

- **Board of Directors**

March 13, 2001 Board Meeting

---

**8-4**

**Subject**

---

Adopt resolutions for annexation and to impose water standby charges for Annexation No. 68 to Calleguas Municipal Water District and Metropolitan

**Description**

---

The Calleguas Municipal Water District (Calleguas) has requested formal terms and conditions for Annexation No. 68 concurrently to Calleguas and The Metropolitan Water District of Southern California (Metropolitan). Metropolitan's Board granted informal (conditional) approval on October 17, 2000. The development plan for the 25.58-acre territory is the construction of Home Depot Camarillo. The projected water demand on Metropolitan is 17.9 acre-feet per year. Prior to completion of the annexation, Calleguas will pay in full a fee of \$81,154.60, if completed by December 31, 2001. Calleguas also requests that Metropolitan impose water standby charges within the proposed annexing territory. ([Attachment 1--Detailed Report](#))

**Policy**

---

Territory may be annexed to Metropolitan upon terms and conditions fixed by the Board and in accordance with Chapter 1, Article 1, Sections 350 through 356 of Metropolitan's Act and Division III of its Administrative Code.

**Board Options/Fiscal Impacts**

---

**Option #1**

- a) Certify that the Board has reviewed and considered the information contained in the Mitigated Negative Declaration and Notice of Determination for the project ([Attachment 2-- Mitigated Negative Declaration and Notice of Determination](#)), and adopt the Lead Agency's findings related to the project;
- b) Adopt resolution granting Calleguas' request for consent of Annexation No. 68, concurrently to Metropolitan and Calleguas, by establishing Metropolitan's terms and conditions for this annexation ([Attachment 3--Resolution Fixing Terms and Conditions](#)); and
- c) Adopt the resolution to impose water standby charges at a rate of \$9.58 per acre or per parcel of less than one acre within the proposed annexation ([Attachment 4--Resolution Fixing and Adopting Water Standby Charge](#)).

**Fiscal Impact:** Receipt of annexation fee (\$81,154.60) and water sales revenue from annexed territory

**Option #2**

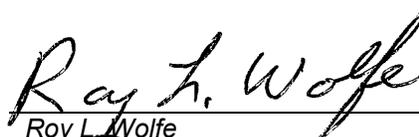
Decline Calleguas Annexation No. 68

**Fiscal Impact:** Unrealized fees and water sales revenue from non-annexed territory

**Staff Recommendation**

---

Option #1

  
Roy L. Wolfe  
Manager, Corporate Resources

---

2/15/2001  
Date

  
Ronald R. Jester  
General Manager

---

2/28/2001  
Date

**Attachment 1 -- Detailed Report**

**Attachment 2 -- Mitigated Negative Declaration and Notice of Determination**

**Attachment 3 -- Resolution Fixing Terms and Conditions**

**Attachment 4 -- Resolution Fixing and Adopting Water Standby Charge**

BLA #879

**Detailed Report – Calleguas Annexation No. 68**

The Calleguas Municipal Water District (Calleguas) Board of Directors has requested formal terms and conditions for Annexation No. 68, concurrently to Calleguas and the Metropolitan Water District (Metropolitan) by Resolution No. 1256, dated September 6, 2000 (Attachment 5). On October 17, 2000, Metropolitan's Board granted conditional (informal) approval and adopted a resolution of intent to impose water standby charges upon the annexing territory (Attachment 6). On January 17, 2001, the Ventura Local Agency Formation Commission approved this annexation by its Resolution 00-17 (Attachment 7). All Annexation No. 68 attachments are available for review in the Executive Secretary's office.

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City of Camarillo, acting as lead agency, approved a Mitigated Negative Declaration and issued a Notice of Determination (NOD) on October 4, 2000 for the development of the proposed annexation parcel. Metropolitan, as a responsible agency under CEQA, is required to certify that it has reviewed and considered the information contained in the Mitigated Negative Declaration and NOD (Attachment 2) and adopt the Lead Agency's findings prior to approval of the formal terms and conditions for Annexation No. 68.

Metropolitan's resolution fixing the terms and conditions for the annexation is available for review as Attachment 3. Completion of Annexation No. 68 will be subject to such terms and conditions as may be fixed by Metropolitan's Board in granting formal consent to such annexation.

The Board adopted a resolution of intention to impose water standby charges within the proposed Annexation No. 68 territory at its meeting on October 17, 2000. Pursuant to Resolution No. 8707, the Board held a public protest hearing. The hearing was held December 12, 2000, prior to consideration of formal approval of the proposed annexation. Interested parties presented their views regarding the proposed charges and the Engineer's Report. Also pursuant to Resolution No. 8707 and in accordance with the requirements of Article XIII D, Section 4, of the California Constitution, the Executive Secretary provided written notice, by mail, of such hearing to the owner of record of the parcel identified in the Engineer's Report. Enclosed in the mailed notice was an assessment ballot whereby the owner could indicate either support or opposition to the proposed water standby charge. Since no majority protest (as defined in Article XIII D, Section 4 of the California Constitution) was found to exist upon conclusion of the hearing, it will be requested that Metropolitan's Board consider and act upon the recommendation to adopt a second resolution (see Attachment 4 -- Resolution Fixing and Adopting Water Standby Charge), which imposes a Metropolitan water standby charge in the amount of \$9.58 per acre, or per parcel less than one acre, within the territory of Annexation No. 68 for Fiscal Year 2000/2001.

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code. Utilizing the current rate of \$3,460 per acre and the sum of \$5,000 for processing costs, the annexation charge is \$81,154.60, if completed by December 31, 2001. The \$5,000 processing charge has been paid. The annexation fee will be paid in cash. Completion of

the annexation will be subject to such terms and conditions as may be fixed by the Board in granting formal consent to such annexation.

Approval of Metropolitan's water standby charge in the amount noted above, which is equal to the amount of Metropolitan's water standby charges imposed elsewhere within Calleguas' territory, is a condition to complete this annexation. Pursuant to the terms of the attached Resolution, if said annexation is not completed by July 1, 2001, Metropolitan may levy standby charges at the rate stated in this resolution beginning in a subsequent fiscal year.

RESOLUTION NO. PC 2000-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO APPROVING A REQUEST BY HOME DEPOT, USA, INCORPORATED, FOR SUBDIVISION OF A 22.7-ACRE PARCEL INTO THREE PARCELS RANGING IN SIZE FROM 0.4 ACRE TO 13.2 ACRES LOCATED SOUTHERLY OF THE U.S. 101/VENTURA FREEWAY, WESTERLY OF LAS POSAS ROAD AND NORTH OF THE CAMARILLO AIRPORT, FURTHER DESCRIBED AND SET FORTH AS LD-446

WHEREAS, an application for a land division of a 22.7-acre parcel into three parcels located in the CPD (Commercial Planned Development) Zone, with 6.9 acres zoned LM (Limited Manufacturing) and approximately 2.2 acres for street dedication, has been submitted to the Planning Commission in accordance with the procedure established by Ordinance; and,

WHEREAS, the Municipal Code specifies the procedure and assigns certain authority to the Planning Commission to review the application; and,

WHEREAS, the Planning Commission after reviewing the application and receiving testimony at a public hearing on this land division finds that the request be approved based on the following findings:

1. The parcels proposed contain adequate site area, frontage, depth and width to meet the requirements of the underlying zone.
2. The properties are designed to establish consistency with the objectives set forth under the Airport North Specific Plan.
3. The conditions of approval of the parcel map carries forward various conditions to ensure that the streets will be improved to ensure their ability to serve the potential development planned for this Specific Plan area.
4. The development incorporates various conditions to ensure a blending of uses with adjoining properties to the east in improving circulation, maintaining development standards and allowing for a convenience in access to abutting uses.
5. That the proposed development incorporates appropriate conditions to ensure consistency with the Airport North Specific Plan.

6. The development will not create significant impact on the regional housing needs of the area due to the fact that the city has previously approved a variety of housing developments to satisfy the need for growth associated with this project.
7. The proposed parcel map incorporates an on-site drainage basin, which will be a part of any development application associated with the property.
8. The project is not expected to create any significant environmental impacts, which cannot be adequately mitigated as detailed in the conditions based on MND 2000-14 prepared for the proposed project, which addresses the type of improvements under LD-446.

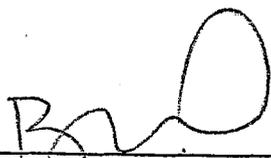
NOW, THEREFORE, BE IT RESOLVED AND DETERMINED that the Planning Commission hereby approves LD-446 based on the above findings in accordance with the plans labeled Exhibit "A" and subject to the following conditions labeled Exhibit "B" to be made a part of this resolution as well as all general Municipal Code requirements and development standards. The record of proceedings upon which this decision is based is located in the office of the Director of Planning and Community Development, who is the custodian of records for the same.

APPROVED AND ADOPTED this 3<sup>rd</sup> day of October, 2000, by members of the Planning Commission voting as follows:

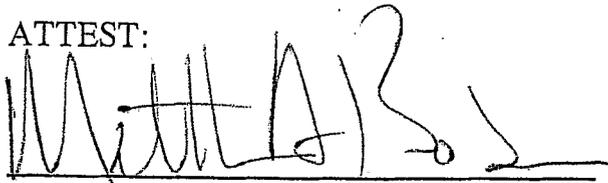
AYES: Commissioners Lusk, Miller, Villa, Waunch and Chairman Lund

NOES: None

ABSENT: None

  
\_\_\_\_\_  
Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary

jw/ll (f:\Home Depot\446-pcappreso.oct3)

Copy: Home Depot USA, Inc. (Greg George)  
Greenberg Farrow Arch. (Kareem Ali, Dave Slaughter)  
Margaret Gisler Trust (Mark Miller)

Home Depot U. S. A., Inc.  
South of 101 Freeway  
West of W. Ventura Boulevard  
Reference CPD-204  
August 1, 2000  
September 22, 2000  
October 3, 2000

EXHIBIT B

LD-446  
PROJECT CONDITIONS

The following conditions must be complied with prior to parcel map approval, unless otherwise specified herein.

STREETS

1. The developer shall plant trees based on an approved landscape plan or at 40-foot intervals along Ventura Boulevard. Trees shall be of the species and size as required by the city. The developer shall maintain trees for a period of one year after acceptance of project by the City Council. A security deposit (certificate of deposit or passbook required) shall be posted with the city to insure maintenance of the trees. All required trees must be planted prior to occupancy. *(CS,MS)*
2. Dedications:
  - a. The developer shall dedicate sufficient roadway right-of-way so that the ultimate width, interior of and adjacent to the project boundaries, as designated by the Director of Engineering Services, may be accomplished.
  - b. \*\* The developer shall correctly reflect on the Final Parcel Map the existing right-of-way limits owned in fee by the City of Camarillo per Final Order and Judgment in Condemnation recorded April 23, 1997, as Document No. 97-050214.
  - c. \* The developer shall dedicate to the City of Camarillo an easement over the parking lot areas, where required, for access to the public storm drain and waterline easements.
3. All street or road improvements, interior of and adjacent to the project boundaries, shall be as directed and approved by the Department of Engineering Services. Sidewalks shall be constructed to meander.

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

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

4. Cross gutters may be permitted on minor streets only at those points where the traffic would normally be expected to stop.
5. Prior to issuance of grading permit, traffic circulation and control on adjacent streets, including all curb openings, control signs for regulation, warning, and guidance of traffic shall be designed as required by the Director of Engineering Services. These shall include, but not be limited to, stop signs, speed signs, "Not a Through Street" 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 shall meet the approval of the Director of Planning and Community Development and the Director of Engineering Services. (CS)
6. Prior to occupancy, all signs shall be installed, and prior to final acceptance, the city may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final acceptance.
7. \*\* The developer shall prepare and submit deeds, legal descriptions, and sketches for all easements and rights-of-way to be vacated. No existing rights-of-way will be vacated/quitclaimed by the city until the developer has submitted a copy of all recorded documents confirming the relinquishment of the existing well site easement (operation, maintenance, and improvement) located on the existing Ventura Boulevard median island.
8. \*\* Prior to issuance of grading permit, an approved signing and striping plan for West Ventura Boulevard (East) shall be included with the street improvement plans that will be prepared for the project.
9. \*\* Prior to issuance of grading permit, an approved signing and striping plan for West Ventura Boulevard (North) shall be included with the street improvement plans that will be prepared for the project.
10. \*\* Prior to issuance of grading permit, an approved signing and striping plan for Ventura Boulevard (South) shall be included with the street improvement plans that will be prepared for the project.
11. Permanent Ventura County survey monuments per Road Standards Plate E-4 Revision D shall be set at the intersection of street centerlines, beginning and end of curves in centerlines, and at other locations designated by the Director of Engineering Services pursuant to Municipal Code Section 18.15.030.F. All other centerline monuments shall be in accordance with standard survey practice. A complete set of all street centerline ties (a minimum of three per monument), each inked on a reproducible of the recorded map with a blue line print, shall be submitted prior to final project acceptance. (CS)

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

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

12. Ramps and other handicap facilities (sidewalk, walk, appurtenances) shall be constructed for the physically handicapped in locations specified by the Director of Engineering Services and the Director of Planning and Community Development. Handicap facilities shall be constructed and existing facilities shall be reconstructed within the project limits, as necessary, in accordance with California Building Code, Title 24, and Americans with Disabilities Act (ADA) requirements. *(CS)*
  
13. \* All underground tanks, irrigation, water, and other pipes or openings which are encountered during demolition of existing structures, or construction of improvements and streets shall be removed or sealed in a manner satisfactory to the Department of Engineering Services.
  
14. Prior to grading permit, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Director of Engineering Services. The following guidelines shall be used:
  - a. Uncontrolled Intersections: The corner cut-back is a triangular horizontal plane defined by the point of intersection of the front and side property lines and two points located 50 feet back along the property lines. No visual obstruction which exceeds two feet high shall be constructed within the corner cutback area.
  - b. Controlled Intersections: Sight distance shall be provided as defined in Table 1, Ordinance 874, approved on May 14, 1997, by the City Council. The table amends Traffic Engineering Policy 88-9.
  
15. The paveout policy of the city shall apply: *(CS)*
  - a. The developer shall remove and reconstruct any existing public improvements adjacent to the limits of the project found to be damaged prior to or during the construction of this project.
  - b. The developer shall post a security deposit (certificate of deposit or passbook required) for emergency road purposes to insure restoration of the public right-of-way, or for correction of hazardous, unsafe or emergency conditions within the public right-of-way. *(MS)*
  - c. \*\* West Ventura Boulevard (North): Prior to issuance of grading permit, the developer shall design and dedicate additional right-of-way as needed for street widening purposes on West Ventura Boulevard (North) to provide for a total 64-foot right-of-way. Prior to occupancy, the developer shall construct street improvements along their property frontage for the north portion of West Ventura Boulevard (North). The improvements shall provide for 44 feet of pavement, a 10-foot sidewalk on the south side, and a 10-foot buffer on the north side. The improvements shall provide a traffic index (T.I.) of 7.0. The improvements shall

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

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

transition in a manner acceptable to the Director of Engineering Services. (CS,SS,GS,MS)

- d. \*\* West Ventura Boulevard (East): Prior to issuance of grading permit, the developer shall design and dedicate right-of-way as needed on West Ventura Boulevard (East) to provide for a total 64-foot right-of-way. Prior to occupancy, the developer shall construct street improvements along their property frontage for the east portion of West Ventura Boulevard (East) conforming to the City of Camarillo standard residential street (Plate F-17, Revision 3) street cross section. The improvements shall provide for a 10-foot sidewalk on the west side and 44-feet of pavement. The improvements shall match the existing curb line and 10-foot parkway on the east side. The improvements shall transition in a manner acceptable to the Director of Engineering Services. (CS,SS,GS,MS)
- e. \*\* Ventura Boulevard (South): Prior to issuance of grading permit, the developer shall design and dedicate right-of-way as needed for construction of Ventura Boulevard (South) to provide for a total 94-foot right-of-way. Prior to occupancy, the developer shall construct street improvements for Ventura Boulevard (South) conforming to the City of Camarillo standard secondary road (Plate F-11 Revision B) street cross section. If the developer moves forward with the project before the City moves forward with the extension of Ventura Boulevard (South) to the west, the developer shall construct the street improvements to provide two 10-foot meandering sidewalks, a 13-foot travel lane, a 12-foot travel lane, a 5-foot bike lane, and two continuous 14-foot right-turn lanes (200 feet and 170 feet in length) for each driveway access on the north side of the street, and a 13-foot travel lane, a 12-foot travel lane, and a 5-foot bike lane on the south side of the street, and a 14-foot raised median leaving a 60-foot opening from the property line at the west end to provide a turn around access for westbound traffic and access to Ventura Boulevard (South) for traffic exiting the southwest driveway. The developer will cash out the cost to the City of Camarillo prior to occupancy for completing the closing of the median and upon completion of the Ventura Boulevard (South) extension by the City, the City shall close the southwesterly driveway access median opening with the City's Ventura Boulevard (South) extension project. The developer shall also provide, prior to occupancy, a end treatment for the west end of Ventura Boulevard (South) along the west property line conforming to Plate F-1 Revision C in a manner acceptable to the Director of Engineering Services.

