



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

June 12, 2019

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 reviewing the documents that were distributed to the City of Camarillo on May 21, 2019, we have the following comments for your consideration:

1. Please provide a noise analysis for the operation of the on-site package treatment plant. The analysis should include the maximum operational noise levels at all hours of the day and night, and potential noise impacts to nearby noise sensitive receptors including Rancho Campana High School, Camarillo Library, and churches and residences in the vicinity.
2. Please provide the application materials to the Oxnard Union High School District and the Pleasant Valley School District for their review and comment on the potential impact this project could have on enrollment in our Camarillo schools.
3. 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.
4. 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.
5. All statements regarding access roads to be constructed by the City of Camarillo require clarification and documentation.

6. Please revise all application information (applications, plans, etc.) to reflect that a portion of the access road will 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.
7. 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.
8. 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 for the discharge of different water qualities, such as treated wastewater and desalter brine being blended together.
9. The Supplemental Information & Project Description, Page 4, states that recycled water from treated effluent may be used for landscape irrigation (on-site), agricultural irrigation (off-site), and/or groundwater injection (on-site). Please provide a hydrology analysis that discloses any potential health impacts from using the recycled water in this manner. Specifically, are there any health risks or potential contamination of the City's groundwater supply by using the proposed injection and irrigation methods?
10. Please provide a copy of the Tentative Parcel Map 6020 for review by City of Camarillo Public Works' staff.
11. Please provide copies of all agreements referenced in the applicant's submittal documents.
12. Please provide a copy of Appendix A of the Supplemental Information & Project Description prepared by Jensen Design & Survey.

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,



Dave Norman
City Manager