity to comment on the proposed Project and the Initial Study/Mitigated Negative Declaration.

H. The City Council held a duly-noticed public hearing on September 25, 2013, and considered the Initial Study/Mitigated Negative Declaration and Project, and at such hearing the public had a further opportunity to provide comments and evidence regarding the Initial Study/Mitigated Negative Declaration and Project.

I. The City Council has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information prior to acting upon or approving the proposed Project.

J. The Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA.

K. The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City Council.

**SECTION 2.** Approval of Mitigated Negative Declaration. The City Council approves Mitigated Negative Declaration 2013-5.

**SECTION 3.** Approval of Mitigation Monitoring and Reporting Program. The City Council adopts the related Mitigation Monitoring and Reporting Program prepared for the Project, and further finds and directs that all proposed mitigation measures identified in the Mitigated Negative Declaration be incorporated as part of the Project conditions of approval.

**SECTION 4.** Filing of NOD. The Director of Community Development is directed to file a Notice of Determination with the County Clerk of the County of Ventura. The record of proceedings upon which this decision is based is located in the Department of Community Development, which is the office of record.

**SECTION 5.** Certification. The City Clerk is directed to certify the adoption of this Resolution.

PASSED AND ADOPTED on September 25, 2013.

Attested to on 9/26/13

Jamadland  
City Clerk

Kevin Liddle, Vice  
Mayor

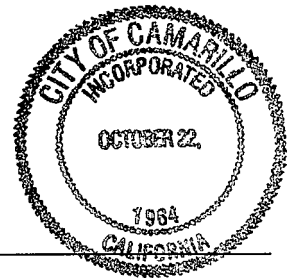
I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Resolution No. 2013-100 was adopted by the City Council of the City of Camarillo at a regular meeting held September 25, 2013, by the following vote:

AYES: Councilmembers: Kildee, Little, Morgan

NOES: Councilmembers: McDonald

ABSENT: Councilmembers: Mayor Craven

Jamadland  
City Clerk



Copy: Community Development  
General Services

# MITIGATION MONITORING AND REPORTING PROGRAM

*This section of the Final Mitigated Negative Declaration provides the Mitigation Monitoring and Reporting Program (MMRP) that would be used to monitor the implementation of the mitigation measures adopted for the Village Gateway project.*

## INTRODUCTION

CEQA requires the adoption of feasible mitigation measures to reduce the severity and magnitude of potentially significant environmental impacts associated with development projects. However, simply adopting these measures is not adequate under State law. Lead agencies are also required to adopt a program that will be used to ensure that the mitigation measures are, in fact, implemented. The requirements for mitigation monitoring or reporting are codified in Section 15097 of the CEQA Guidelines.

The Final Mitigated Negative Declaration for the Village Gateway project identifies project-specific mitigation measures to reduce the potentially significant impacts of the project as proposed. Following adoption of the Final Mitigated Negative Declaration and approval of this MMRP by the City of Camarillo City Council, the project-specific mitigation measures identified in the Final Mitigated Negative Declaration would be implemented and monitored as described in this MMRP.

## LIST OF MITIGATION MEASURES

The mitigation measures adopted for the Village Gateway project are listed in the following table along with the action required, the timing for implementation of each measure, and the department within the City of Camarillo responsible for monitoring the mitigation measure. This table only includes the mitigation measures that are applicable to the FF Realty and Hiji properties developed under Development Scenario 1 since the Rexford property was eliminated from the proposed project prior to adoption of the Final Mitigated Negative Declaration and approval of this MMRP by the City of Camarillo City Council.

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**MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT**

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<b>Aesthetics</b>				
A. FF Realty B. Hiji	To avoid potential significant impacts to adjacent residential properties and roadways, the project developer shall include in contract specifications that temporary construction lighting within 200 feet of existing residential properties and roadways with direct lines of sight to the lighting source shall be shielded from the affected residential use and/or roadway. This shall include permanent and temporary lighting provided within the new residential buildings.	Lighting controls required by mitigation measure 1-1 shall be included in the contract specifications for each building constructed within the project site.	Prior to issuance of building permits.	Department of Building and Safety
<b>Air Quality</b>				
A. FF Realty B. Hiji	The contractor shall prepare a dust control plan at the time that grading permits are requested. The dust control plan shall include, but not be limited to, the following measures, which should be implemented by the contractor: <ul style="list-style-type: none"> <li>• Sufficiently water active portions of the construction site.</li> <li>• Replace ground cover, cover bare soil, or apply environmentally safe soil stabilizers on inactive portions of the construction site.</li> </ul>	Project developers shall prepare a dust control plan for review by City staff and implement dust control measures during grading and construction.	Prior to issuance of grading permits and during grading and construction.	Department of Community Development