If the City moves forward with the extension of Ventura Boulevard (South) before the developer moves forward with the project, the City shall construct a 12-foot travel lane on the north and south side of the street and a 14-foot raised median. In this case, the developer shall provide all necessary right of way and construct the remainder of Ventura Boulevard (South) to provide a 10-foot sidewalk, a 13-

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

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

foot travel lane, a 5-foot bike lane on each side of the street, and two continuous 14-foot right-turn lanes (200 feet and 170 feet in length) for each driveway access on the north side of the street in addition to the City's project. The Improvements shall provide a traffic index (T.I.) of 8.5. The improvements shall transition in a manner acceptable to the Director of Engineering Services. *(CS,SS,GS,MS)*

If the City and the developer move forward with the improvements described above at the same time, then the City will require coordination of improvements in a manner acceptable to the Director of Engineering Services.

- f. \*\* Prior to issuance of grading permit, the developer shall design, and prior to occupancy, the developer shall construct the driveway entrances at West Ventura Boulevard and Ventura Boulevard with a width of not less than 30 feet. Curb returns shall be constructed with a minimum radius of 15 feet. The driveway opening shall be improved to include necessary paveout or cross gutters to join existing pavement as required by the Director of Engineering Services.
- g. MC \*\* U. S. 101 Northbound Ramps/Las Posas Road Intersection: Prior to issuance of grading permit, the developer shall design, and prior to occupancy the developer shall restripe the northbound U.S. 101 off ramp at Las Posas Road. The ramp improvements shall consist of a dedicated left turn lane and shared left and right turn lane on the northbound off ramp approach of the intersection. The developer shall also contribute a fair share to the future reconstruction of the off-ramp to provide for dual left turn lanes and a right-turn lane.

Mitigation Condition for Sections 13.a.,c., and 21.b. of MND 2000-14.

- h. \*\* Ventura Boulevard (South)/West Ventura Boulevard (East) Intersection: Prior to issuance of grading permit, the developer shall restripe the north (southbound) leg of the intersection of Ventura Boulevard (South) and West Ventura Boulevard (East). The restriping shall provide for a 12-foot dedicated left turn lane with 175 feet of storage and a 90-foot bay taper. The remainder of the intersection shall be restriped to align the travel lanes as defined by the right-of-way and widening conditions for Ventura Boulevard (South) and West Ventura Boulevard (East).
- i. \*\* Ventura Boulevard (South): Prior to issuance of grading permit, the developer shall design, and prior to occupancy, the developer shall construct a 14-foot wide right-turn lane at the westbound approach of the project driveway at Ventura Boulevard (South) to provide 175 feet of storage and a 90-foot bay taper. The channelizing line for the right-turn lane shall align with the bike lane, which will require 9 feet of widening beyond the typical cross section along the project frontage. The improvement shall transition in a manner acceptable to the Director of Engineering Services.

* - Project Condition Modified	CS - City Security Required
** - New Condition	SS - Sanitary Security Required
MC - Mitigation Condition	GS - Grading Security Required
	MS - Maintenance Security Required

- j. \*\* West Ventura Boulevard (East): Prior to issuance of grading permit, the developer shall design, and prior to occupancy, the developer shall restripe West Ventura Boulevard (East) to provide two back-to-back 12-foot-wide dedicated left-turn lanes that serves both the project entrance and the existing Town Center Phase I (Target Center) on West Ventura Boulevard (East). The dedicated left turn lanes shall consist of a 100 feet of storage for each, northbound and southbound, and a 60 foot taper between the two turn pockets. The improvement shall transition to existing improvement in a manner acceptable to the Director of Engineering.
- k. All final paving shall be placed as required by project improvement plans prior to final inspection.
- 16. \*\* Prior to issuance of grading permit, the project driveways shall be designed, and prior to occupancy, the driveway accessing West Ventura Boulevard (East) shall be constructed to have a minimum storage length of 120 feet along the drive aisle extending from West Ventura Boulevard (East) into the project site.
- 17. \*\* Ventura Boulevard (South)/West Ventura Boulevard (East) Intersection Future Traffic Signals: Prior to issuance of grading permit, the developer shall post securities for design and installation of traffic signals at the intersection of West Ventura Boulevard (East) and Ventura Boulevard (South). Within one year following occupancy, a signal warrant study for the intersections shall be performed. If signal warrants are met at the intersection, the developer shall install the traffic signals. If traffic signals are not warranted within one year following occupancy, the securities shall be carried until such time traffic signals are warranted and they shall be installed by the developer at that time. If a study shows that traffic signals will never be warranted in the future, the securities will be exonerated. If other development projects contribute to the need for traffic signals, those developments will contribute a fair share of the traffic signal financing.
- 18. The developer shall submit evidence to the city of existing corner lot monumentation prior to project approval and at the completion of the project to assure that existing corner monumentation and witness markings have not been disturbed by construction activities or have been reset.
- 19. The developer shall comply with Assembly Bill 1414 which was enacted into law effective January 1, 1995. This bill amended Section 8771 of the Business and Professions Code (of the Land Surveyors Act). Two corner records are required to be filed with the County Surveyor:
  - a. First, when monuments exist which control the location of subdivisions, tracts, streets, or highways, or provide survey control, the monuments shall be located and referenced by a licensed land surveyor **prior** to the time when any streets or

<ul style="list-style-type: none"> <li>* - Project Condition Modified</li> <li>** - New Condition</li> <li>MC - Mitigation Condition</li> </ul>	<ul style="list-style-type: none"> <li>CS - City Security Required</li> <li>SS - Sanitary Security Required</li> <li>GS - Grading Security Required</li> <li>MS - Maintenance Security Required</li> </ul>
---	--

highways are reconstructed or relocated and a **corner record** of the references shall be filed with the county surveyor.

- b. Then, the monuments shall be reset in the surface of the new construction and a **corner record** filed with the county surveyor **prior to** the recording of a certificate (Notice) of completion for the project.

Sufficient controlling monuments shall be retained or replaced in their original positions to enable land lines, property corners, and tract boundaries to be re-established without devious surveys necessarily originating on monuments differing from those that currently control the area.

- 20. The developer shall pay the Traffic Mitigation Fee as established by Municipal Code Section 11.68 prior to issuance of zone clearance. If the developer sells this project prior to construction, in whole or part, the developer shall inform the subsequent owner that not all fees have been paid.
- 21. Ventura County Benchmark Number 81-8 RM-1 may be used as datum in conjunction with this project.
- 22. Prior to issuance of grading permit, the developer shall furnish to the Department of Engineering Services a street lighting plan. The plan shall include all street lumens proposed or existing within the project boundaries. For each of the project streets that connect to an existing street, the plan shall identify the location of the first existing street light on the existing street. For street lights located on Ventura Boulevard (south), the lights shall be located a maximum of 200 feet apart, have dual luminaries located in the raised median, and have 22 KLHPS. For street lights located on West Ventura Boulevard (east and north), the lights shall be located a maximum of 200 feet apart and have 9.5 KLHPS. Prior to occupancy, the developer shall construct street lights in accordance with the approved street lighting plan. This includes decorative marbelite electroliers of the lumen rating called for on the plan, trenching, and installing underground electrical power to the lighting fixtures. Differential costs of the marbelite electroliers and the cost of trenching shall be paid by the developer. Developer shall contract with Southern California Edison for installation of street lights and shall prepay all fees. (CS)

### STREET SWEEPING

- 23. The developer is required, pursuant to these conditions of approval, to maintain the surface of all streets in a safe, clean, and swept condition from the date of first unit occupancy until final acceptance when all construction activities have been completed by the developer to the satisfaction of the Director of Engineering Services (Director).

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

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

The developer shall guarantee compliance with this condition by posting a certificate of deposit in an amount to be determined by the Director necessary to provide 18 months of street sweeping.

If the Director finds that the improvements are not being maintained in a reasonably acceptable manner prior to the same being accepted by the city, the Director shall give written notice to the developer to perform such maintenance work as is required to comply with this condition; if, within the time set forth in the notice to perform, the developer fails to provide the necessary maintenance service, the city may provide such maintenance service and shall be empowered to directly draw from the security for the cost thereof, including all direct and indirect costs, as well as overhead and administrative costs.

Upon final acceptance of the public improvements, the city shall assume full responsibility for street sweeping services and return all unused portions of the security deposits. Should the cost of providing such maintenance by the city exceed the amount of the security deposit, the developer shall reimburse the city that amount equal to the difference between the total cost and the security deposit upon final acceptance.

The developer, in lieu of providing 18 months of street sweeping, may "cash out" by paying \$202.00 to the city for the cost of providing 18 months of street sweeping. This work shall then be performed by the city. (CS)

#### GRADING AND DRAINAGE

24. All grading shall conform to City Grading Ordinance, Chapter 33 of the Uniform Building Code, with modifications contained in the City of Camarillo Municipal Code Chapter 16.04. (GS)
25. MC The developer shall prepare and submit to the Director of Engineering Services a soil and geologic study as required by Ordinance Number 653 and in accordance with the requirements of Resolution Number 88-57 (and all subsequent amendments). The study shall include, but shall not be limited to, liquefaction, hydroconsolidation and seismically-induced settlement testing and analysis (contact the Engineering Services Department for guidelines). The developer shall comply with the recommendations of the soils and geologic study as determined by the city. Any restricted use zones shall be shown on the grading plan.

#### Mitigation Condition for Section 1.b. of MND 2000-14.

26. All proposed lots shall be individually certified as geotechnically suitable for their intended use.

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

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

27. The entire development shall be graded in total and not phased in order to mitigate the noise, dust, air quality, and construction traffic impacts. Erosion control plans, slope planting plans, open space landscape plans, and irrigation plans shall be approved and implemented immediately upon completion of grading.
28. **MC** The developer shall prepare and submit a hydrology and hydraulics study for the project to the Director of Engineering Services. The study shall include but not be limited to the hydraulic analysis for the sizing of the required storm drain system. Appropriate facilities for proper drainage within the development shall be provided and constructed as directed and approved by the Department of Engineering Services. All areas shall be graded in such a manner that there will be no undrained depressions. No graded inlet/basins shall be permitted within the parking lot (except within the truck loading dock/well) or streets. *(CS)*

Mitigation Condition for Section 3.b. of MND 2000-14.

29. \*\* The developer shall dedicate to the City of Camarillo a minimum 20-foot-wide storm drain easement for the public portion of the storm drain system. The sewer lines shown to be constructed parallel to the storm drain system shall be located outside of this dedicated easement.
30. \*\* A private onsite detention basin shall be designed and constructed adjacent to the Camarillo Hills Drain at the southwest corner of the project on Parcel 3. The developer shall construct a concrete-lined overflow structure with a 12-foot-wide all-weather access road (including turnaround) from the basin to Ventura Boulevard.
31. \*\* The developer shall dedicate to the City of Camarillo an easement over the access road (including turnaround) from the basin to Ventura Boulevard.
32. **MC** \*\* The developer shall submit documents and fees (including buy-in fees) to annex the project site to the Camarillo Community Facilities District Number 1 (CFD No. 1). CFD No. 1 provides for certain proposed storm drain improvements to be constructed within the Camarillo Hills Drain. Fair share shall be based upon proportional runoff directed to the Camarillo Hills Drain.

Mitigation Condition for Section 3.i. of MND 2000-14.

33. The development shall be protected from offsite drainage, and any water concentration and/or increase as a result of the construction of the development shall be conveyed by means of adequate facilities to the natural water courses of the area, and/or existing storm drain system designed to convey the development's runoff. Determination of suitable natural watercourse shall be made by the Department of Engineering Services. *(CS)*

* - Project Condition Modified	CS - City Security Required
** - New Condition	SS - Sanitary Security Required
MC - Mitigation Condition	GS - Grading Security Required
	MS - Maintenance Security Required

34. Each lot shall drain to the street or other approved drainage facility. Cross lot drainage shall be minimized.
35. The developer shall provide storm water acceptance deeds on any and all lots subject to runoff water from adjacent lots or properties. In addition, the developer shall construct permanent concrete swales at appropriate locations intercepting such runoff waters and transporting them off each lot in a manner approved by the Director of Engineering Services.
36. \*\* The developer shall provide a storm water acceptance deed, including legal description and sketch, to the City of Camarillo for the private detention basin located on Parcel 3 of LD-446 to accept public water.

**STORMWATER QUALITY**

37. Development shall be undertaken in accordance with condition and requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002.
38. The project construction plans shall incorporate Best Management Practices (BMPs) applicable to the development for the review and approval of the Director of Engineering Services.
39. All onsite storm drain inlets, whether newly constructed or existing, shall be labeled "Don't Dump – Drains to Creek" prior to occupancy in accordance with city requirements.
40. Parking and associated drive areas shall be designed to minimize degradation of stormwater quality. BMPs, such as oil/water separators, sand filter, basins or approved equals, shall be installed to intercept and effectively prohibit pollutants from discharging to the storm drain system. The design must be submitted to the Director of Engineering Services for review and approval prior to the issuance of grading permit.
41. For the loading area, BMPs such as oil/water separators, sand filters, and/or detention basins shall be installed to treat all stormwater runoff prior to its discharge to the storm drain system. If other areas drain onto the area, treatment for these areas shall be included in the design of BMPs. The design must be submitted to the Director of Engineering Services for review and approval prior to the issuance of grading permit.
42. MC Prior to the issuance of grading permit and/or the commencement of any clearing, grading or excavation, the developer shall submit a Stormwater Pollution Control Plan (SWPCP) on the form provided by the city for the review and approval of the Director of Engineering Services.

<p>* - Project Condition Modified</p> <p>** - New Condition</p> <p>MC - Mitigation Condition</p>	<p>CS - City Security Required</p> <p>SS - Sanitary Security Required</p> <p>GS - Grading Security Required</p> <p>MS - Maintenance Security Required</p>
--	---

- a. The SWPCP shall be developed and implemented in accordance with requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002.
- b. The SWPCP shall identify potential pollutant sources that may affect the quality of discharges to stormwater and shall 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.

Mitigation Condition for Section 3.e. of MND 2000-14.

- 43. Prior to the issuance of grading permit and/or the commencement of any clearing, grading or excavation, the developer shall submit a Notice of Intent (NOI) to the California State Water Resources Control Board, Storm Water Permit Unit in accordance with the NPDES Construction General Permit (No. CAS000002); Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activities. The developer shall comply with all additional requirements of this General Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP).
- 44. All onsite storm drains shall be cleaned at least twice a year; once immediately prior to October 1 (the beginning of the rainy season), and once in January. Additional cleaning may be required by the Director of Engineering Services.
- 45. The owner is responsible for the maintenance and operation of all improvements. A method of assuring the implementation and maintenance of all stormwater BMPs shall be established. The method will be subject to the review and approval of the City Attorney.

WATER AND FIRE PROTECTION

- 46. \*\* The project is located within the Waterline Freeway Crossing at Well D (Tract 4690) Reimbursement District. Prior to issuance of grading permit, the developer shall pay to the city \$3,536.19 (principal), plus an interest rate of one percent (1%) over the prime rate (see Section 4 of Resolution 98-94) as his fair share of the waterline crossing that was constructed across the 101 Freeway at Well D.
- 47. In order to provide for reasonable fire protection during the construction period, the developer shall maintain passable vehicular access to all buildings. Adequate fire hydrants with required fire flow shall be installed prior to structural framing as recommended by the Fire Department and Camarillo Water Division.
- 48. Any water well(s) located on such property shall be indicated on improvement plans and tentative map. Developer shall submit pumping performance and well history to the city. Such water well(s) shall be offered to the city. If the water quality or location of the

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

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

well(s) is such that the city deems the well(s) unusable, the well(s) shall be abandoned according to Camarillo Municipal Code, Chapter 14.08, or security of an amount equal to the charges of such abandonment shall be placed with the city to insure proper abandonment of the well(s) at a future date. *(CS)*

49. Water Design:

a. \*\* Water system shall be designed in accordance with the Airport North Specific Plan, Water Master Plan, and subject to the requirements of a water system network analysis. Design may be modified by the Director of Engineering Services.

b. \*\* The waterline shown on the tentative map within West Ventura Boulevard north of the project shall be extended west to eliminate the conflict with the storm drain system as shown on the tentative map.

