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SOMIS RANCH FARMWORKER HOUSING Supplemental Information & Project Description

PROJECT OUTLINE

Project Name:	Somis Ranch Farmworker Housing Community
Project Applicant:	Somis Ranch Partners, LLC
Project Developer:	Qualified Affordable Housing Provider <i>(Exact developer to be determined by future agreement with Somis Ranch Partners, LLC.)</i>
Location:	2789 Somis Road
APN:	156-0-180-285
Zoning Designation:	Agricultural Exclusive (AE-40 ac)
Proposed Land Use:	360 Dwelling Unit Farmworker housing complex
Entitlements Requested:	Pursuant to Sections 8103.2.7 & 8105.4 of the Ventura County Non-Coastal Zoning Ordinance, the applicant is requesting the following land use entitlements at time of formal submittal: 1) Planned Development Permit (Farmworker Housing Complex) 2) Conditional Use Permit (Community Wastewater Treatment Facility) 3) Tentative Parcel Map/Parcel Map

PROJECT DESCRIPTION

Overview

Somis Ranch Partners, LLC, together with associated non-profit affordable housing developers, is proposing to construct a 360-unit farmworker housing complex on an approximately 18.4-acre portion of Assessor Parcel Number (APN) 156-0-180-285. The project also includes the construction of a community wastewater treatment facility (CWWTF) which will service the community. The proposed farmworker community is intended to be 100% affordable to farm workers who qualify as lower income, which is classified as individuals and families who make

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80% of area median income (AMI) and below. The project site is located on Somis Road, immediately north of and adjacent to the Camarillo city limits. Although the project site is immediately next to the City of Camarillo, it is located outside of the City's sphere of influence and CURB.

The City of Camarillo recently purchased 4.64 acres of APN 156-0-180-285 in the south/south-west portion of the property next to Somis Road for the North Pleasant Valley Groundwater Treatment Facility and De-salter. This newly created 4.64 acre parcel was annexed into the City of Camarillo in December 2017, with subsequent approval of the Ventura Local Agency Formation Commission (LAFCO) in April 2018. As part of the project, the City of Camarillo will construct a new access road/entrance to the property and improve an existing entrance from Somis Road (State Route 34). A shared access agreement between the City & the property owner has been established, which will allow the proposed farmworker housing project to utilize these new and improved access road and entrances. Please refer to the attached site plan and Tentative Parcel Map for the location of these new access points and easements.

After the purchase of 4.64 acres by the City of Camarillo, the remainder of APN 156-0-180-285 is approximately 36.34 acres in size, with a County zoning designation of Agricultural Exclusive, 40-acre minimum size (AE-40 ac). Section 8103-2.7 of the Ventura County Non-Coastal Zoning Ordinance states that AE zoned parcels less than the prescribed minimum lot area shall be allowed Farmworker Housing Complexes, where such under-sized parcels are located adjacent to or within a City Sphere of Influence and the remaining non-farmworker housing parcel is a minimum of 10 acres. The proposed project is consistent with these standards, with an approximately 18.43 acre farmworker housing development and 17.9 acre parcel to be used for agricultural purposes.

For financing and phasing purposes, the applicant is requesting the property be subdivided into four parcels, three of which will be developed for farmworker housing, and one which will remain in agricultural production. The three farmworker housing development parcels will consist of two parcels with 100 units, and one parcel with 160 units. Each developed parcel will be its own phase, with one parcel being developed at a time. Construction of the first phase of the community wastewater treatment facility will be a part of the first phase of development, however, as additional housing phases are constructed, the CWWTF will be enlarged to meet the needs of the additional units.

Each of these phases will be owned by a separate limited partnership. All of the limited partnerships will have related ownership, with a qualified affordable housing provider serving as a general partner for each. A qualified affordable housing provider will be the property manager for all phases. The remaining 17.91 acre agricultural parcel will remain unchanged. Please refer to the attached Tentative Parcel Map No. 6020, Architectural Site Plan, and the completed Entitlement/Zone Change/Subdivision application form for further details.