Mitigation Monitoring and Reporting Program

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
	<ul style="list-style-type: none"> <li>• Apply water or environmentally safe stabilizers to unpaved parking or staging areas or unpaved road surfaces.</li> <li>• Suspend all excavating and grading operations when wind speeds exceed 20 mph averaged over one hour. Contact the VCAPCD meteorologist for current information about average wind speeds.</li> <li>• Sufficiently water or securely cover all material transported off-site and all fill material transported on-site.</li> <li>• Provide employees involved in grading operations with face masks during dry periods to reduce inhalation of dust, which may exacerbate health problems of the respiratory tract.</li> <li>• Limit traffic speeds on all unpaved roads to 15 mph or less.</li> <li>• Sweep streets at the end of the day if visible soil material is carried over to adjacent roads.</li> </ul>			

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
A. FF Realty B. Hiji	5.6-2 Contractors shall keep records on the project site demonstrating that equipment engines are maintained in good condition and in proper tune as per manufacturer's specifications to prevent excessive emissions. Such records will be available for review during grading and construction inspections.	This requirement shall be included in construction documents.  Review of equipment maintenance records.	Prior to issuance of grading permits.  During grading and construction.	Department of Community Development  Department of Community Development
A. FF Realty B. Hiji	5.6-3 Emissions generated by demolition activities shall be reduced with the following:  <ul style="list-style-type: none"> <li>Trucks transporting loose debris such as waste asphalt and wallboard off-site shall be covered;</li> <li>All diesel-powered equipment should be turned off when not in use for more than 30 minutes and gasoline-powered equipment should be turned off when not in use for more than 5 minutes.</li> </ul>	This requirement shall be included in construction documents.	Prior to issuance of grading permits.	Department of Community Development
A. FF Realty B. Hiji	5.6-12 Shade trees shall be provided to reduce heating/cooling needs.	Review of site development plans.	Prior to issuance of building permits.	Department of Community Development

Mitigation Monitoring and Reporting Program

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>A. FF Realty B. Hiji</p>	<p>3-1 The developers of new buildings within the FF Realty property and the Hiji properties must pay a total of \$150,091 to the City TDM fund to reduce vehicle trips and associated air pollutant emissions. This equates to approximately \$204.21 per residential unit. Applicable fees shall be provided to the City prior to the issuance of occupancy permits for each phase of development. The developers of buildings constructed after 2017 may request that the City of Camarillo recalculate the applicable emissions projections and associated mitigation fee since the analysis is based upon completion in 2017 and emissions in later years are expected to be lower.</p>	<p>The project developers shall pay the applicable TDM fees to the City.</p>	<p>Prior to issuance of occupancy permits for each residential building.</p>	<p>Department of Community Development</p>

**MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT**

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
A. FF Realty	<p>4-1 To avoid potential significant impacts to nesting birds, including migratory birds and raptors, one of the following shall be implemented by the developer(s) of the FF Realty parcels:</p> <ul style="list-style-type: none"> <li>• Conduct tree removal associated with construction from September 1<sup>st</sup> through January 31<sup>st</sup>, when birds are not nesting.</li> </ul> <p>OR...</p> <ul style="list-style-type: none"> <li>• Conduct pre-construction surveys for nesting birds if tree removal is initiated during the nesting season. A qualified wildlife biologist shall conduct weekly pre-removal bird surveys no more than 30 days prior to tree removal to provide confirmation on the presence or absence of active nests in the affected trees. The last survey should be conducted no more than three days prior to the tree removal. If active nests are encountered, removal of the affected trees shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist shall be</li> </ul>	<p>Project developers provide a tree removal schedule to the Department of Community Development. If tree removal occurs between February 1<sup>st</sup> and August 31<sup>st</sup>, the biologist selected by the project developer(s) shall provide the Department of Community Development with the results of the pre-removal surveys and the final survey report.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>

**Biological Resources**

Mitigation Monitoring and Reporting Program

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Subject Commitment	Mitigation Measures	Action Required	Mitigation Timing	Monitoring Responsibility
	<p>maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the Department of Community Development. The qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.</p>			

**MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT**

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>A. FF Realty B. Hiji</p>	<p>5-1 The project developer shall include in construction contracts the requirement that construction activities be halted if any archaeological materials are encountered during the course of project development. The services of a professional archaeologist shall be secured by contacting the Center for Public Archaeology – California State University Fullerton, or a member of the Society of Professional Archaeologists (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact.  In the event that cultural resources are discovered, the handling will differ depending on the nature of the artifacts. However, it is understood that all artifacts with the exception of human remains and related grave goods or sacred objects belong to the property owner. All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. In the event that the archaeologist identifies resources of a prehistoric or Native American origin, a Native American observer of Chumash origin shall be retained to accompany the archaeologist for the duration of the grading phase to help analyze the Native</p>	<p>These requirements shall be included in construction documents.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>

Mitigation Monitoring and Reporting Program

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
	<p>American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. All items found in association with Native American remains will be considered grave goods or sacred in origin and subject to special handling pursuant to State law. The remainder of the Native American artifact assemblage will be inventoried, analyzed, and prepared in a manner for reburial at the project site and/or curation, and the archaeological consultant will deliver the materials to an accredited curation facility approved by the City of Camarillo within a reasonable amount of time.</p> <p>Nonnative American artifacts will be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation or returned to the property owner, as deemed appropriate.</p> <p>A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered artifacts. The</p>			

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<p>A. FF Realty B. Hiji</p>	<p>report and inventory, when submitted to the City of Camarillo Department of Community Development and the UCLA Archaeological Information Center, will signify completion of the program to mitigate impacts to archaeological and/or cultural resources.</p> <p>5-2 The project developer shall include in construction contracts the requirement that the project be halted if any paleontological materials are encountered during the course of project development. The services of a paleontologist shall be secured by contacting the Center for Public Paleontology, which can be found at the following universities; USC, UCLA, California State University at Los Angeles, California State University at Long Beach or the County Museum, to assess the resources and evaluate the impact. Copies of the paleontological survey, study, or report shall be submitted to the Department of Community Development.</p>	<p>These requirements shall be included in construction documents.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Community Development</p>

Mitigation Monitoring and Reporting Program

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
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Geology and Soils

<p>A. FF Realty B. Hiji</p>	<p>5.8-1 Prior to the design and construction of any structural improvements, the project developers shall have comprehensive design level geotechnical evaluations conducted that include subsurface exploration and laboratory testing. Recommendations for grading/earthwork, surface and subsurface drainage, foundations, pavement structural sections, and other pertinent geotechnical design considerations shall be formulated and implemented based on the findings of this evaluation.</p>	<p>Review of project geotechnical evaluations to ensure that the technical reports identify the specific requirements necessary to address expansive soils at the project site.  Review the project engineering plans to ensure that the recommendations of the approved geotechnical investigations are incorporated into the engineering plans.</p>	<p>Prior to issuance of grading and engineering plans.</p>	<p>Department of Public Works</p>
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Hazards and Hazardous Materials

<p>A. FF Realty</p>	<p>8-1 The developer of the FF Realty property shall have the stockpiled concrete tested for VOCs prior to use under the proposed residential buildings at the project site. Only demolished concrete materials meeting the DTSC guidance levels shall be used at the project site.</p>	<p>Review test results of stockpiled concrete.</p>	<p>Prior to issuance of building permits.</p>	<p>Department of Building and Safety</p>
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**MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT**

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
<b>Hydrology and Water Quality</b>				
B. Hiji	<p>5.9-1 Prior to initiation of any construction activity on the project site, the project developer shall file for an NPDES permit from the RWQCB. A Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and Monitoring Plan are requirements of the NPDES permit. The SWPPP shall include Best Management Practices (BMPs) in compliance with the NPDES program requirements.</p>	<p>Review of 401 Water Quality Certification.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Public Works</p>
B. Hiji	<p>5.9-2 Project improvements plans shall incorporate appropriate SQUIPP requirements into the project design consistent with Ventura County Municipal Stormwater NPDES Permit No. CAS004002.</p>	<p>Review of 401 Water Quality Certification.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Public Works</p>
B. Hiji	<p>5.9-6 The on-site detention basins shall incorporate filtration systems or other devices to reduce the potential for herbicides, pesticides, fertilizers, and other contaminants to transfer to off-site locations.</p>	<p>Review of 401 Water Quality Certification.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Public Works</p>
<p>A. FF Realty B. Hiji</p>	<p>9-1 All portions of the project site shall be maintained at the current elevation or higher as part of project development and all new residential structures shall be constructed a minimum of 12 inches above the 100 year flood levels.</p>	<p>Review of site grading plans.</p>	<p>Prior to issuance of grading permits.</p>	<p>Department of Public Works</p>