50. \*\* The developer shall dedicate to the City of Camarillo a minimum 20-foot-wide waterline easement for the public portion of the waterline. The sewer lines shown to be constructed parallel to the waterline system shall be located outside of this dedicated easement.

51. Prior to project approval in the City Water Division service area, the developer shall comply with all requirements as set forth in the Water Ordinances and Standards. All water system facilities and/or appurtenances shall be approved by the Director of Engineering Services. *(CS)*

52. That no pre-grading or grading permit, building permit or map recordation shall take place until a water will-serve letter, conforming to City Council Policy Number 8.4, has been issued by the City of Camarillo Water Division indicating that adequate water supply is available to service the proposed application. **No will-serve letter shall be issued until all Calleguas Municipal Water District (CMWD) fees have been paid or an agreement is entered into between the developer and CMWD for future payment of fees.**

53. Annexation to Calleguas Municipal Water District and Metropolitan Water District shall be effected prior to project approval.

54. The developer shall contact the Calleguas Municipal Water District (CMWD), 526-9323, concerning their Ordinance Number 14. The developer shall furnish to the city evidence of compliance as issued by CMWD. If CMWD facilities are located within project boundaries, the developer shall provide CMWD with a copy of improvement plans for their review and approval.

55. The developer shall dedicate to the city any water rights associated with this project.

* - Project Condition Modified	CS - City Security Required
** - New Condition	SS - Sanitary Security Required
MC - Mitigation Condition	GS - Grading Security Required
	MS - Maintenance Security Required

56. Prior to issuance of grading permit, the developer shall contact the Fox Canyon Groundwater Management Agency (GMA) concerning their Ordinance Number 5.6. The developer shall furnish to the city a completed Groundwater Allocation Transfer Authorization Letter as issued by GMA.

The historical groundwater allocation that was extracted and applied to such property for the purpose of agricultural irrigation shall be transferred from the agricultural facility(s) supplying that property to the City of Camarillo in accordance with the GMA Ordinance 5.6, Article 3, Section 2.A.1. If an extraction facility(s) supplied the historical allocation to a greater acreage than the amount of property to be developed, the allocation to be transferred shall be prorated proportionately.

**SANITARY**

57. The developer shall provide the necessary backflow prevention control devices as required by the Environmental Health Department. (SS)
58. The method of sewage and waste disposal shall be by means of a community disposal system. Sewerage system design, including connections to the Camarillo Sanitary District (District) system, shall be submitted to the District for approval. The developer shall post appropriate bonds in amounts determined by the District to guarantee construction of that portion of the disposal system to be maintained by the District. This security shall be filed with the District prior to project approval. (SS)
59. \*\* Developer shall design a dry sewer system for the eventual connection by gravity sewer to the lift station at Wood Road. Until then, the development may be served by a temporary sewer lift station with force main to Las Posas Road. Developer shall establish a maintenance program/district as approved by the Director of Engineering Services for the maintenance and repair of the temporary lift station until such time as the gravity connection is made. (SS)

If the developer designs the temporary sewer system to connect to the existing private sewers and temporary lift station which were constructed by Tract 4690, then the developer shall submit evidence of approval to connect from the owners of Tract 4690 and shall submit sewer calculations showing that the existing temporary system has capacity to handle the additional sewage.

60. \*\* Camarillo Community Facilities District Number 1:
- a. The developer shall submit documents and fees (including buy-in fees) to annex the project site to the Camarillo Community Facilities District Number 1 (CFD No. 1). CFD No. 1 provides for certain sewer improvements already constructed and proposed storm drain and bridge improvements to be constructed.

* - Project Condition Modified	CS - City Security Required
** - New Condition	SS - Sanitary Security Required
MC - Mitigation Condition	GS - Grading Security Required
	MS - Maintenance Security Required

- b. The developer shall submit to the Engineering Services Department an application with fees to apportion special assessment.
- 61. \*\* The developer shall construct a sewer monitoring well of a design approved by the Camarillo Sanitary District (District) to facilitate the inspection, sampling and flow measurements by District personnel. The well shall be located in a manner that will provide unrestricted access for District personnel.
- 62. The developer shall provide the city with an unconditional sanitary will-serve letter conforming to City Council Policy Number 8.4 from the Camarillo Sanitary District indicating that adequate sewer conveyance and treatment capacity is available to service the proposed application.

**UTILITIES**

- 63. All utility lines and stub connections to property lines of each lot shall be installed underground before any paving is placed.
- 64. The developer shall underground the utilities in the following manner: *(CS)*
  - a. The developer shall contact Southern California Edison Company, General Telephone, GTE Media Ventures (cable television), and Adelphia (cable television) to make a determination of the requirement for the aboveground structures necessary to serve and to be constructed for this project.
  - b. The developer shall provide easements for these structures outside of the public right-of-way and shall provide screening for these structures. The location and screening shall be subject to the approval by the Director of Engineering Services and the Director of Planning and Community Development.
- 65. Developer shall obtain all necessary encroachment permits prior to project approval. This shall include, but not be limited to, Southern California Edison, Southern California Gas, General Telephone, GTE Media Ventures (cable television), Adelphia (cable television), Ventura County Flood Control District, Ventura County Roads, and Caltrans.
- 66. The developer shall provide trenching for conduit and miscellaneous substructures necessary for the installation of cable television and electronic gear.
- 67. \*\* Prior to occupancy, the developer shall underground the existing overhead utilities located on the north side of West Ventura Boulevard (North) along the U. S. 101 freeway pursuant to Municipal Code 13.08.

* - Project Condition Modified	CS - City Security Required
** - New Condition	SS - Sanitary Security Required
MC - Mitigation Condition	GS - Grading Security Required
	MS - Maintenance Security Required

**FLOOD CONTROL**

- 68. A letter or certification from the Ventura County Flood Control District shall be provided by the developer stating that the area to be developed is free of flood hazards according to the Ventura County Flood Control District Standards.
- 69. \*\* Prior to issuance of grading permit, the developer shall obtain an encroachment permit and any other necessary permit from the Ventura County Flood Control District (VCFCD) for any activity (i.e., connections) involving the Camarillo Hills Drain. Any improvements of storm drain facilities within these areas shall be constructed in accordance with VCFCD standards.

**INDEMNITY**

- 70. \*\* Developer, by acceptance of the approval of LD-446 shall be deemed for all purposes to have agreed to hold the city, its elected and appointed officers, agents and employees ("Indemnified Parties") free and harmless from any claim, demand or judgment ("Claim") arising in favor of any third person as a result of activities undertaken by Developer pursuant to the approval granted by this resolution, including, without limitation, injury or death to any person and/or damage to any person or real property. In the event that the Indemnified Parties, or any of them, are named in litigation filed based upon such claim, city shall be entitled to approval of all attorneys engaged to defend such matters.

**MISCELLANEOUS**

- 71. The development shall be subject to the subdivision requirements of Title 18, Subdivisions, of the Camarillo Municipal Code.
- 72. The developer shall form a Owners' Association (OA) or other approved program approved by the city and City Attorney to be recorded to provide maintenance of the temporary sewer lift station and detention/desiltation basin.
- 73. The Bridge Policy shall be complied with and bridge construction fees shall be paid.

That the fees imposed pursuant to this condition are for the purpose of funding the nine bridges listed in Resolution Number 2000-43, which are in accordance with the circulation element of the city's general plan; that said project will increase the amount of traffic in the city and place an additional burden on the circulation system of the city; that said project will benefit from the construction of these bridges; and that the amount of fees which the developer must pay pursuant to this condition is the developer's proportionate share of the acreage of his property in relation to the estimated construction costs of the bridges as more fully set forth in Resolution Number 2000-43.

- \* - Project Condition Modified
- \*\* - New Condition
- MC - Mitigation Condition
- CS - *City Security Required*
- SS - *Sanitary Security Required*
- GS - *Grading Security Required*
- MS - *Maintenance Security Required*

74. No permanent building construction shall be commenced until the final grading and improvement plans have been approved, rough grading certified, a zone clearance issued by the Planning Department, and a building permit issued by Building and Safety.
75. All persons doing business in the city in connection with the project shall have a current Business License Tax Certificate prior to commencing construction.
76. Prior to parcel map approval, the developer shall submit to the city an improvement plan, grading plan, and erosion control plan for the development. These plans shall include proposed street improvements, proposed drainage facilities and structures as required by the city, sewer or disposal system, and a plan of the water supply system. The project agreements, securities, and documents may not be approved by the City Council unless said improvement plans, grading plans, and erosion control plan have been approved by the Director of Engineering Services.
77. Any project improvement/grading plans submitted for first plan check after July 1, 2001, may be required to include soft metric conversion information. For example, dimensions shall be in both English and Systems International (SI) units.
78. All improvement and grading plans shall be on 24" x 36" drawing size. Originals shall be **inked on 4 mil Mylar or linen**. No **"cut and paste," "sticky-backs," "zip-a-tone," "kroy lettering," or other tape** will be permitted on final originals.
79. There shall be no burning or burying of materials at any time during the development or agricultural burning prior to development.
80. The conditions of approval of this project shall supersede all conflicting notations, specifications, dimensions, typical sections, and the like, which may be shown on tentative project plans.
81. All ordinances, policy resolutions and standards of the city in effect at the time of approval of this project shall be complied with as a condition of this approval. This condition shall not apply to the amount of fees to be paid.
82. The amount of fees to be paid shall be those in effect at the actual time of payment of such fees. All fees shall be paid prior to issuance of a grading permit or parcel map approval, whichever occurs first, unless otherwise required by law. Administrative Policy and Procedure section 8.12 shall apply to capital facility fees.
83. Any deposit or security required by any ordinance, resolution, policy or condition shall be delivered to the city in a form acceptable to the city. Performance/labor and materials bonds are acceptable unless otherwise specified and 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

84. The developer shall make an appointment with the Engineering Services Analyst to review agreements, securities, and documents of the project to determine eligibility to be placed on City Council's agenda. This meeting shall take place a minimum of ten (10) working days prior to City Council meeting.
85. Prior to recordation, the developer shall initiate proceedings to adjust any special district boundaries that may traverse the development.
86. No Certificate of Occupancy, or any other final clearance needed prior to occupancy, shall be give until all other conditions are met.
87. No parking space shall be located within ten feet of vehicular entrance to the property. All areas shown as parking areas shall be surfaced with asphaltic concrete in accordance with City Standards and shall be suitably marked, outlining individual parking spaces and traffic flow.
88. Responsibility:
  - a. Prior to commencement of work, the developer shall designate in writing an authorized representative with complete authority to represent and act for the developer. Said representative shall 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 Director of Engineering Services shall be made for any emergency work which may be required.
  - b. In the absence of the developer and his authorized representative from the project site, required decisions shall be made by the director of Engineering Services. If warranted, the Director of Engineering Service will order completion of work to protect the general public. If said orders are not acted upon immediately, the city may complete the work or have said work completed at the developer's expense.
  - c. The developer shall be responsible for all actions of his contractors and subcontractors until the improvements have been approved and accepted by the City Council.
89. The installation of irrigation systems, including automatic controls, meters, and appurtenances for all publicly-maintained slopes, parkways, and medians to be planted, is required. *(CS,GS)*
90. There shall be no ingresses or egresses to the property except for those shown on the plot plan labeled Exhibit A, and as approved by this permit. Any entrance shall be surfaced and improved as to include necessary paveout to join existing pavement as required and in accordance with City Standards.

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

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

91. The developer shall send notice to each and every public entity and/or public utility for which a determination has been made that the division and development of the property in the manner set forth in the (conditionally) approved tentative map will not unreasonably interfere with the free and complete exercise of the public entity's or public utility's right-of-way or easement, that such determination has been made. Additionally, the developer shall send a sketch of the proposed final map, with a copy of Government Code Section 66436 to the public entity or public utility. The notice, sketch and copy of Section 66436 shall be sent by certified mail.
92. Developer shall submit design and calculations and obtain permit and inspection for all development perimeter and retaining walls from the Department of Building and Safety. (CS)
93. Prior to commencement of work, the developer shall schedule a pre-job meeting with the city public works inspector.
94. The developer shall comply with Ventura County Public Works Agency, Computer Aided Mapping, Ordinance Number 3982.

NFG/am  
 F:\Departments\Engineering\Admin\Ann\Conditions\LD\ld446.pc.doc

<p>* - Project Condition Modified</p> <p>** - New Condition</p> <p>MC - Mitigation Condition</p>	<p>CS - <i>City Security Required</i></p> <p>SS - <i>Sanitary Security Required</i></p> <p>GS - <i>Grading Security Required</i></p> <p>MS - <i>Maintenance Security Required</i></p>
--	---

## PLANNING CONDITIONS OF APPROVAL

### LD-446, Home Depot

#### FIRE PROTECTION

95. That fire hydrants shall be installed and in service prior to combustible construction and shall conform to the minimum standards of the Camarillo City Water Works Manual.
- a. Each hydrant shall be a 6-inch wet barrel design and shall have two (2) 4-inch and one (1) 2-1/2-inch outlet(s).
  - b. The required fire flow shall be achieved at no less than 20 p.s.i. (pounds per square inch) residual pressure.
  - c. Fire hydrants shall be spaced 300 feet on center, and so located that no structure will be farther than 150 feet from any one hydrant.
  - d. Fire hydrants shall be 24 inches from face of curb, recessed in from the sidewalk to be located in the parkway strip.
96. That the minimum fire flow required is determined by the type of building construction, proximity to other structures, fire walls, and fire protection devices provided, as specified by the 1997 Uniform Fire Code Appendix III-A and adopted amendments. Given the present plans and information, the required fire flow is approximately 4,000 gallons per minute at 20 p.s.i. The applicant shall verify that the water purveyor can provide the required quantity at the project.
97. Applicant shall obtain VCFD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structures.
98. That a plan indicating the method in which buildings are to be identified by address numbers shall be submitted to the Ventura County Fire District and Building and Safety Department for review and to the Planning and Community Development Department for approval.

- \* -- Standard Condition Modified  
\*\* -- New Condition  
MC -- Mitigation Condition

99. That trash containers with an individual capacity of 1.5 cubic yards or greater shall not be stored within five feet (5') of openings, combustible walls or combustible roof eave lines, unless protected by approved automatic fire sprinklers. (Uniform Fire Code, Article 11)
100. That all drives shall have a minimum vertical clearance of 13 feet, 6 inches (13'6").
101. That the access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. Where the access roadway cannot be provided, approved fire protection system, or systems, shall be installed as required and acceptable to the Ventura County Fire District.
102. That prior to construction, the applicant shall submit plans to the Ventura County Fire District for approval of the location of fire hydrants. Show on the plan existing hydrants within 300 feet of the development.
103. That prior to construction, the applicant shall submit two site plans to the Ventura County Fire District for approval of the location of fire lanes. The fire lanes shall be posted in accordance with California Vehicle Code, Section 22500.1 and Article 10 of the Uniform Fire Code prior to occupancy.
104. That all grass or brush exposing any structures to fire hazards shall be cleared for a distance of 100 feet prior to framing in accordance with the Ventura County Weed Abatement Ordinance and the Ventura County Fire Protection Ordinance #22.
105. Prior to combustible construction, access roads shall be installed with an all-weather surface, suitable for access by a 20-ton fire department vehicle.

### AIR QUALITY

106. MC The development shall control dust and potential air quality impacts by the following measures: (Mitigation condition for Section 2.a. of MND 2000-14)
  - a. Implement a regular watering program to regulate fugitive dust.

- \* -- Standard Condition Modified
- \*\* -- New Condition
- MC -- Mitigation Condition

- b. During site grading, a regular watering program shall be implemented to control wind erosion.
- c. Seed-exposed surfaces with fast-growing, soil-binding plant materials.
- d. Grading subject to compliance with the Ventura County APCD dust control measures.
- e. All construction equipment used for dust control shall be kept on site until those phases of development are complete.
- f. Site access roads covered with gravel or continuously watered.
- g. The grading operations shall be ceased in period of high winds (winds in excess of twenty [20] miles per hour) and smog alert days.
- h. All material being moved shall be watered or covered.
- i. Periodic application of water on material stockpiles.
- j. Apply water twice daily or chemical stabilizers according to manufacturer's specifications to all unpaved parking/staging areas or unpaved roads.
- k. On-site vehicular traffic limited to no more than fifteen (15) miles per hour.
- l. Periodically wash or sweep public streets in the vicinity of the site.

**LANDSCAPING**

107. The developer shall form an Owners' Association (OA) to provide maintenance of the common area. The CC&R's establishing the OA shall be submitted for review and approval by the City Attorney and Director of Planning and Community Development prior to recordation of the tract map.