Proposed Site Design

The proposed farmworker housing community will contain 360 dwelling units, along with amenities such as community center room(s), play fields, tot lots/playgrounds, and basketball courts. The project will be developed in three phases as detailed on the Architectural Site Plan and Tentative Parcel Map. Phase 1 will consist of 100 units and the CWWTF, Phase 2 will consist of 100 units and an easement to the CWWTF, and Phase 3 will consist of 160 units and an easement to the CWWTF. The site takes access from two separate driveways off of Somis Road via a 40 foot easement over a road owned and constructed by the City of Camarillo for the North Pleasant Valley Desalter project (see Appendix A). Access and utility easements to the benefit of all three parcels are shown on the Tentative Parcel Map 6020.

The community is surrounded by a 29' wide landscaped area on the west, north, and east perimeter, which serves as a buffer between the community and surrounding agricultural operations. Immediately within this landscape buffer is a looping driveway and fire access road, which provides vehicular circulation to the proposed units, as well as resident parking spaces. All three of the proposed parcels will be granted access easements over the proposed driveway, to ensure complete site circulation. The proposed residential units are clustered in the center of the site, overlooking core community spaces such as play fields, community gardens, playgrounds, and community centers. Internal pathways provide pedestrian circulation to residential buildings and community amenities within the site.

Preliminary unit composition consists of a blend of 1, 2, and 3 bedroom units. Unit sizes range from 576 S.F. to 1,104 S.F. In addition to these residential units, two 3,000 square foot community centers are proposed.

Six different residential building types are proposed. Building Types A-C and E-F can best be described as three story apartment buildings, each containing 12 to 24 dwelling units. Building Type D is a two-story quadplex type building. Additional residential units are also located on the second story of the community center buildings. The architectural style of the buildings can best be described as "Spanish Colonial". Please refer to the attached architectural site plan, building elevations, and floor plans for further details and information.

Proposed Utilities & Infrastructure

The proposed project will be served potable water by Ventura County Water Works District No. 19 as stated in the Water Availability Letter. The property is currently located within the District's service area, with existing pipelines/facilities in the vicinity. Pending further coordination with the District and hydraulic analysis of the existing system capacity, fire flow supply may be provided directly to the development, or through proposed fire water storage tanks and pumps in the vicinity.

The proposed project is located more than 200 feet from the closest existing Camarillo Sanitary District facilities, and is outside of the Camarillo city limits and outside of the Camarillo Sanitary District limits. For these reasons, the Camarillo Sanitary District issued a will not serve letter for this project which has been submitted as part of this application packet.

Wastewater generated by the development will be treated by a CWWTF. The facility will be phased for expansion to accommodate the planned 3-phase construction and occupancy of the development. Treated effluent quality will meet Disinfected Tertiary Recycled Water requirements in accordance with California Code of Regulations Title 22. Pending results of requisite regional water quality control board permit requirements, recycled water may be used for landscape irrigation (on-site), agricultural irrigation (off-site), and/or groundwater injection (on-site). This application includes a request for a Conditional Use Permit (CUP) in accordance with the Non-Coastal Zoning Ordinance, and a further discussion of the plant and its operation is described below.

The proposed community wastewater treatment facility and farmworker housing development will require electrical service provided by Southern California Edison Company. Cable and telephone service will be provided by Spectrum. There will be no natural gas service required on the site.

The CWWTF initially will be owned by the ownership of Parcel 1. As the next two phases are constructed, the CWWTF will be enlarged to accommodate the anticipated wastewater flows for each phase. The ownership of the CWWTF will also change to include the owners of Phase 2 and Phase 3 as they are built and come on-line. Once the community is built out, the CWWTF will be owned by the owners of all three parcels.