Mitigation Monitoring and Reporting Program

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Accountability
<b>Noise</b>				
A. FF Realty B. Hiji	5.7-1 Pursuant to Section 10.34.120 of the Municipal Code, the contractor shall limit on-site construction activities to between the hours of 7:00 a.m. and 7:00 p.m., and exclude Sundays and holidays.	These requirements shall be included in construction documents and verified during grading and construction.	Prior to issuance of grading permits and during grading and construction.	Department of Building and Safety
B. Hiji	5.7-2 The contractor shall retain the services of a noise consultant to develop a site specific plan of sound attenuation during site development that would minimize, to the extent feasible, construction noise impacts upon ... on-site residential uses constructed in earlier development phases. The plan shall identify measures that include, but are not limited to: <ul style="list-style-type: none"> <li>• changing the location of stationary construction equipment,</li> <li>• shutting off idling equipment,</li> <li>• notifying adjacent residences in advance of construction work,</li> <li>• installing temporary acoustic barriers around stationary construction noise,</li> <li>• fitting construction equipment with modern sound-reduction equipment,</li> </ul>	Review of construction sound attenuation plan and verified during grading and construction.	Prior to issuance of grading permits and during grading and construction.	Department of Community Development

**MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT**

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
B. Hiji	<ul style="list-style-type: none"> <li>using electrical power to run air compressors and similar power tools rather than diesel equipment, and</li> <li>operating all diesel equipment with closed engine covers and equipping them with factory-recommended mufflers and other silencing features.</li> </ul>			
B. Hiji	The contractor shall prohibit truck traffic on local residential streets.	This requirement shall be included in construction documents.	Prior to issuance of grading permits.	Department of Community Development
<b>Public Services</b>				
B. Hiji	5.11.1-1 Development of the Village at the Park site shall include fire hydrants and provide fire flow requirements as specified by the Ventura County Fire Protection District.	Review of site development plans.	Prior to issuance of building permits.	Department of Public Works
B. Hiji	5.11.1-2 To the extent feasible, uses within the Village at the Park site shall have automatic fire sprinkler systems as required by the Ventura County Fire Protection District and City of Camarillo Fire Codes.	Review of site building plans.	Prior to issuance of building permits.	Department of Public Works
B. Hiji	5.11.1-3 Prior to the issuance of building permits, the project developer shall pay the City of Camarillo fire protection facilities fee (Ordinance No. 771).	Receipt of fire protection facilities fee.	Prior to issuance of building permits.	Department of Public Works

Mitigation Monitoring and Reporting Program

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
B. Hiji	5.11.2-1 The project developer shall employ a private security service during project construction in order to prevent vandalism or theft at the construction sites.	Review of recorded covenant.	Prior to issuance of grading permits and during grading and construction.	Department of Public Works
B. Hiji	5.11.3-1 Prior to the issuance of building permits, the developer of each new land use within the project site shall pay school fees to the school districts in accordance with legislative mandates.	Review receipt of applicable school fees.	Prior to issuance of building permits.	Department of Community Development

Transportation / Traffic

B. Hiji	5.5-9 Construction related trips on State highways shall be limited, where feasible, to off-peak commute periods.	This requirement shall be included in construction documents.	Prior to issuance of grading permits.	Department of Public Works
A. FF Realty	16-1 The new east-west collector along the south portion of the site (Imation Drive extension and the Westpark Court extension) shall be designed to accommodate both vehicular and bicycle traffic.	Review of site development plans.	Prior to issuance of grading and building permits.	Department of Public Works

**MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT**

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
A. FF Realty B. Hiji	Pedestrian improvements shall include an internal pedestrian route through the FF Realty site and pedestrian access at the northwest corner of the Rexford property. To provide pedestrian access from the northeast portion of the FF Realty property to external pedestrian facilities, a pedestrian connection shall be provided between the FF Realty property and the Hiji property, or the Calleguas Gardens neighborhood.	Review of site development plans.	Prior to issuance of building permits.	Department of Public Works
<b>Utilities and Service Systems</b>				
B. Hiji	5.11.7-1 Demolition debris and construction wastes shall be recycled to the extent feasible. The project developer shall facilitate recycling of materials in these wastes through coordination with Del Norte Regional Recycling and Transfer or other facility that separates and recycles agricultural and construction/demolition wastes.	Review of recorded covenant.	Prior to issuance of grading permits.	Department of Public Works
B. Hiji	5.11.7-2 All building construction specifications shall encourage developers to use recycled content building materials. The City of Camarillo has a standard planning condition that all development must contain a minimum of 5 percent recycled material.	Review of contract specifications.	Prior to issuance of building permits.	Department of Community Development