- \* -- Standard Condition Modified
- \*\* -- New Condition
- MC -- Mitigation Condition

## RECYCLING/REFUSE

108. That during construction, the applicant shall divert recyclable material such as waste lumber, concrete, asphalt, drywall products, metal, cardboard, cans, bottles, plastics and other recyclable materials from the waste stream in accordance with Assembly Bill 939. Recycling bins shall be made available during the construction process and shall be labeled "Recycling Only". Prior to zone clearance, the developer shall submit a program for recycling of waste materials consistent with this requirement, with a meeting scheduled between the job superintendent and project planner to discuss this and other conditions. The program may include independent inspection, auditing, receipts from state-licensed recycling facilities and other means of documenting and verifying compliance. Prior to final inspection, the developer shall submit a report outlining the compliance with the recycling program and indicate the amount of waste diverted.
109. The development shall 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 to be used as the guide. Prior to zone clearance, the developer shall 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 shall submit written certification describing compliance with this condition.

## NOISE

110. Site preparation and construction activities shall 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.

## GENERAL

111. That the final map shall be in conformance with the tentative map labeled Exhibit "A" and with the conditions labeled Exhibit "B".

- \* -- Standard Condition Modified  
\*\* -- New Condition  
MC -- Mitigation Condition

112. Common accessways with adjoining parcels shall be provided with appropriate agreements implementing this condition, to be recorded and run with the land, shall name the city as a party and shall be subject to the approval of the Director of Planning and Community Development and City Attorney.
113. That, if archaeological or historical artifacts are uncovered during land modification activities, the site shall be preserved until a qualified archaeologist is consulted for proper disposition of site and a concurrence received from Engineering Services Department and Planning and Community Development Department.
114. The tentative map shall expire twenty-four (24) months after approval. Upon application prior to expiration, the Planning Commission may extend the time at which the map expires for a period or periods not exceeding a total of three (3) years. The total time period for the tentative map shall not exceed five (5) years.
115. The Director of Planning and Community Development may approve minor changes but any substantial change shall require the filing of a modification application to be considered by the Planning Commission.
116. 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 shall estimate its expenses for the litigation and Applicant shall deposit said amount with the city or enter into an agreement with the city to pay such expenses as they become due.
117. Developer/Applicant shall reimburse the city for all attorney's 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 shall be given until attorneys' fees billed to date have been paid.
118. The project shall comply with the requirements of the Commercial Planned Development (CPD) and Light Manufacturing (LM) Zones.

- \* -- Standard Condition Modified
- \*\* -- New Condition
- MC -- Mitigation Condition

119. The subdivision shall meet all requirements of the zone including lot area, width and frontage.
120. 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 shall be delivered to the city in the form of a time certificate of deposit or passbook account with principal only payable to the city. An assignment agreement shall be executed and delivered to the city setting forth the conditions of the time certificate of deposit or passbook account.

**SPECIAL**

121. The Covenants, Conditions and Restrictions (CC&R's) shall include a statement that if adequate street traffic carrying capacity is not available, individual planned development permits shall be withheld.
122. That CC&R's be submitted for review and approval by the City Attorney and Director of Planning and Community Development prior to recordation of the tract. The applicant shall pay for the costs necessary to review the draft CC&R's. All revisions to the CC&R's shall be highlighted or otherwise marked on subsequent submittals.
123. That the applicant sign a statement that he is aware of the existence of the airport and will not oppose or object to normal airport operation noise now and in the future. This statement shall be recorded and shall run with the land.
124. That the applicant sign an agreement indicating that any electromagnetic disturbance that causes interference with radio transmission, aircraft, instruments, navigational aids, or other electromagnetic receptors, shall be modified or abated upon the written request of the Camarillo Airport Authority.
125. \*\* That a common maintenance program be provided for all landscaping and parking areas in LD-446. The maintenance program shall be incorporated into the CC&Rs for review and approval by the Director of Planning and Community Development and City Attorney prior to recordation.

- \* -- Standard Condition Modified
- \*\* -- New Condition
- MC -- Mitigation Condition

126. \*\* A traffic impact plan shall be provided with each project application for development within the land division.

MBS:rp/ll (f:\home depot\446cond)

\* -- Standard Condition Modified  
\*\* -- New Condition  
MC -- Mitigation Condition

MND 2000-14

September 12, 2000

Approved by Planning Commission on October 3, 2000

**FINAL**  
**MITIGATED NEGATIVE DECLARATION**  
**CPD-204/LD-446/CUP-207/AIRPORT NORTH SPECIFIC PLAN AMENDMENT,**  
**HOME DEPOT U.S.A., INC.**

**Project**

Applications have been received from Home Depot U.S.A. of Orange, California requesting approval of a Commercial Planned Development (CPD-204) for a 13.24-acre parcel, Land Division Permit (LD-446), Conditional Use Permit (CUP-207) and amendment to the Airport North Specific Plan for an approximately 21.86-acre parcel. The subject site is located southerly of the U.S. 101/Ventura Freeway, westerly of Las Posas Road and north of the Camarillo Airport. The property is also located northerly of the proposed extension of Ventura Boulevard. The development plan for CPD-204 proposes construction of a 114,968 square foot home improvement center with a 24,310 square foot garden center and a separate 6,500 square foot retail pad area. The property is in the CPD (Commercial Planned Development) Zone and is a companion item to LD-446 (Land Division). CUP-207 is required due to the height of the building being greater than 35 feet. The Airport North Specific Plan amendment is to reduce the road width from 72 feet to 60 feet for the frontage road adjacent to U.S. 101.

The vacant 13.24-acre parcel is proposed to be rectangular in shape and would have approximately 700 feet of frontage along U.S. 101/Ventura Freeway; 1300 feet of depth along the westerly and easterly side property lines; and 707 feet of width along the southerly property line. The subject site is relatively level in topography and contains no significant vegetation.

The Land Division is proposed for an approximate 21.86-acre parcel and would be divided into three lots plus street dedication. Parcel 1 is proposed to be 0.56-acres, Parcel 2 would be 12.68 acres, Parcel 3 is proposed to be 6.54 acres and a street dedication of 2.08 acres is proposed.

The development plan for CPD-204/CUP-207 on 13.24 acres of the 21.86-acre subject site calls for the development of a home improvement center. Access is proposed to the site from the frontage road adjacent to U.S. 101/Ventura Freeway in the form of two 30-foot-wide drives. In addition, one 30-foot access drive would be provided from West Ventura Boulevard adjacent to Camarillo Town Center. Two 40-foot-wide access drives are proposed along the future extension of Ventura Boulevard. An access

MND 2000-14

September 12, 2000

Approved by Planning Commission on October 3, 2000

opening is provided on site for the future commercial uses to the west. On-site parking would be provided for 622 automobiles.

The property is located within the city's Heritage Zone as designated by the General Plan Community Design Element and is required to have an Early California or Spanish design theme. The project requires Architectural Review Committee and Planning Commission approval.

Previously, a Mitigated Negative Declaration and Initial Study (MND 98-4) was conducted for the site dated November of 1998. The Initial Study showed that there was no substantial evidence that the project may have a significant effect on the environment or that could not be mitigated through mitigation measures. MND 98-4 and the Initial Study report were prepared by Impact Sciences, Inc. of Agoura Hills, California and are on file with the City of Camarillo Department of Planning and Community Development and will be referenced in the initial study for impacts on the environment.

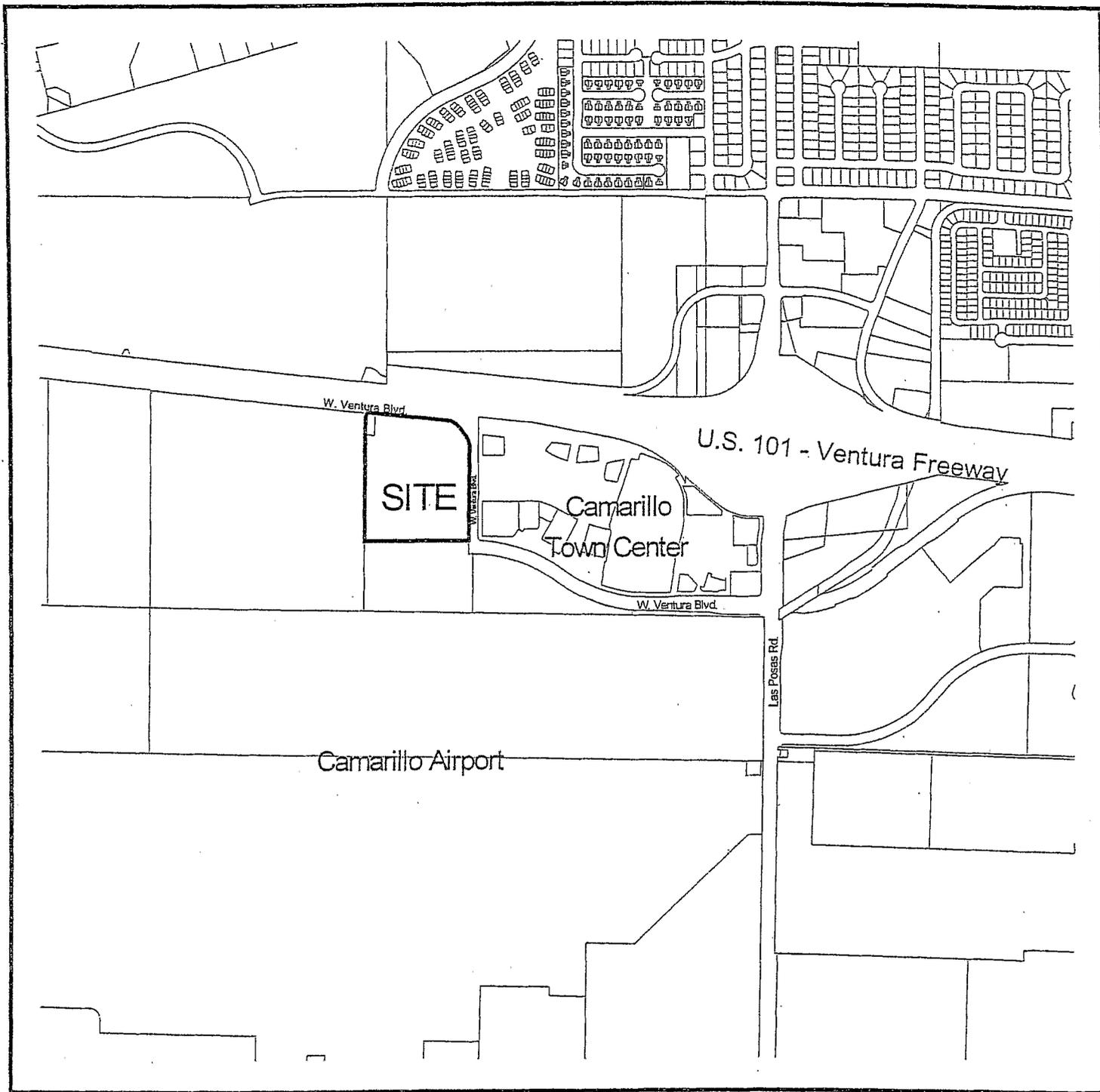
### Environmental Review

An initial study was conducted by the City of Camarillo Planning Department to evaluate the potential effect of the project upon the environment. Based upon the findings contained in the initial study, it is determined that this project would have impacts that can be adequately mitigated by conditions of approval and the requirements of the city's Municipal Code. The results of the initial study are attached for reference.

### Lead Agency

This mitigated negative declaration was prepared by the City of Camarillo Planning Department according to the adopted guidelines. Copies may be obtained at City Hall, 601 Carmen Drive, Camarillo. Written public comments are solicited and may be received until **Monday, October 2, 2000**.

ll/jw (f:\home depot\cpd204nd.form)



## CPD-204 - Home Depot USA, Inc.

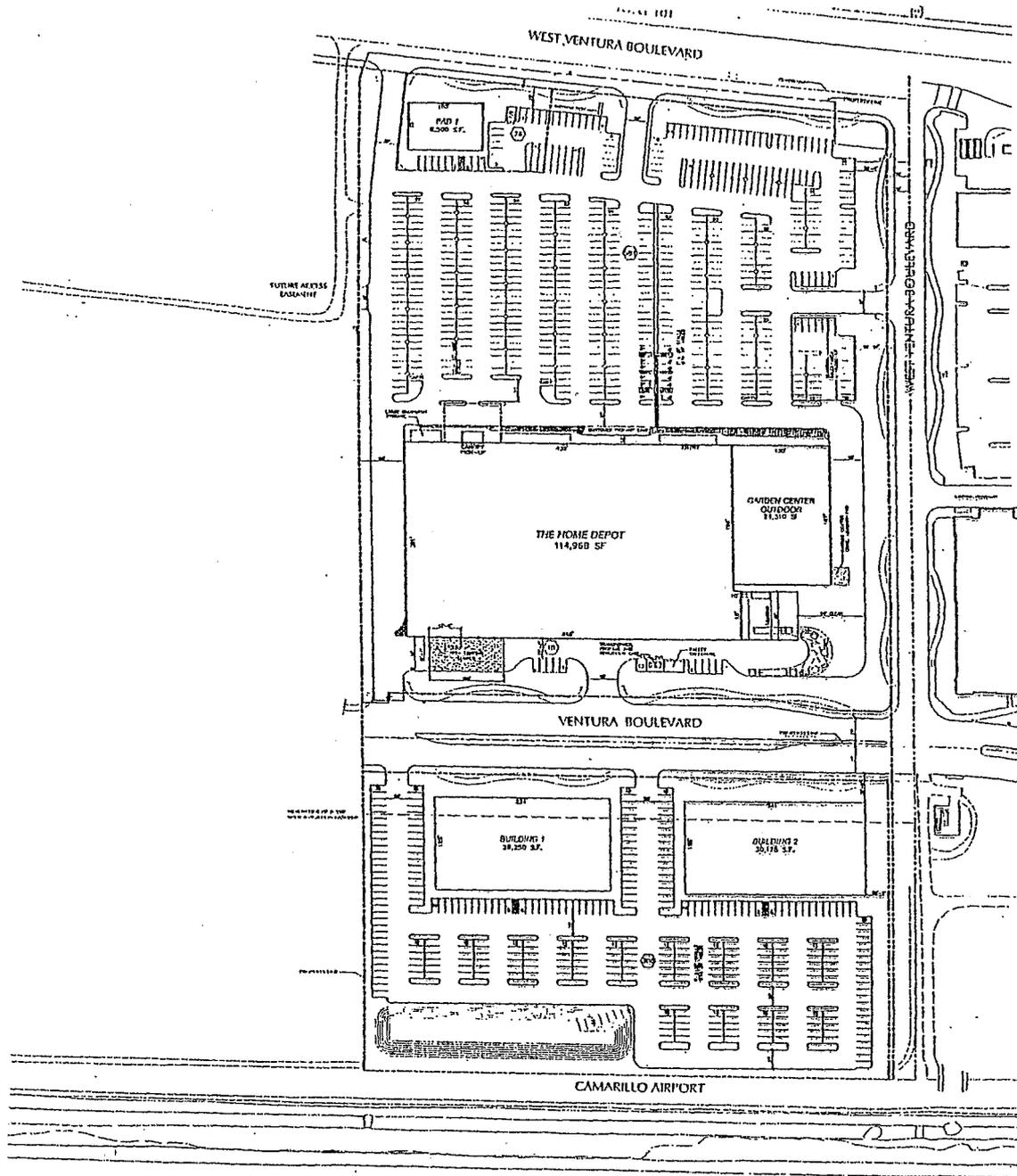
City of Camarillo

1 in. = 1000 ft.

