



City of Camarillo

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

Office of the City Manager
(805) 388-5307
FAX (805) 388-5318

May 12, 2020

Justin Bertoline, Permit Planner
Ventura County Government Center Administration Building - 3rd Floor
Resource Management Agency - Planning Division
800 S. Victoria Avenue
Ventura, CA 93009

Dear Mr. Bertoline:

We appreciate the opportunity to review and comment on the proposed Somis Ranch Farmworker Housing Project (Case No. PL19-0046). After participating in the Project Scoping Meeting that took place via Zoom video conference on April 22, 2020, we have the following comments for your consideration:

The following comments are from the City's Community Development Department:

1. The project is located immediately adjacent to the City of Camarillo City limits and Sphere of Influence. The City would like to express its concerns that the proposed project be carefully evaluated to assure compatibility with surrounding land uses in the City and designed to complement existing development in the surrounding area.
2. The City of Camarillo General Plan includes a Community Design Element that was adopted by the Camarillo City Council in 2012. The policies and guidelines of the Community Design Element (<https://www.cityofcamarillo.org/Comm%20Dev/General%20Plan/10%20Community%20Design%20Element%2006-2012.pdf>) should be considered in evaluation of the project, specifically as outlined below:

Section 10.3 - Residential Areas: The policies contained in Section 10.3 - Residential Areas should be considered for compatibility with adjacent development in Camarillo. Specifically, Objective RA-1.3, states, "Multi-family residential developments should be integrated and compatible with surrounding land uses and neighborhoods – both existing and future. Additionally, Objective RA-1.7 states, "Enhance and maintain the City's aesthetic beauty and visual character."

Section 10.3.4: The Residential Design Guidelines in Section 10.3.4 should be considered for consistency in review of the proposed residential development.

Section 10.8.4: Section 10.8.4 encourages coordination between local and State agencies to beautify State Route 34. Section 10.8.4 states, “These corridors are especially important since they create a lasting impression of the area as motorists enter or drive by the City of Camarillo.”

Section 10.8.5: Figure 10.11 in Section 10.8.5 identifies the intersection of State Route 34 and Las Posas Road/Upland Drive as a Primary Gateway into the City and therefore, it is important that the proposed development provide a positive image into the City. Section 10.8.5 states, “Gateway scenes will not only signify entry into the City, but enhance and announce the identity of Camarillo as a whole.”

Section 10.9: Section 10.9 identifies State Route 34 as a Scenic Corridor. As much of what forms the visual image of Camarillo comes from what is seen from motor vehicles, State Route 34 should highlight, promote and preserve the community’s scenic and environmental characteristics and help reflect the community’s character. Goal SC-1 states, “Maintain the visual quality and scenic views along designated corridors where they contribute and become an essential part of the community’s urban fabric.” Additionally, Objective SC 1.1 states, “Enhance existing view corridors along scenic corridors. Maintain the visual quality and scenic views along designated corridors.”

3. The EIR should address construction noise and provide the anticipated construction schedule in order to minimize impacts to the adjacent Rancho Campana High School as well as the Camarillo Public Library.
4. The EIR should address safety and security, specifically as it relates to the adjacent City desalter facility and any chemicals that will be kept on site.
5. The site plan shows an agricultural buffer on the development along the majority of the easterly property line. However it appears that there is no buffer provided at the southeast corner of the residential development.
6. Address security and fencing surrounding the proposed development adjacent to the high school and City desalter facility.
7. Address transportation routes and modes of transportation that will be utilized by the future residents of the project.
8. As no off-street parking is available, the project must ensure that all parking demand be satisfied on-site and must comply with the minimum State requirements for low income units.

The following comments are from the City’s Public Works Department:

1. The two Somis Ranch Farmworker Housing Project driveway access locations on Somis Road are approximately 700 feet apart and appear to be acceptable for emergency access. However, the two locations where the driveway access roads enter the housing area appear to be too close together (separated by approximately 150 feet) and therefore, do not appear acceptable for emergency access.

2. The traffic study should include conceptual design of the two Somis Road driveway intersections and the access road, including how the northern driveway/access road will not be within 70 feet of the Bell Ranch complex as stated under section "F23. Cultural Resources" of the Supplemental Information & Project Description prepared by Jensen Design & Survey. The dirt access road immediately adjacent to the Bell Ranch complex is proposed to be improved as part of the development.
3. Statements regarding access roads to be constructed by the City of Camarillo require clarification and documentation.
4. Please revise all application information (applications, plans, etc.) to reflect that portion of the access road to be constructed by the City of Camarillo, per the approved North Pleasant Valley Desalter Improvement Plans. The City of Camarillo will be constructing one access driveway on Somis Road and constructing an access road from this driveway to the North Pleasant Valley Desalter.
5. The Somis Ranch Farmworker Housing Project should provide the design and construction for the northern access driveway on Somis Road and for the access road located between the northern access driveway extending west and south to join the portion of the access road to be constructed by the City of Camarillo.
6. The proposed Somis Ranch Farmworker Housing Project shows a driveway onto Somis Road that is shared with the City of Camarillo's North Pleasant Valley Desalter Facility. The Desalter Facility will generate very few annual daily trips and most of those trips will be during off-peak hours. By itself the Desalter Facility will not warrant a traffic signal at the driveway onto Somis Road.
7. The North Pleasant Valley Desalter Facility driveway onto Somis Road is only about 500 feet from the traffic signal-controlled intersection of Somis Road/Lewis Road and Las Posas Road/Upland Road. This would be a poor location for a traffic signal because it is too close in spacing to the next traffic signal. Traffic signal spacing on Somis Road between Bell Ranch Road Private and Las Posas Road/Upland Road is more ideal.
8. The Somis Ranch Farmworker Housing Project will construct 360 residential units in three phases. This will generate a significant amount of peak hour traffic in the AM and PM peak hours. This project has two access points the north driveway (extension of Bell Ranch Road Private) and the south driveway (shared access with the North Pleasant Valley Desalter Facility.) The project should designate the north driveway as the primary access and construct a traffic signal at Bell Ranch Road Private and Somis Road. The south driveway should be designated as emergency access only.
9. Evaluate if the Somis Ranch Farmworker Housing Project will warrant dual left turn lanes for southbound Somis Road to eastbound Upland Road. Ultimately Somis Road is State Route 34 and falls under the jurisdiction of Caltrans. Caltrans will have the final decision on any improvements on Somis Road.
10. The Somis Ranch Farmworker Housing Project cannot connect to the City of Camarillo's SMP brine line because it would not comply with the City's discharge

agreement with Calleguas. Also, based on a smaller connection being required, it may be more cost effective if the Somis Ranch Farmworker Housing Project connected directly to SMP using a separate location and agreement with Calleguas. Lastly, Calleguas' rate structure does not accommodate the discharge of different water qualities, such as treated wastewater and desalter brine being blended together.

11. Please provide a copy of Appendix A of the Supplemental Information & Project Description prepared by Jensen Design & Survey.

12. Please provide copies of all agreements referenced in the applicant's submittal documents.

If you have any questions about the comments contained within this letter, please contact Michelle Glueckert D'Anna, Community Relations Officer, at (805) 388-5370 or mdanna@cityofcamarillo.org. We look forward to your continued coordination throughout the processing of this project.

Sincerely,



Tully Clifford
City Manager