Mitigation Monitoring and Reporting Program

MITIGATION MEASURES ADOPTED FOR THE VILLAGE GATEWAY PROJECT

Project Component	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Responsibility
B. Hiji	5.11.7-3 Each development project within the project site shall meet the requirements of all applicable solid waste diversion, storage, and disposal regulations that are in effect at the time of application review, including locations and design of recycling areas on the site.	Review of site development plans.	Prior to issuance of building permits.	Department of Community Development
A. FF Realty	17-1 The developer of the FF Realty property shall install a new 18-inch sewer line in Lewis Road. The new sewer line shall extend approximately 1,700 feet from the development connection to Pleasant Valley Road. Installation of the new sewer line shall comply with all applicable City requirements for the construction of new sewer lines.	Review of site development plans.	Prior to issuance of building permits.	Department of Public Works

## RESOLUTION NO. 2013-102

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMARILLO APPROVING AN AMENDMENT TO THE SPECIFIC PLAN FOR THE DAWSON DRIVE AREA CONCEPTS AND DESIGN GUIDELINES

The City Council of the City of Camarillo resolves as follows:

**SECTION 1:** The City Council of the City of Camarillo finds and declares as follows:

A. A request for amendment to the Dawson Drive Area Concepts and Design Guidelines has been submitted to the City Council in accordance with the procedure established.

B. The Municipal Code specifies the procedure and assigns certain authority to the City Council to review the Specific Plan Amendment.

C. The City Council after reviewing the Specific Plan amendment and receiving testimony at a public hearing held on September 25, 2013, finds that the request be approved based on the following findings:

1. The subject site is adequate in size, shape, and configuration to allow for development under the RPD-30U (Residential Planned Development, 30 units per acre maximum) Zone proposed by the companion Change of Zone request.
2. The property would be adequately served with the necessary streets and utilities and enhanced connectivity through the extension of streets and utilities in accordance with the Dawson Drive Area Concepts and Design Guidelines and subsequent planned development applications.
3. The proposed Specific Plan amendment would be consistent with the City's General Plan designation for the property, as well as the goals of the General Plan, including its various elements and would be consistent with the Community Goals.
4. All significant environmental impacts will be reduced to less-than-significant levels by the application of mitigation measures, as identified in Mitigated Negative Declaration (MND 2013-5).
5. A mitigation monitoring program has been established to ensure that necessary mitigation measures are included with implementation of any future development.
6. The project will help assist the City in meeting its local and regional housing needs, now and into the future.
7. The amended plan provides for multi-family residential opportunities, which further promote goals of the City's Housing Element, by providing additional housing opportunities for the City and the region, now and in the future.
8. The plan enhances the consistency that began with the North Dawson Drive zone change and further enhances the relationship between Old Town, Calleguas Gardens, and the Village at the Park neighborhoods.

9. The plan enhances the connectivity between Village at the Park and Lewis Road for vehicles and pedestrians through the provision of a major east/west street and sidewalks, as well as implementation of the first leg of the Class A bike path along Lewis Road.

**SECTION 2:** The City Council of the City of Camarillo approves the amendment to the Dawson Design Area Concepts and Design Guidelines Specific Plan, a copy of which is on file with the City of Camarillo Department of Community Development, the office of record.

PASSED AND ADOPTED on September 25, 2013.

Kerin Kildee, Vice  
Mayor

Attested to on 9/26/13  
Jeff Madland  
City Clerk

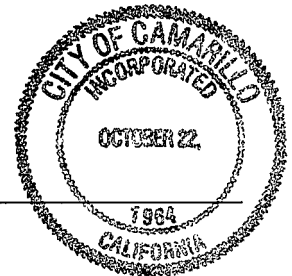
I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Resolution No. 2013-102 was adopted by the City Council of the City of Camarillo at a regular meeting held September 25, 2013, by the following vote:

AYES: Councilmembers: Kildee, Little, Morgan

NOES: Councilmembers: McDonald

ABSENT: Councilmembers: Mayor Craven

Jeff Madland  
City Clerk



c: Community Development Dept.  
Public Works Dept.