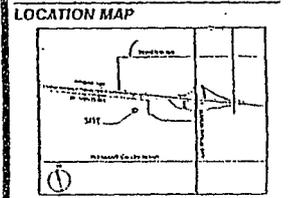
Department of Planning & Community Development







**GREENBERG FARROW ARCHITECTURE**  
 ARCHITECTURE ENGINEERING PLANNING  
 1100 BISHOP AVE. SUITE 200 BURLINGAME, CA 94010  
 TEL: 415.333.3300 FAX: 415.333.3300



**PROJECT INFORMATION**

**SITE AREA**

THE HOME DEPOT PARCEL	417,268 ACRES
PAD 1 PARCEL	1.56 ACRES
ADDITIONAL PARCEL	16.34 ACRES
DEDICATED RIGHT OF WAY	117.00 ACRES
TOTAL PARCEL AREA	612.17 ACRES

110' SITE COVERAGE: 25.70% (10,776 SF/AC)  
 TOTAL SITE COVERAGE: 15.30% (6,017 SF/AC)

**BUILDING AREA**

THE HOME DEPOT	114,968 SF
GARDEN CENTER	24,210 SF
HOME DEPOT SF TOTAL	139,178 SF

PAD 1: 4,500 SF  
 TOTAL: 143,778 SF

**PARKING COUNT SUMMARY**

REQUIRED BY CITY	563 SPACES
THE HOME DEPOT @ 1/250 (Including GARDEN CENTER)	76 SPACES
PAD 1 @ 1/250:	18 SPACES
TOTAL REQUIRED	583 SPACES

**PARKING PROVIDED:**

HOME DEPOT:	594 SPACES
OVERFLOW:	10 SPACES
EMPLOYEE/OVERFLOW	10 SPACES
TOTAL HOME DEPOT	594 SPACES

PAD 1:  
 TOTAL PROVIDED: 26 SPACES

110' RATIO PROVIDED: 4.26/1000 SPACES  
 110' FRONT FIELD PROVIDED: 586 SPACES

**ZONING CLASSIFICATION**

EXISTING: PO PROFESSIONAL OFFICE  
 PROPOSED: CPD COMM. PLANNED DEVELOPMENT

**RESEARCH & DEVELOPMENT SUMMARY**

PARCEL AREA	17.36 ACRES
BUILDING 1:	79,250 SF
BUILDING 2:	30,125 SF
BLDG. 1 & 2 @ 1/200	REQ'D 297 SPACES
BUILDING 1 & 2:	PROVD 308 SPACES

**SITE REVISION SUMMARY**

REVISED FROM REPORT DIMENSIONS AND SQUARE FOOTAGE  
 REVISED PAD 1 PARCEL LAYOUT, REMOVE DRIVE 10' WEST FROM  
 WEST VENTURA BLVD, RELOCATED TRUCK ACCESS DRIVE AT  
 THE REAR OF BUILDING, REMOVED 5' BUFFER STRIPS AND  
 REPLACED WITH LANDSCAPE PLANTINGS, REVISED SOME  
 RIGHT TO 5' ADA ASLE.

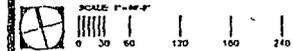
- PROJECT NOTES**
1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, TRENCH, PAVING, LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
  2. ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN MUST BE VERIFIED.
  3. THIS SITE PLAN IS BASED ON PLAN GEN. CIVIL DEPARTMENT DATED 6/7/2000.

**ATTACHING TO BLUE/REVISION RECORD**

DATE:	7/1/00
SITE PLANNER:	JCH
SITE DEV. COORDINATOR:	ALJ
P. E. SIGNATURE:	CFMURA
P. E. LICENSE NUMBER:	30000

**THE HOME DEPOT**  
 CAMARILLO, CA.  
 110 VENTURA BLVD. AND HIGHWAY 101

CPA PROJECT NUMBER: #20688.02

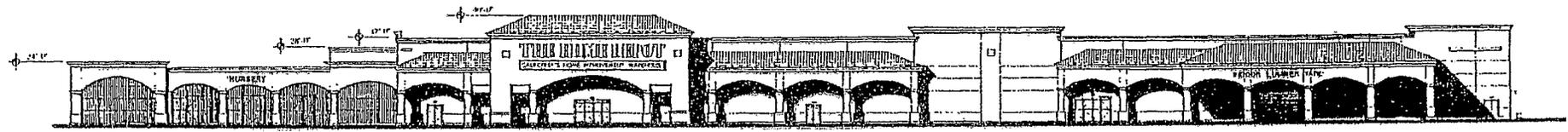


**CA-658k**

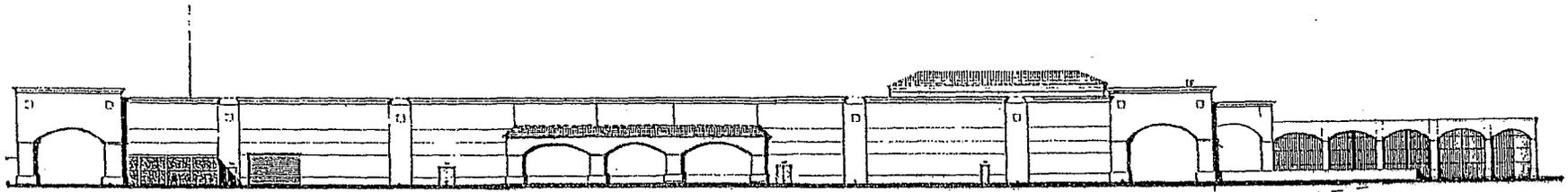
**COPYRIGHT NOTICE**  
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. REPRODUCTION OR TRANSMISSION OF THIS DRAWING IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT, IS PROHIBITED.

MND 2000-14

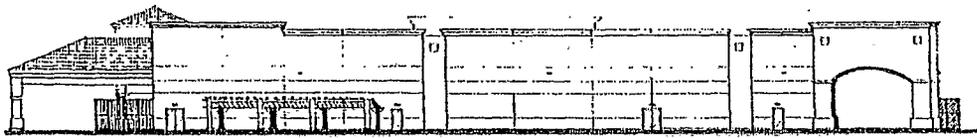
CPD-204/CUP-207



NORTH ELEVATION SCALE: 1/16" = 1'-0"



SOUTH ELEVATION SCALE: 1/16" = 1'-0"



WEST ELEVATION SCALE: 1/16" = 1'-0"



EAST ELEVATION SCALE: 1/16" = 1'-0"

THE HOME DEPOT

CAMARILLO, CA.  
(W VENTURA BLVD. & HWY. 101)

08/15/00 970855.02 PAB

13101 RED HILL AVENUE / SUITE 200 • TUSTIN, CALIFORNIA 92780 • TEL 714-239-0300 • FAX 714-239-3480

MND 2000-14

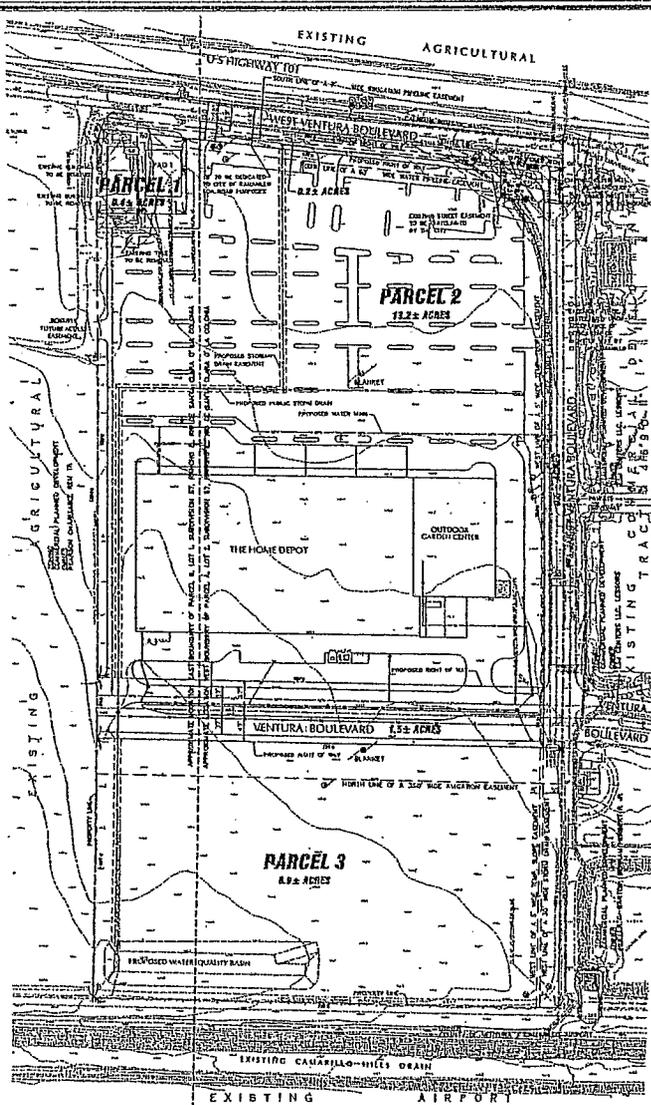
CPD-204/CUP-207

**EASEMENTS**  
ALL EASEMENTS SHOWN ARE LISTED AS EASEMENTS IN GRANTOR'S FAVOR IN THE PUBLIC RECORDS AND LISTED AS EASEMENTS IN GRANTEE'S FAVOR IN THE PUBLIC RECORDS BY THE PUBLIC RECORDS DEPARTMENT OF THE COUNTY OF SANTA BARBARA, CALIFORNIA.

- ORDER NUMBER: 100-1000-1 DATED: MAY 17, 2000
1. MOORE'S TRACT FROM 1908, (EXCEPTED FROM THE RECORD) AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
2. TO THE SOUTH
3. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
4. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
5. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
6. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
7. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
8. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
9. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
10. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
11. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
12. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
13. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
14. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
15. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
16. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
17. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
18. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
19. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
20. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
21. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
22. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
23. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
24. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
25. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
26. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
27. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
28. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
29. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.
30. THE 100' WIDE HIGHWAY RIGHT-OF-WAY OF THE STATE OF CALIFORNIA, BEING THE STATE HIGHWAY 101, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS.

**LEGEND**

1	Proposed
2	Existing
3	Proposed
4	Existing
5	Proposed
6	Existing
7	Proposed
8	Existing
9	Proposed
10	Existing
11	Proposed
12	Existing
13	Proposed
14	Existing
15	Proposed
16	Existing
17	Proposed
18	Existing
19	Proposed
20	Existing
21	Proposed
22	Existing
23	Proposed
24	Existing
25	Proposed
26	Existing
27	Proposed
28	Existing
29	Proposed
30	Existing



# TENTATIVE PARCEL MAP NO. LD-XXXX

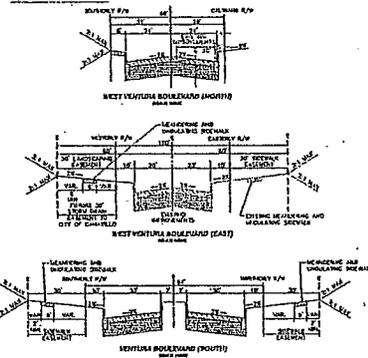
CITY OF CAMARILLO, CALIFORNIA

**GREENBERG FARROW ARCHITECTURE**  
JULY 2000  
3 PARCELS  
**PATRICK CRASK, RCE NO. C056501**  
22.7± ACRES

**LEGAL DESCRIPTION**

BEING A SUBDIVISION OF A PORTION OF PARCELS A, LOT 2 AND A PORTION OF PARCELS A, LOT 1 OF SUBDIVISION 33, BEING THE EAST HALF OF 1/4 SECTION 10, T4S, R11E, S10E, COUNTY OF SANTA BARBARA, CALIFORNIA, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS OF SAID COUNTY, CALIFORNIA, AND BEING THE EAST HALF OF 1/4 SECTION 10, T4S, R11E, S10E, COUNTY OF SANTA BARBARA, CALIFORNIA, AS SHOWN ON THE PLAT THEREOF IN THE PUBLIC RECORDS OF SAID COUNTY, CALIFORNIA.

**TYPICAL SECTIONS**



**NOTES:**

1. ALL EASEMENTS SHOWN ARE LISTED AS EASEMENTS IN GRANTOR'S FAVOR IN THE PUBLIC RECORDS AND LISTED AS EASEMENTS IN GRANTEE'S FAVOR IN THE PUBLIC RECORDS BY THE PUBLIC RECORDS DEPARTMENT OF THE COUNTY OF SANTA BARBARA, CALIFORNIA.
2. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
3. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
4. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
5. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
6. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
7. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
8. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
9. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
10. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
11. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
12. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
13. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
14. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
15. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
16. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
17. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
18. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
19. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
20. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
21. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
22. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
23. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
24. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
25. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
26. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
27. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
28. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
29. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.
30. THE CITY OF CAMARILLO IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS MAP.

**UTILITY SERVICES:**

SANITARY SERVICES	1000	1000-1000
SEWER SERVICES	1000	1000-1000
WATER SERVICES	1000	1000-1000
TELEPHONE SERVICES	1000	1000-1000
POWER SERVICES	1000	1000-1000
CABLE SERVICES	1000	1000-1000
TELEVISION SERVICES	1000	1000-1000
INTERNET SERVICES	1000	1000-1000
CELLULAR SERVICES	1000	1000-1000
WIRELESS SERVICES	1000	1000-1000
OTHER SERVICES	1000	1000-1000

**OWNER:**

MARGARET B. GREENE  
P.O. BOX 2000  
CAMARILLO, CA 93011

*Jack Wilson*

**SUBMITTER:**

MADE BY: J. CRASK  
DATE: JULY 2000  
SCALE: AS SHOWN  
(1" = 100')

**SOILS ENGINEER:**

DR. J. CRASK  
3755 CAMPBELL AVENUE  
CAMARILLO, CA 93011  
(805) 225-2211

**PREPARED BY:**

GREENBERG FARROW ARCHITECTURE  
1000 WEST 10TH STREET  
CAMARILLO, CA 93011  
(805) 225-2211

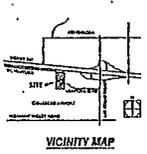
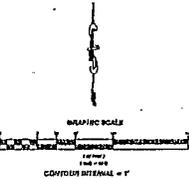
*Patrick Crask*  
PATRICK CRASK, R.C.E.

**BENCH MARK**

MARKER	1000-1000
LOCATION	1000-1000
DESCRIPTION	1000-1000
LOCATION	1000-1000

**PARCEL ACRES**

PARCEL	ACRES
PARCEL 1	8.24
PARCEL 2	11.24
PARCEL 3	3.22
TOTAL	22.70



MND 2000-14

LD-4440

IS 2000-14 for

CPD-204/LD-446/CUP-207/Airport North Specific Plan Amendment, Home Depot U.S.A., Inc.  
September 12, 2000

**INITIAL STUDY**  
**CPD-204/LD-446/CUP-207, Airport North Specific Plan Amendment**  
**Home Depot U.S.A., Inc.**

**BACKGROUND**

1. Name of Proponent Home Depot U.S.A., Inc.
2. Address and Phone No. of Proponent 3800 W. Chapman Ave., 5<sup>th</sup> Floor  
Orange, CA 92868; (714) 940-3500
3. Agency requiring checklist CITY OF CAMARILLO
4. Name of proposal, if applicable CPD-204/LD-446/CUP-207/Airport North  
Specific Plan Amendment

**PROJECT**

Applications have been received from Home Depot U.S.A. of Orange, California requesting approval of a Commercial Planned Development (CPD-204) for a 13.24-acre parcel, Land Division Permit (LD-446), Conditional Use Permit (CUP-207) and amendment to the Airport North Specific Plan for an approximately 21.86-acre parcel.

The subject site is located southerly of the U.S. 101/ Ventura Freeway, westerly of Las Posas Road and north of the Camarillo Airport. The property is also located northerly of the proposed extension of Ventura Boulevard. The development plan for CPD-204 proposes construction of a 114,968 square foot home improvement center with a 24,310 square foot garden center and a separate 6,500 square foot retail pad area. The property is in the CPD (Commercial Planned Development) Zone and is a companion item to LD-446 (Land Division). CUP-207 is required due to the height of the building being greater than 35 feet. The Airport North Specific Plan amendment is to reduce the road width from 72 feet to 60 feet for the frontage road adjacent to U.S. 101.

The vacant 13.24-acre parcel is proposed to be rectangular in shape and would have approximately 700 feet of frontage along U.S. 101/ Ventura Freeway; 1300 feet of depth along the westerly and easterly side property lines; and 707 feet of width along the southerly property line. The subject site is relatively level in topography and contains no significant vegetation.

IS 2000-14 for

CPD-204/LD-446/CUP-207/Airport North Specific Plan Amendment, Home Depot U.S.A., Inc.  
September 12, 2000

The Land Division is proposed for an approximate 21.86-acre parcel and would be divided into three lots plus street dedication. Parcel 1 is proposed to be 0.56-acres, Parcel 2 would be 12.68 acres, Parcel 3 is proposed to be 6.54 acres and a street dedication of 2.08 acres is proposed.

The development plan for CPD-204/CUP-207 on 13.24 acres of the 21.86-acre subject site calls for the development of a home improvement center. Access is proposed to the site from the frontage road adjacent to U.S. 101/ Ventura Freeway in the form of two 30-foot-wide drives. In addition, one 30-foot access drive would be provided from West Ventura Boulevard adjacent to Camarillo Town Center. Two 40-foot-wide access drives are proposed along the future extension of Ventura Boulevard. An access opening is provided on site for the future commercial uses to the west. On-site parking would be provided for 622 automobiles.

The property is located within the city's Heritage Zone as designated by the General Plan Community Design Element and is required to have an Early California or Spanish design theme. The project requires Architectural Review Committee and Planning Commission approval.