Onsite Wastewater Treatment Facility

The proposed CWWTF is a conventional membrane bioreactor type, the MEMPAC-M model as manufactured by Cloacina (Arroyo Grande, CA). A general description of the process flow is as follows:

Influent force main discharges to a 2mm influent screen. Screened influent will discharge to the Anoxic Chamber at a calibrated rate, where it will mix with return activated sludge from the Membrane Chambers by a supplied mechanical mixer with monitoring equipment. Anoxic Chamber effluent will enter the Aeration Chamber by gravity. The Aeration Chamber will be provided with level, dissolved oxygen and suspended solids sensors. The Aeration Chamber contains a dedicated blower and diffusers. Activated sludge from the Aeration Chamber is transferred to the Membrane Chambers at 4 times the average daily flow rate. The package utilizes Fibracast, FibrePlate™ FPC500 membrane cassettes. Activated Sludge is returned, by gravity, to the Anoxic Chamber where it is mixed with raw influent. Membrane permeate will discharge through in-line UV disinfection units prior to entering the Clear Well Chamber. As required, effluent stored in the clear well tank will be pumped through each membrane cassette to perform a Backflush or Clean in Place (based on a routine interval according to the manufacturer's requirements). Solids concentration will be monitored by an on-line suspended solids meter located in the Aeration Chamber.

The DRYPAC Dewatering Train process works as follows: the WAS line will discharge to an aerated chamber. A supplied aeration blower and installed air diffusers will operate on a timer to keep influent fresh prior to dewatering. An installed level transducer will monitor liquid level,

operate equipment and provide alarm notifications. An installed progressive cavity pump will transfer stored influent to an installed Velodyne polymer preparation system which includes polymer addition, flocculation tank and mixer. Influent will enter a volute press where it will be compressed, discharging dewatered solids to a supplied chute that discharges to a disposal bin. This dewatered sludge will then be periodically hauled away to a legal disposal site.

Filtrate from the volute press will discharge by gravity to a disposal line.

Per Section 8204-8 of the County of Ventura Subdivision Ordinance, a public sewer agency shall operate the CWWTF. Somis Ranch Partners, LLC. is in discussions with Ventura Regional Sanitation District to operate the wastewater treatment plant.

Affordable Housing Income Levels & Farmworker Housing Verification Process

The proposed project is planned to consist of 100% affordable units. The applicant intends for the project to serve individuals and families with lower incomes, including the subcategories of very low and extremely low incomes. Per the California Department of Housing and Community Development (HCD), lower income is defined as those who earn less than 80% of the local area median income (AMI).

The exact affordability breakdown has not been determined at this time and is subject to change due to financing sources and associated requirements. However, the applicant tentatively estimates that the majority of apartments will be 60% of AMI and below. It is also anticipated that some apartments will be very low (50% to 30% of AMI) and extremely low income (30% to 0% of AMI).

The project will be managed by a qualified affordable housing provider, and will not be owned or controlled by an agricultural employer(s). As such, the property will not be subject to the HCD Employee Housing Program. The housing provider will be responsible for verifying resident incomes initially and annually. In conjunction with income verification, the Housing Authority will also verify that residents qualify as farmworkers on an initial and annual basis. Section 8107-41.1 of the Ventura County Non-Coastal Zoning Ordinance (VCNCZO) will be used as the farmworker employment criteria. This section states that:

“In a Farmworker Housing Complex, dwelling units shall only be rented to... persons who are principally employed within the County of Ventura for activities associated with Crop and Orchard production (Sec. 8105-4) and all uses listed there under. A qualified farmworker who has been renting a dwelling unit in a Farmworker Housing Complex and who subsequently retires or becomes disabled, may continue to reside in the dwelling unit. Members of the farmworker’s household, if any, may also occupy said dwelling unit.”

The applicant interprets this to mean that the qualifying farmworker must earn at least 51% of their income from qualifying agriculture.

Density Bonus and Affordable Housing Incentive

Article 16 of the Ventura County Non-Coastal Zoning Ordinance allows the County to provide incentives for affordable housing projects. The number of incentives is based on the affordability of the project, with a maximum of three. Since the proposed project will be 100% affordable, the Somis Ranch farmworker housing project qualifies for the maximum of three incentives.

The types of incentives that can be granted for this project are outlined below:

- A. A reduction in site development standards;
- B. Other regulatory incentives proposed by the Affordable Housing Developer or the County that result in identifiable, financially sufficient, and actual cost reductions.