Previously, a Mitigated Negative Declaration and Initial Study (MND 98-4) was conducted for the site dated November of 1998. The Initial Study showed that there was no substantial evidence that the project may have a significant effect on the environment or that could not be mitigated through mitigation measures. MND 98-4 and the Initial Study report were prepared by Impact Sciences, Inc. of Agoura Hills, California and are on file with the City of Camarillo Department of Planning and Community Development and will be referenced in the initial study for impacts on the environment.

## ENVIRONMENTAL IMPACTS

1. **Earth.** Will the proposal result in:

a. **Unstable earth conditions or in changes in geologic substructures?**

Response: No. According to Plate 3.3 of the updated City of Camarillo Reconnaissance Geohazard Assessment, Fugro West, 1994 and information provided within MND 98-4 the subject site is not located in an area conjectured to contain a fault or an Alquist Priolo Special Study Zone. As a result, the proposed project would not expose people to fault rupture. Although the project area could be subject to seismically-induced ground shaking, the project development would consist of proper seismic design features, similar to that of the approved developments in the project area. As such, no significant impact is anticipated.

b. **Disruptions, displacements, compaction or overcovering of the soil?**

Response: Yes. According to information provided in MND 98-4, as a result of the development of the 13.24-acre portion of the 21.86-acre subject site, compaction and overcovering of the soil will occur due to building and pavement coverage.

Mitigation: *A soils report will be required prior to building permit review. The building will also be reviewed for compliance with the city's Grading and Zoning Ordinance.*

Monitoring: During grading plan check review, compliance with the recommendations included in the soils report will be required. The Soils Engineer certifies the grading prior to issuance of a building permit.

c. **Change in topography or ground surface relief features?**

Response: No. Although grading of the 13.24-acre portion of the 21.86-acre subject site will be required; no significant change to the topography is proposed.

d. **The destruction, covering or modification of any unique geologic or physical features?**

Response: No. According to the information provided in MND 98-4, development of 13.24 acres of the 21.86-acre subject site will not result in the destruction or

1. **Earth (continued).**

modification of any unique geological or physical features. The project is urban infill development and the entire site is currently being used for row crop agriculture. No unique geologic or physical features exist upon the site.

e. **Any increase in wind or water erosion of soils, either on or off the site?**

f. **Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?**

Response: No, e & f. According to information provided in MND 98-4, development of the 13.24-acre portion of the 21.86-acre subject site will not result in an increase in wind or water erosion of soils nor will it change the deposition or erosion of beach sands or the siltation of any river or stream.

g. **Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure or similar hazards?**

Response: No. According to the city's updated Reconnaissance Geohazards Assessment, Fugro West, June 1994 and information provided in MND 98-4, the proposed applications would not subject people or property to geologic hazards.

2. **Air. Will the proposal result in:**

a. **Substantial air emissions or deterioration of ambient air quality?**

Response: Yes. Development of the proposed home improvement project on 13.24 acres of the 21.86-acre subject site would generate air emissions from a variety of stationary and mobile sources. On-site construction activities and equipment would generate stationary source emissions. Mobile source emissions would be generated by motor vehicle travel associated with construction activities and operation of the proposed development. The proposed home improvement center will result in substantial air emissions or deterioration of the ambient air quality. Using the MND 98-4 for GPA 98-2/CZ-257/CPD-195, Camarillo Town Center II prepared by Impact Sciences, November 1998, the project is calculated to emit approximately 36.9 pounds per day ROC and 25.3 pounds per day NO<sub>x</sub>:

2. Air (continued).

Mitigation: Air quality mitigation fees shall be paid. The amount is as follows:

Year 2000- \$53,860

Year 2001- \$37,611

Year 2002- \$23,665

Total- \$113,640

Monitoring: Fees shall be paid to the Department of Planning and Community Development prior to Zone Clearance.

Mitigation:

- Implement a regular watering program to regulate fugitive dust.
- During site grading, a regular watering program shall be implemented to control wind erosion.
- Seed-exposed surfaces with fast-growing, soil-binding plant materials.
- All construction equipment used for dust control shall be kept on site until those phases of development are complete.
- Site access roads covered with gravel or continuously watered.
- The grading operations shall be ceased in period of high winds (winds in excess of twenty (20) miles per hour averaged over a one-hour period) and smog alert days.
- All material being moved shall be covered or watered.
- Periodic application of water on material stockpiles.
- Apply water twice daily or chemical stabilizers according to manufacturer's specifications to all unpaved parking/staging areas or unpaved roads.
- On-site vehicular traffic limited to no more than fifteen (15) miles per hour.
- Periodically wash or sweep public streets in the vicinity of the site.

Monitoring: The Engineering Services Department's Public Works inspectors monitor the site during construction on an on-going basis.

b. **The creation of objectionable odors?**

Response: No. The development of the proposed home improvement center, recordation of the land division and approval of the Airport North Specific Plan

2. Air (continued).

amendment will not create objectionable odors. The Zoning Ordinance prohibits all uses, which are obnoxious or offensive by reason of emission of odor.

c. **Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?**

Response: No. According to information found in MND-98-4, the proposed development, recordation of the land division, and approval of the Airport North Specific Plan amendment will not result in any significant alteration of air movements nor will it result in the alteration of moisture or temperature, either locally or regionally.

3. Water. Will the proposal result in:

a. **Changes in currents, or the course or direction of water movements, in either marine or fresh waters?**

Response: No. The proposed project is not located near any body of marine or fresh water. Therefore, the project will have no effect on the course or direction of water movements in any water body.

b. **Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?**

Response: Yes. According to information provided in MND 98-4, due to the coverage of the 13.24-acre portion of the 21.86-acre subject parcel with impermeable surfaces such as buildings and pavement for parking and access, the absorption rate, drainage pattern and amount of surface water runoff may change. The runoff will be concentrated in parking areas and conveyed to acceptable drainage courses, the amount of which is not considered to be significant.

Mitigation: *The project will be required to comply with the city's Grading Ordinance, which includes standards for runoff collection and discharge to an improved storm drain and/or detention basin.*

Monitoring: The Engineering Services Department will check this condition for compliance during grading plan check review. Additionally, a field inspection will

3. Water (continued).

be required prior to final to verify that facilities were installed according to the approved plans.

c. **Alterations to the course or flow of flood waters?**

Response: No. According to MND 98-4 and the Flood Insurance Rate Map for the City of Camarillo dated September, 1986, the proposed project, land division, and Airport North Specific Plan amendment area are located within Zone C that is an area of minimal flooding. The developer will be required to submit a grading plan to the Department of Engineering Services for plan check.

e. **Discharge into surface waters, or in any alteration of surface water quality, including but not limited to, temperature, dissolved oxygen or turbidity?**

Response: Yes. Although the proposed development in itself is not expected to result in any significant change in water quality, the cumulative effect of this and other urban uses may result in an increase in stormwater pollution.

Mitigation: *The proposed development will be required to submit a Storm Water Pollution Control Plan (SWPCP) to the city for review and approval.*

Monitoring: The Department of Engineering Services will require that the SWPCP is in conformance with the requirements of National Pollutant Discharge Elimination System (NPDES) and will require that the development utilize the Best Management Practices (BMPs) for discharge of stormwater runoff from the project into the public storm drain system prior to grading permit.

Mitigation:

- *Trash enclosures shall be covered and all litter/waste material shall be kept in leak-proof containers. The enclosures shall be paved with impermeable surface material, and no other area shall drain onto these areas.*
- *Enclosures for air compressors shall include a roof installation similar to trash enclosures to direct water from entering the enclosure.*

Monitoring: The Department of Engineering Services and Department of Planning and Community Development will review plans for compliance with these conditions prior to grading permit.

3. Water (continued).

Mitigation:

- *Trash enclosures shall be cleaned at least twice a year with materials placed in a dumpster as follows: Once before the rainy season in October, and secondly, in January.*
- *Enclosure for compressors shall be cleaned at least once a year, with the materials placed in proper disposal containers and not washed into the storm drains, the same as trash enclosures.*
- *That the entire property be swept 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. Said sweeping shall be, at a minimum, two (2) weeks apart. The applicant shall provide a program for the compliance with this requirement prior to issuance of zoning clearance.*
- *There shall be no pressure washing of parking or loading areas of the building site, unless the city approves a collection system to keep water from entering the storm drain.*

Monitoring: The applicant will be required to keep records related to the sweeping and cleaning of parking areas, as well as trash and equipment enclosures in order to verify compliance with these conditions.

- d. **Change in the amount of surface water in any water body?**
- f. **Alteration of the direction or rate of flow of ground waters?**
- g. **Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?**

Response: No, d, f, & g. According to information provided in MND 98-4, the proposed development, land division, and Airport North Specific Plan amendment area are located on an urban infill site that is relatively level in topography and not located near any water body. Therefore, no significant impacts are expected to result from the development of this project on either ground waters or surface waters.

- h. **Substantial reduction in the amount of water otherwise available for public water supplies?**

3. Water (continued).

Response: Maybe. According to information provided in MND 98-4, the proposed home improvement center on 13.24-acres of the 21.86-acre subject site is not expected to reduce the amount of water available for public water supplies. Water

will be supplied to the site by the Camarillo Water Department, which has adequate supply to serve the site.

Mitigation:

- *Drought-tolerant vegetation shall be used in landscaping to reduce the demand for irrigated water.*
- *As part of project development, ultra-low plumbing fixture units shall be installed within all buildings.*
- *Project implementation shall comply with all applicable codes and regulations regarding water conservation in the City of Camarillo.*

Monitoring: These mitigation measures will be checked during landscape plan check review and during building plan check review prior to issuance of zone clearance.

i. **Exposure of people or property to water related hazards, such as flooding or tidal waves?**

Response: Maybe. According to MND 98-4, the proposed project and cumulative development could increase storm water levels in storm drains and, therefore, the potential for overflow and flooding if adequate storm drain improvements do not keep pace with development. According to the Flood Insurance Rate Map for the City of Camarillo dated September, 1986, the property is located in an area of minimal flooding.

Mitigation: *The project developer shall submit documents and fees (including buy-in fees) to annex the project into the Camarillo Community Facilities District No. 1 which provides for certain proposed storm drain improvements to be constructed.*

Monitoring: The Department of Engineering Services will collect fee review and approve necessary documents for the project.

4. Plant Life. Will the proposal result in:

a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?

4. Plant Life (continued).

b. Reduction of the numbers of any unique, rare or endangered species of plants?

c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?

Response: No, a through c. According to the information provided in MND-98-4, the subject site contains no significant vegetation. The site is used for agricultural purposes and has been cleared on a regular basis of weeds and debris; therefore, development of the site will not result in a change in the diversity or number of species of plant life.

d. Reduction in acreage of any agricultural crop?

Response: No. The project site proposed for development contains 13.24 acres of the 21.86-acre site and is currently being used for row crop agriculture. In order to consider a parcel agriculturally viable, it should contain at least 40 acres and have adequate soil types to allow for productive farm operations. This particular site is in an urban area surrounded by U.S. 101/ Ventura Freeway, Camarillo Town Center and the Camarillo Airport. Therefore, because of the parcel size and area characteristics, it is not considered significant in its contribution to agricultural practices.

The Airport North Specific Plan and General Plan amendment approved in 1986 addressed the loss of agricultural lands and conversion of the property under an EIR. Statements of overriding consideration were adopted at that time.

5. Animal Life. Will the proposal result in:

a. Change in the diversity of species, or numbers or any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?

5. Animal Life (continued).

- b. Reduction of the numbers of any unique, rare or endangered species of animals?
- c. Introduction of new species or animals into an area, or result in a barrier to the migration or movement of animals?
- d. Deterioration to existing fish or wildlife habitat?

Response: No, a through d. According to information provided in MND 98-4, the proposed project, land division and Airport North Specific Plan amendment are located on an urban infill site, which has been used for row crop agriculture on a regular basis and contains no significant vegetation, wildlife or wildlife habitat. Therefore, no deterioration to existing fish or wildlife is expected.

6. Noise. Will the proposal result in:

- a. Increase in existing noise levels?
- b. Exposure of people to severe noise levels?

Response: No, a & b. Noise sources in the project area are primarily from traffic noise on the 101 Freeway and Las Posas Road, and from aircraft operations associated with Camarillo Airport. Project development of the 13.24 acres of the 21.86-acre subject site would increase noise levels on the property and along local roadways due to increased human presence and the generation of additional vehicles. Short-term noise impacts would be generated during construction activities, while long-term operation would increase noise levels due to increased vehicle traffic and on-site activity. Significant increase of the ambient noise level is not expected as a result of development of this project.

7. Light and Glare. Will the proposal produce new light or glare?

Response: Maybe. Development of 13.24-acres of the 21.86-acre subject parcel may produce some new light and glare. However, due to the property's close proximity to other urban developments, roadways and the Camarillo Airport, this amount is not expected to be significant.

7. **Light and Glare (continued).**

*Mitigation:* The Zoning Ordinance requires lighting to be directed downward in order to reduce light and glare onto adjoining properties and the Camarillo Airport.

*Monitoring:* This measure will be checked during zone clearance plan check for compliance. Final inspection by the Department of Planning and Community Development will ensure that approved lighting is installed.

8. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area?

*Response:* No. The General Plan and Airport North Specific Plan designates the subject site for commercial development. The CPD Zoning is consistent with that designation.

9. **Natural Resources.** Will the proposal result in:

a. **Increase in the rate of use of any natural resources?**

b. **Substantial depletion of any nonrenewable natural resource?**

*Response:* No, a & b. Development of the proposed home improvement center, recordation of the land division and approval of the Airport North Specific Plan amendment will not result in any substantial reduction in the use of any natural resources or nonrenewable natural resources.

10. **Risk of Upset.** Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?

*Response:* Maybe. The home improvement center proposed for 13.24 acres of the 21.86-acre subject site commonly employs fertilizers and pesticides in its daily activities, which can pose minimal threat in the event of an accident or upset conditions.

10. **Risk of Upset (continued).**

*Mitigation: The development is subject to the Zoning Ordinance, Building Codes, Fire Codes, Environmental Health, Fire Department and OSHA regulations which regulate the use, storage and handling of hazardous materials.*

Monitoring: Compliance with applicable codes and ordinances are to be verified during building plan check review.

11. **Population.** Will the proposal alter the location, distribution, density or growth rate of the human population of an area?

Response: No. The proposed development, land division and specific plan amendment is consistent with the Camarillo General Plan and is in conformance with the AQMP and the Area 208 Water Quality Management Plan. The project will create new jobs, which could be filled by the existing labor force. Housing is projected to be developed under the City's General Plan.

12. **Housing.** Will the proposal affect existing housing or create a demand for additional housing?

Response: No. Development of the proposed home improvement center, recordation of the land division and approval of the Airport North Specific Plan amendment are not expected to affect existing housing nor create a demand for additional housing. The facility will create jobs, which will be taken from the labor pool within the area.

13. **Transportation and Circulation.** Will the proposal result in:

a. **Generation of substantial additional vehicular movement?**

Response: Yes. In accordance with the Airport North Specific Plan requirements. A traffic report is to be prepared for each phase of development. A Traffic Impact Study was prepared by Linscott, Law & Greenspan on June 27, 2000 for the proposed project. The proposed 139,278 square foot home improvement center for 13.24 acres of the 21.86-acre subject site can be estimated to generate approximately 177 inbound and 114 outbound trips during the AM peak hour trips.

**13. Transportation and Circulation (continued).**

During the PM peak hours, the proposed project is expected to generate additional 199 inbound and 255 outbound trips.

Without mitigation, according to the City Traffic Engineer, this project is expected to have a significant individual impact on the surrounding streets and/or

intersections. Also, cumulative traffic from this project and other proposed and/or approved developments is expected to impact the traffic situation at the Las Posas/Ventura Road interchange as well. The following measures have been identified by the traffic study to bring the impacts down to acceptable levels:

*Mitigation:* (1) The traffic impact analysis identified that a significant project specific traffic impact will be created by the project at the U.S. 101 northbound off-ramp and Las Posas Road. The project will be required to re-stripe the off ramp to provide a left turn and a left plus right turn lane under a Caltrans permit. (2) The project will also contribute a fair share to a future widening of the ramp to provide dual left turn lanes and a right turn lane. Paying traffic mitigation fees will mitigate cumulative impacts.

Monitoring: The Engineering Services Department will assess traffic mitigation fees and contribute a fair share to widening the Las Posas/US 101 northbound off-ramp prior to issuance of building permits and will require the developer to restripe the Las Posas/US 101 northbound off-ramp prior to occupancy.

**b. Effects on existing parking facilities or demand for new parking?**

Response: Yes. The development of the commercial project on 13.24 acres of the 21.86-acre subject site will require new parking facilities to serve the proposed use.

*Mitigation:* The development will be required to provide parking in accordance with the City of Camarillo Parking Ordinance.

Monitoring: The required parking spaces will be installed according to the approved site plan. On-site final inspection will verify the number and location of these spaces.

13. Transportation and Circulation (continued).

c. Substantial impact upon existing transportation systems?

Response: Yes. See 13.a.

d. Alterations to present patterns of circulation or movement of people and/or goods?

Response: No. Development of the proposed project, recordation of the land division and approval of the Airport North Specific Plan amendment are not expected to significantly alter the present pattern of circulation or the movement of people and/or goods.

e. Alterations to waterborne, rail or air traffic?

Response: No. Development of the proposed project, recordation of the land division and approval of the Airport North Specific Plan amendment do not have the potential to alter to alter waterborne, rail or air traffic.

The project lies within established flight patterns for Camarillo Airport and is subject to frequent overflights. According to the EIR for the adjacent Camarillo Town Center project, the probability of an aircraft accident occurring somewhere in the project vicinity is very low (Final Environmental Impact Report for CPD-178/T-4690 Modification Norcan.) The accident probability is a general indicator of a site's general risk when compared to other sites. The accident probability was also predicted without reference to the actual historical number of accidents at Camarillo Airport, which is below national averages. Since becoming a civil use airport over 19 years ago, Camarillo Airport has experienced over three million landings and takeoffs without incident at the proposed project site.

f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?

Response: No. Development of the proposed project, recordation of the land division and approval of the Airport North Specific Plan amendment are not expected to result in an increase in traffic hazards to motor vehicles, bicyclists or pedestrians. A sidewalk will be required along West Ventura Boulevard and the future extension of Ventura Boulevard with the addition of on-site handicapped ramps and pedestrian pathways to help minimize potential hazards from motor vehicles.

14. **Public Services.** Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

a. **Fire protection?**

Response: No. The Ventura County Fire District, with which the City of Camarillo contracts for its fire protection services, would service the proposed commercial site and land division area. Adequate fire service is available to serve the proposed project.

b. **Police protection?**

Response: Yes. The current police facility will be inadequate to meet the future projected needs for the City of Camarillo. All new developments are required to pay a police facilities fee to be utilized for future police facility development.

Mitigation: *The developer will be required to pay the police facility fee.*

Monitoring: This mitigation measure will be checked for compliance prior to release of the zone clearance.

c. **Schools?**

Response: Yes. The servicing school districts have determined that all new developments have an impact on existing public schools.

Mitigation: *The development will be required to pay school facility fees to the Oxnard Union High School District and Pleasant Valley School District to be utilized for the construction of future school needs.*

Monitoring: School fee forms will be required verifying that applicable fees are paid prior to issuance of zone clearance.

d. **Parks or other recreational facilities?**

Response: No. The proposed 139,278 square foot commercial facility, land division and Airport North Specific Plan amendment are not expected to have a significant impact on parks or other recreational facilities.

14. Public Services (continued).

- e. Maintenance of public facilities, including roads?
- f. Other governmental services?

Response: No, e & f. The development of the proposed 139,278 commercial development, recordation of the land division and approval of the Airport North Specific Plan amendment are not expected to have significant impacts on public facilities or other governmental services

15. Energy. Will the proposal result in:

- a. Use of substantial amounts of fuel or energy?
- b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

Response: No, a & b. Development of the proposed project, recordation of the land division and approval of the Airport North Specific Plan amendment are not expected to have significant effects upon the use of fuel, nor will the demand upon existing sources of energy be substantially increased, nor will the development of any new source of energy be required.

16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- a. Power or natural gas?
- b. Communications systems?

Response: No, a & b. Development of the proposed home improvement center, recordation of the land division and approval of the Airport North Specific Plan amendment are not expected to result in the need for any new or altered power, natural gas or communication systems.

16. Utilities (continued).

c. Water?

Response: Maybe. The proposed commercial project, land division and Airport North Specific Plan amendment area are located on an urban 13.24-acre infill site of the proposed 21.86-acre parcel, which is within the jurisdiction of the Camarillo Water Department. The Camarillo Water Department obtains water from its own wells and imports water from the Calleguas Municipal Water District which in turn gets its water from the Metropolitan Water District. The source of the imported water is the State Water Project. The Camarillo Water Department has an adequate supply of water to serve the proposed development; however, as is the case throughout Southern California, water shortages may occur in dry years.

Mitigation:

- *Drought-resistant vegetation shall be used in landscaping to reduce the demand for irrigation water as required by city policy.*
- *The development will be required to utilize low flush toilets and ultra low flow restrictors to conserve water as required by city ordinance.*

Monitoring: These mitigation measures will be checked during landscape plan check review and during building plan check review prior to issuance of zone clearance.

d. Sewer or septic tanks?

Response: No. The proposed development and land division area will be served by the Camarillo Wastewater Treatment Plant, which has an adequate capacity to serve the proposed development. However, the project is required to annex to Camarillo Community Facilities District No. 1 which provides for sewer, storm drain, and bridge improvements.

e. Storm water drainage?

Response: No. The proposed development, land division and Airport North Specific Plan amendment area can be adequately serviced by the existing stormwater drainage facilities in the area.

16. Utilities (continued).

f. **Solid waste and disposal?**

Response: Yes. The proposed development for 13.24-acres of the 21.86-acre subject site will increase the amount of material entering the waste stream in Camarillo. Presently existing landfills in Ventura County are reaching capacity and there are no new landfills available to take their place. The city has a recycling program, which reduces the amount of material entering the landfill. The city identifies long-term recycling through adequate on-site recycling collection areas as well as the short-term construction site waste material collection as components of the waste reduction program. Included is also the use of recycled materials in the building construction and the recycling of the construction wastes.

Mitigation: *Adequate space shall be provided in the trash enclosures for recycled materials as well as waste products.*

Monitoring: Construction drawings will be reviewed to ensure that adequate space is available for both recyclables and waste products prior to zone clearance.

Mitigation: *Construction waste will be separated between recyclable and non-recyclable materials and properly disposed of.*

Monitoring: Prior to final, the developer shall provide documentation that recyclables have been taken to a recycling facility.

Mitigation: *Developer will be required to submit a list of recyclable materials, which will be used in the construction of the project.*

Monitoring: Prior to issuance of a zone clearance, the developer shall provide documentation of the recyclable material to be used in the project.

17. Human Health. Will the proposal result in:

- a. Creation of any health hazard or potential health hazard (excluding mental health)?
- b. Exposure of people to potential health hazards?

17. **Human Health (continued).**

Response: No, a & b. Development of 13.24 acres of the 21.86-acre subject site is not expected to create any health hazard nor expose people to potential health hazards.

18. **Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

Response: No. The proposed development, land division and Airport North Specific Plan amendment area is located on an urban infill site adjacent to the Ventura Freeway, westerly of Las Posas Road. The proposal will not result in the obstruction of any scenic view or vista nor will it create any aesthetically-offensive site open to the public view. The project is located within the city's Heritage Zone as defined by the Community Design Element of the General Plan and will require that a particular design theme be reviewed for consistency with this policy.

19. **Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

Response: No. Development of the vacant commercial site, recordation of the land division and approval of the Airport North Specific Plan amendment are not expected to result in an impact to the quality or quantity of existing recreational opportunities.

20. **Cultural Resources.**

- a. Will the proposal result in alteration of or the destruction of a prehistoric or historic archaeological site?
- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
- c. Does the proposal have the potential to cause a physical change, which would affect unique ethnic cultural values?

20. Cultural Resources (continued).

- d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

Response: No, a through d. The 21.86-acre urban infill subject site is not in an area known to be archaeologically significant. Should any archaeological or historical artifacts be uncovered during construction, the site shall be preserved until a qualified archaeologist is consulted for proper disposition of the site.

21. Mandatory Findings of Significance.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Response: No. This project does not have the potential to degrade the quality of the environment, affect plant or animal species, or eliminate important examples of the major periods of California history or prehistory.

- b. Does the project have impacts, which are individually limited but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

Response: Yes. The project, along with other projects in the area, will cumulatively affect traffic. *See mitigation under Section 13.a.*

- c. Does the project have environmental effects, which will cause substantial adverse effects on human beings directly or indirectly?

Response: No. Development of the proposed home improvement center; recordation of the land division and approval of the Airport North Specific Plan amendment area would not cause substantial adverse effects on human beings either directly or indirectly.

IS 2000-14 for

CPD-204/LD-446/CUP-207/Airport North Specific Plan Amendment, Home Depot U.S.A., Inc.  
September 12, 2000

DETERMINATION (to be completed by the Lead Agency)

On the basis of this initial evaluation:

\_\_\_ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

XXX I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

\_\_\_ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

\_\_\_ PROGRAM EIR. An Environmental Impact Report (EIR \_\_\_) was previously prepared for this project. The proposed activity is within the scope of the EIR approved earlier for the \_\_\_\_\_. This EIR adequately describes the proposed activity for the purposes of CEQA and no mitigation measures are necessary.

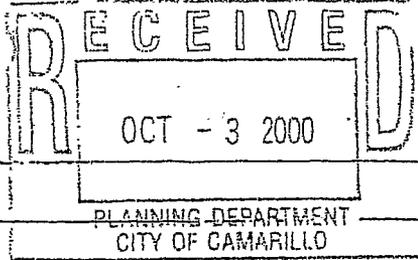
Date September 12, 2000

Signature /s/ Michael Smith

For Matthew A. Boden, Director

Planning & Community Development

\*MBS:ll (f:\home depot\204instudy)



File

2551 Gabriela Ct  
Camarillo, Ca 93012  
October 2, 2000

Camarillo Planning Commission,

I read in the Monday, Camarillo Star that the issue of allowing a Home Depot into Camarillo will be up for discussion. Unfortunately I am unable to attend the meeting. However I would like to express my wish that the City of Camarillo can follow in the footsteps of the City of Ventura and reject the building of another Home Depot in this county! The residents of Camarillo can go approximately five miles in either direction to get to a Home Depot! We do not need one in our fine city. It will drive the small business out of business.

Yes, we are reaping the benefit of sales tax from the outlet store. Let's not get greedy! The majority of the people I speak to have the same feelings as I do, including those in construction business.

I beg you to at least not make a final decision at this meeting!

Sincerely,  
Annette Prosser



**PUBLIC WORKS AGENCY  
TRANSPORTATION DEPARTMENT  
Traffic and Planning & Administration**

**MEMORANDUM**

October 3, 2000

*Note*  
 To: *City of Camarillo*  
 From: *City of Camarillo*  
 Date: *10-5-2000*  
 Pages: *1*  
 Dept. *City of Camarillo*  
 Phone: *805-276-1664*  
 Fax: *805-276-1664*  
 Re: *Trans. Department*

**TO:** Resource Management Agency, Planning Division  
 Attention: Joseph Eisenhut

**FROM:** Nazir Lalani, Principal Engineer *NL*

**SUBJECT:** Review of Document 00-093  
 Mitigated Negative Declaration and Initial Study  
 CPD-204, LD-446, CUP-207, Airport North Specific Plan Amendment  
 Applicant: Home Depot U.S.A., INC.  
 3800 W. Chapman Ave., 5<sup>th</sup> Floor  
 Orange, CA 92868  
 Lead Agency: City of CAMARILLO

The Transportation Department has reviewed the Draft Mitigated Negative Declaration for the Commercial Planned Development (CPD-204) for the 13.24-acre parcel, the Land Division Permit (LD-446), the Conditional Use Permit (CUP-207) and the amendment to the Airport North Specific Plan for the approximate 21.86-acre parcel. The development plan for CDP-204/CUP-207 calls for the development of a home improvement center. The approximate 21.86-acre parcel Land Division proposed would be divided into three lots plus street dedication. The Airport North Specific Plan amendment is to reduce the road width for the frontage road adjacent to U.S. 101. The property is southerly of the U.S. 101/Ventura Freeway, westerly of Las Posas Road and north of the Camarillo Airport within the City of Camarillo. We offer the following comments:

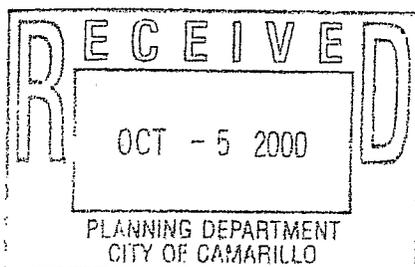
- 1) We have reviewed the Draft Environmental Impact Report for those areas under the purview of the Transportation Department.
- 2) Provided the City remits to the County the portion of the Camarillo traffic fee set aside for projects on County roads (as required in the reciprocal agreement dated June 27, 1995), this project would be consistent with the County's General Plan transportation policies.
- 3) Our review of this project is limited to the impacts this project may have on the County's Regional Road Network.

Please call me at 654-2080 if you have questions.

c: Rich Guske

NL-RH-BE:asr  
 E:\pw\transport\wpwin\memos\00-093.doc

REC'D OCT 5 2000  
*JWE*



October 3, 2000

Planning Commission  
City of Camarillo

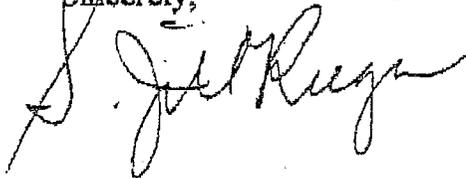
To The City Planning Commission:

I am unable to attend the meeting this evening due to other commitments. I do, however, want to make know my feelings regarding tentative plans to approve a Home Depot in Camarillo. **I am completely opposed to allowing a Home Depot Store to be built in Camarillo.**

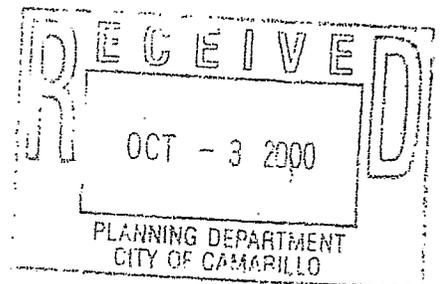
I do not believe that every city should have its own Home Depot. If we Camarillo citizens want to shop one of these stores, we have only to go a few off ramps either way on the 101 Freeway to get to one. A home improvement store is hardly the best way to use this property. I think the city leaders have forgotten the best interests of the citizens in lieu of the possible \$\$\$\$\$\$\$\$. .

Is the city truly in need of more tax revenues from a Home Depot, or would the city be better served by using the land for something we really need. Our city leaders should consider looking beyond just the \$ signs.

Sincerely,



S. Jill Rieger





# City Of Camarillo

601 Carmen Drive • P.O. Box 248 • Camarillo, CA 93011-0248

Department of Planning and  
Community Development  
(805) 388-5360  
Fax (805) 388-5388

October 3, 2000

*Via Facsimile to (805) 388-4866  
Original sent via U.S. Mail*

Mr. Scott Smith, Interim Director of Airports  
Camarillo Airport  
555 Airport Way  
Camarillo, CA 93010

**Subject: MND 2000-14, Home Depot USA, Inc.**

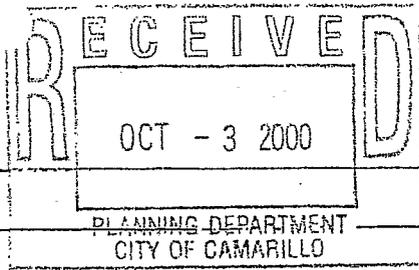
We are in receipt of your letter with regard to Mitigated Negative Declaration 2000-14 for the proposed Home Depot project. With regard to the two items that you offer, please be advised that the project is conditioned to have lighting acceptable to city standards and as specified under the Zoning Ordinance. This would require the light be shielded and directed downward and not provide nuisances or annoyances to adjoining streets or properties. The lighting for the proposed project would be similar as utilized in the Camarillo Town Center Development directly to the east. Secondly, the conditions of project approval do require the FAA form or Notice of Construction to be submitted. These are standard conditions and utilized for all projects within the area within proximity to the airport.

If we can be of any further assistance, please feel free to contact this department at your convenience.

Respectfully,

Matthew A. Boden, Director  
Planning and Community Development

MAB:jw (f:\Home Depot\mndresp.camarairport)



2551 Gabriela Ct  
Camarillo, Ca 93012  
October 2, 2000

Camarillo Planning Commission,

I read in the Monday, Camarillo Star that the issue of allowing a Home Depot into Camarillo will be up for discussion. Unfortunately I am unable to attend the meeting, however I would like to express my wish that the City of Camarillo can follow in the footsteps of the City of Ventura and reject the building of another Home Depot in this county! The residents of Camarillo can go approximately five miles in either direction to get to a Home Depot! We do not need one in our fine city. It will drive the small business out of business.

Yes, we are reaping the benefit of sales tax from the outlet stores. Let's not get greedy! The majority of the people I speak to have the same feelings as I do, including those in construction business.

I beg you to at least not make a final decision at this meeting!

Sincerely,  
Annette Prosser

county of ventura  
DEPARTMENT OF AIRPORTS



---

555 Airport Way ♦ Camarillo, CA 93010 ♦ (805) 388-4274 ♦ Fax: (805) 388-4366

---

October 2, 2000

Matthew A. Boden, Director  
Planning and Community Development  
City of Camarillo  
P.O. Box 248  
Camarillo, CA 93011-0248

**RE: MND 2000-14 for CPD-204/LD-446/CUP-207/Airport Specific Plan Amendment,  
Home Depot U.S.A., Inc.**

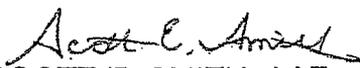
Dear Tony:

We have received and reviewed the draft mitigated negative declaration report for the above referenced item, and offer the following comments:

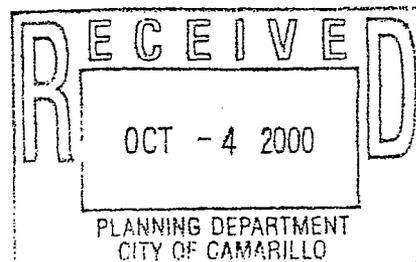
1. Item 7. Light and Glare. As worded, the mitigation should be acceptable for airport operations. However, the Department of Airports requests that it be afforded the opportunity to review and comment on the proposed lighting plan.
2. Prior to the granting of approval for this project, applicant should be required to submit FAA Form 7460 "Notice of Construction or Alteration" to the Federal Aviation Administration (FAA), and any requirements from FAA review should become conditions of approval.

Sincerely,

DEPARTMENT OF AIRPORTS

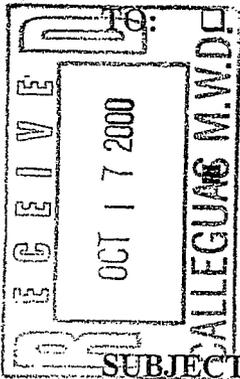
  
SCOTT E. SMITH, AAE  
Interim Director of Airports

slc/chances/svr/camarillo/Boden ltr 10 2 00



**NOTICE OF DETERMINATION**

*Supplementary Document P*



Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: (Public Agency) \_\_\_\_\_  
City of Camarillo  
P. O. Box 248  
Camarillo, CA 93011-0248

Clerk of the Board (1920)  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

Date: October 4, 2000

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

MND 2000-14 for LD-446/CPD-204/CUP-207, Home Depot USA, Inc.

Project Title

Matthew A. Boden  
Planning Director (805) 388-5360

State Clearinghouse Number  
(if submitted to Clearinghouse)

Lead Agency  
Contact Person

Telephone No.

**Project Location (include county):** Camarillo, California; County of Ventura; southerly of U.S. 101/Ventura Freeway, westerly of Las Posas Road and north of the Camarillo Airport.

**Project Description:** (1) land division of 22.7-acre parcel into three parcels varying in size from 0.4 acre to 13.2 acres; (2) commercial planned development permit to construct an 114,968-square-foot home improvement center with a 24,310-square foot garden center and separate 6,500-square-foot retail pad area; and (3) a conditional use permit for an increase in building height greater than 35 feet (40 feet).

This is to advise that the Camarillo Planning Commission approved the above described project  
 Lead Agency  Responsible Agency

on October 3, 2000 and has made the following determinations regarding the above described project:  
(Date)

1. The project \_\_\_\_\_ will, X will not have a significant effect on the environment.
2. \_\_\_\_\_ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
X A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
\_\_\_\_\_ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures X were, \_\_\_\_\_ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations \_\_\_\_\_ was, X was not adopted for this project.
5. Findings X were, \_\_\_\_\_ were not made pursuant to the provisions of CEQA.

This is to certify that the final MND with comments and responses and record of project approval is available to the General Public at:

City of Camarillo Department of Planning and Community Development

601 Carmen Drive, Camarillo, CA 93010

[Signature] October 4, 2000 Director of Planning and Community Development  
Signature (Public Agency) Date Title

Date received for filing at OPR:

Revised October 1989

BARNET

Receipt No. 23916

CITY OF CAMARILLO  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
MISCELLANEOUS RECEIPT

Applicant HOME DEPT USA Address FO. Box 105715  
City ST. ANA State CA Zip 92724 Telephone No. 714 762379 Project No. CP 224

	CODE	AMOUNT
<b>PLANNED DEVELOPMENTS</b>		
Commercial	PCPD	\$ <u>247.00</u>
Industrial	PIPD	\$
Residential	PRPD	\$
<b>ZONE CHANGE &amp; PERMITS</b>		
Zone Change	PZCG	\$
Variance	PVAR	\$
Admin. Variance	PAVR	\$
Gen. Plan Amendment	PGPA	\$
Req. for GPA Referral	PRGP	\$
CUP (simple)	PCPS	\$ <u>1200</u>
CUP (complex)	PCPC	\$
Home Occupation	PHOP	\$
Dev. Allotment	PDAL	\$
<b>ENVIRONMENTAL REVIEW</b>		
Environ. Assessment	PEAO	\$ <u>365</u>
Negative Declaration	PNEG	\$ <u>700</u>
Categorical Exempt	PEAC	\$
Air Qual. Impact Fees	3523	\$
<b>SUBDIVISIONS</b>		
Subdivision	PFTM	\$
Parcel Map	PFMP	\$
Lot Line Adjustment	PLLA	\$

	CODE	AMOUNT
<b>ADMINISTRATIVE CHARGES</b>		
Time Exten., Admin.	PTEA	\$
Time Exten., Approv.	PTEX	\$
Appeal, Plan, Comm. Modifications:	PPCA	\$
Major	PMAJ	\$
Minor	PMIN	\$
Tent. Tract Map	PMTM	\$
Tent. Tract (Admin.)	PATM	\$
<b>Admin. Plan Review:</b>		
Residential	PPRR	\$
Production	PPRP	\$
Modification	PPRM	\$
Appeal	PPRA	\$
<b>Zone Clearance:</b>		
Addition/Modif.	PZCA	\$
Residential	PZCR	\$
Single Family	PZCS	\$
Other	PZCO	\$
<b>Landscaps Plan Check:</b>		
Projects	PLPO	\$
Single Family	PLPS	\$
Sign Permit	PSGN	\$
Banner Permit	PBAN	\$
Newsrack Permit	PNWS	\$
Other		\$

TOTAL \$ 7485

TRUST FUND 611		
LAFCO	6107	\$
County Mapping	6108	\$
State Board of Equal.	6150	\$
State Fish & Game	6109	\$ <u>275</u>
EIR Deposit	2193	\$
Model Home Conv.	PMHC	\$
Bonds, Misc.	PSPC	\$

ACCOUNT NUMBER	PROJ #	FINANCE
611-209-0000-2237	021007	
611-209-0000-2237	021008	
611-209-0000-2237	021050	
611-209-0000-2237	021008	
611-221-0000-2193	04XXXX	
611-221-0000-2191	023XXX	

TOTAL \$ 275  
GRAND TOTAL \$ 7760

COMMENTS:	PAID BY	AMOUNT	RECEIVED BY	INITIALS	DATE
	Cash	\$	PLANNING DEPT.		
	Check	\$	FINANCE DEPT.		
	Check	\$			
	TOTAL	\$			

(formal receipt form; 11/87)

**RESOLUTION**

RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA  
CONSENTING TO CALLEGUAS' ANNEXATION NO. 68  
AND FIXING THE TERMS AND CONDITIONS OF SAID ANNEXATION TO  
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

A. WHEREAS, the Board of Directors of the Calleguas Municipal Water District (Calleguas), a municipal water district, situated in the County of Ventura, State of California, pursuant to Resolution No. 1256, adopted September 6, 2000, in accordance with the provisions of the Metropolitan Water District Act, has applied to the Board of Directors of The Metropolitan Water District of Southern California (Metropolitan) for consent to annex thereto certain uninhabited territory situated in the County of Ventura, particularly described in an attachment to the Ventura Local Agency Formation Commission Resolution, concurrently with the annexation thereof to Calleguas, such annexation to Metropolitan to be upon such terms and conditions as may be fixed by the Board of Directors of Metropolitan; and

B. WHEREAS, on January 17, 2001, the Ventura Local Agency Formation Commission approved the proposed annexation, by Resolution No. 00-17; and

C. WHEREAS, the Board of Directors of Metropolitan has reviewed and considered the information contained in the Final Mitigated Negative Declaration and Notice of Determination, prepared and adopted by the city of Camarillo for the proposed Annexation No. 68; and

D. WHEREAS, it appears to this Board of Directors that such application should be granted, subject to the terms and conditions hereinafter set forth.

E. NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Metropolitan, acting as a Responsible Agency, has reviewed and considered the information contained in the Final Mitigated Negative Declaration and Notice of and adopted the Lead Agency's findings; and subject to the following terms and conditions, does hereby grant the application of the governing body of Calleguas for consent to annex Annexation No. 68 to Metropolitan and does hereby fix the terms and conditions of such annexation:

Section 1.

The annexation of said area to Calleguas shall be made concurrently with the annexation thereof to Metropolitan, and all necessary certificates, statements, maps, and other documents required to be filed by or on behalf of Calleguas to effectuate the annexation shall be filed on or before December 31, 2002.

Section 2.

Prior to filing a request for a Certificate of Completion of the annexation proceedings with the Ventura Local Agency Formation Commission, Calleguas shall pay to Metropolitan, in cash the sum of \$81,154.60, if the annexation is completed by December 31, 2001. If the annexation is completed during the 2002 calendar year, the annexation charge will be calculated based on the then current rate.

Section 3.

All necessary steps (including without limitation, pursuant to Article XIII D of the California Constitution) for imposition of Metropolitan water standby charges in the amount of \$9.58 per acre or per parcel of less than one acre for fiscal year 2000/01 shall be completed.

Section 4.

- a. Metropolitan shall be under no obligation to provide, construct, operate, or maintain feeder pipelines, structures, connections, and other facilities required for the delivery of water to said area from works owned or operated by Metropolitan.
- b. Calleguas shall not be entitled to demand that Metropolitan deliver water to Calleguas for use, directly or indirectly, within said area, except for domestic or municipal use therein.
- c. The delivery of all water by Metropolitan, regardless of the nature and time of use of such water shall be subject to regulations promulgated from time to time by Metropolitan.
- d. Except upon the terms and conditions specifically approved by the Board of Directors of Metropolitan, water sold and delivered by Metropolitan shall not be used in any manner which intentionally or avoidably results in the direct or indirect benefit of areas outside Metropolitan, including use of such water outside Metropolitan or use thereof within Metropolitan in substitution for other water outside Metropolitan.

F. BE IT FURTHER RESOLVED that the Executive Secretary be, and she hereby is, directed to transmit forthwith to the governing body of Calleguas a certified copy of this resolution.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California at its meeting held March 13, 2001.

---

Executive Secretary  
The Metropolitan Water District  
of Southern California

**RESOLUTION**

RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE METROPOLITAN WATER DISTRICT OF  
SOUTHERN CALIFORNIA  
FIXING AND ADOPTING WATER STANDBY CHARGE  
CONTINGENT UPON CALLEGUAS  
ANNEXATION NO. 68

WHEREAS, pursuant to Resolution 8707, adopted by the Board of Directors (the "Board") of The Metropolitan Water District of Southern California ("Metropolitan") at its regular meeting held October 17, 2000, the Board gave notice to the public and to each member public agency of Metropolitan of the intention of the Board to consider and take action on the General Manager's recommendation to impose a water standby charge for fiscal year 2000-2001 on the property described in the Engineer's Report, dated August 2000 (the "Engineer's Report"), which was prepared by a registered professional engineer certified by the State of California and was attached as Attachment A to Resolution 8707;

WHEREAS, the owner of the parcel identified in the Engineer's Report has applied for annexation into the Calleguas Municipal Water District ("Calleguas") and Metropolitan;

WHEREAS, upon annexation, Metropolitan water will be available to such property and such parcel will receive the benefit of the projects provided in part with proceeds of Metropolitan water standby charges, as described in the Engineer's Report;

WHEREAS, Calleguas has requested that Metropolitan impose water standby charges on such property at the rate specified in the Engineer's Report and provided herein, following annexation of such property into Metropolitan;

WHEREAS, Resolution 8707 provides that the Board would meet in regular session to hold a public protest hearing at which interested parties could present their views regarding the proposed water standby charges and the Engineer's Report;

WHEREAS, pursuant to the terms of Resolution 8707 the Executive Secretary provided written notice in accordance with the requirements of Article XIII D, Section 4 of the California Constitution of the proposed water standby charge by mail to the record owner of the property identified in the Engineer's Report of such public hearing, and the notice included an assessment ballot whereby the owner could indicate his or her name, reasonable identification of his or her parcel, and his or her support for or opposition to the proposed water standby charge;

WHEREAS, the Board will conduct in conformance with Resolution No. 8707 a public hearing. The hearing was scheduled for December 12, 2000, at which interested parties were given the opportunity to present their views regarding the proposed water standby charge and the Engineer's Report and to protest the charges, if they so desire, and the Board will duly consider all such protests and other views presented to it at the public hearing; and

WHEREAS, prior to the conclusion of the public hearing the Executive Secretary reviewed the assessment ballot submitted at or before the hearing, and found that no majority protest (as defined in Article XIII D, Section 4 of the California Constitution) exists;

NOW THEREFORE, the Board of Directors of The Metropolitan Water District of Southern California does hereby resolve, determine and order as follows:

**Section 1.** That the Board of Metropolitan, pursuant to the Engineer's Report, finds that the land described in said Engineer's Report upon annexation to Metropolitan will be benefited as described in such report and on that basis, hereby fixes and adopts a water standby charge for fiscal year 2000-2001 on such lands to which Metropolitan water is made available for any purpose, whether water is actually used or not.

**Section 2.** That the water standby charge per acre of land, or per parcel of land less than an acre, as shown in the Engineer's Report, shall be \$9.58, which is equal to the amount of Metropolitan's existing water standby charge on other properties located within the territory of Calleguas.

**Section 3.** That no water standby charge on any parcel exceeds the reasonable cost of the proportional special benefit conferred on that parcel, as shown in the Engineer's Report. The Engineer's Report separates the special benefits from the general benefits and identifies each of the parcel on which a special benefit is conferred.

**Section 4.** That the water standby charge shall be collected on the tax rolls, together with the ad valorem property taxes which are levied by Metropolitan for the payment of pre-1978 voter-approved indebtedness. Any amounts so collected shall be applied as a credit against Calleguas' obligation to pay its readiness-to-serve charge for fiscal year 2000-2001. After such member agency's readiness-to-serve charge allocation is fully satisfied, any additional collections shall be credited to other outstanding obligations of such member agency to Metropolitan or future readiness-to-serve obligations of such agency.

**Section 5.** That the water standby charge is fixed and adopted contingent upon completion of annexation of the land described in the Engineer's Report. If such annexation is not completed in time to permit imposition of standby charges for fiscal year 2000-2001, Metropolitan may levy standby charges at the rate stated in this Resolution beginning in a subsequent fiscal year.

**Section 6.** That in the event that the water standby charge, or any portion thereof, is determined to be an unauthorized or invalid fee, charge or assessment by a final judgment in any proceeding at law or in equity, which judgment is not subject to appeal, or if the collection of the water standby charge shall be permanently enjoined and appeals of such injunction have been declined or exhausted, or if Metropolitan shall determine to rescind or revoke the water standby charge, then no further water standby charge shall be collected within the territory described in the Engineer's Report and Calleguas shall pay its readiness-to-serve charge obligation to Metropolitan in full, as if imposition of such water standby charges had never been sought.

**Section 7.** That this Board finds that the water standby charges provided in this Resolution are exempt from the provisions of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15378(b)(4) as such action is not a project, and such charges merely constitute the creation of government funding mechanisms which do not involve commitment to any specific project which may result in a potentially significant physical impact on the environment.

**Section 8.** That the General Manager is hereby authorized and directed to take all necessary action to secure the collection of the water standby charges by the appropriate county officials, including payment of the reasonable cost of collection.

**Section 9.** That the General Manager and General Counsel are hereby authorized to do all things necessary and desirable to accomplish the purposes of this Resolution, including, without limitation, the commencement or defense of litigation.

**Section 10.** That if any provision of this Resolution or the application to any member agency, property or person whatsoever is held invalid, that invalidity shall not affect the other provisions or applications of this Resolution which can be given effect without the invalid portion or application, and to that end the provisions of this Resolution are severable.

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California, at its meeting held on March 13, 2001.

---

Executive Secretary  
The Metropolitan Water District  
of Southern California