Per Section 8116-3.2 of the VCNCZO, nothing can limit or require the provision of direct financial incentives by the County for the Qualified Housing Developer, including the provision of publically owned land, or the waiver of fees or dedication requirements.

In accordance with Section 8116-3.1 and -7, the proposed Somis Ranch Project requests the following Affordable Housing Incentives:

- 1) An increase in maximum building lot coverage from 5% as established in Figure 3.4 of the General Plan Goals, Policies, and Programs to 25%.

Justification: By increasing maximum building lot coverage to 25%, Somis Ranch would be able to build at density that allows the project to be financially feasible.

- 2) A reduction in the side yard setbacks for structures greater than 25' tall (35' maximum height) from 15' as established in Sec. 8106-1.1 to 10'.

Justification: By reducing side yard setback requirements for structures taller than 25' (35' maximum height) from 15' to 10', the developer will not have to make any costly revisions or modifications to the standard building types used around the property, resulting in significant savings. Several three story buildings, 35' tall, are located within 10' to 15' of side yard property lines.

- 3) A reduction and or waiver of Quimby Fees as required by Sec. 8209-6 of the Ventura County Subdivision Ordinance.

Justification: A reduction or waiver of Quimby Fees will significantly reduce the financial impact on the developers, making the project more fiscally attainable. This is critical for primarily non-profit affordable housing providers. Additionally, several open space

areas, playgrounds, and recreational facilities are proposed on-site, reducing the need for offsite park space.

Proposed Development Funding

The Somis Farmworker Housing Community is anticipated to be funded through a variety of potential sources. These sources may vary from phase to phase due to availability and project timing. Anticipated funding sources may include the California Tax Credit Allocation Committee (CTCAC), Tax Exempt Bonds and 4% Low-income Housing Tax Credits (LIHTC), Federal Home Loan Bank Affordable Housing Program (AHP), California Department of Housing and Community Development Multi-Family Housing Program (HCD), Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG), Ventura County CDBG and HOME funds, and other sources.

Project Relationship to the General Plan & Agricultural Resources

The Ventura County General Plan Goals, Policies, and Programs section contains several goals and policies to increase farmworker housing, facilitate the construction of farmworker housing, and support the agricultural industry in Ventura County. The project is consistent with several of these key goals and policies. The most critical of these items are outlined below, followed by a brief justification as to why the development is consistent with each policy:

Section 1.6 Farmland Resources

Goal: Encourage the continuation and development of facilities and programs that support agricultural production and enhance the marketing of County grown agricultural products.

Justification: Affordable, safe, and conveniently located farmworker housing is critical to the continuation and support of agriculture in Ventura County. The proposed project would supply 360 new dwelling units, and will be a facility that supports agricultural production by providing a stable housing supply for farm labor.

Goal: Improve the economic viability of agriculture through policies that support agriculture as an integral business to the County.

Justification: The proposed project will provide much needed farmworker housing in Ventura County. Historically, affordable farmworker housing has been difficult to secure in the County, hindering the economic viability of agriculture and adding cost burdens to local farmers. The Somis Ranch Project will provide 360 affordable farmworker housing units in the County, which will support existing agriculture and spur future economic growth in the agricultural sector.

Section 3.1 General Goals, Policies, and Programs

Policy: Parcels of less than the prescribed minimum lot area may be allowed for Farmworker Housing Complexes on land zoned AE within or adjacent to a city Sphere of Influence, provided the remaining non-farmworker housing complex parcel is a minimum of 10 acres

Justification: The proposed project site is less than 40 acres, the minimum allowed in AE zones, and adjacent to a sphere of influence, and hence consistent with the zoning code and this policy.

Section 3.2 Land Use Designations

Goal: Promote the economic viability of agricultural lands by assisting agricultural producers and establishing zoning policies that support long term investments in agriculture.

Justification: Without farmworkers, Ventura County agriculture would be rendered obsolete and irrelevant, as the vast majority of agriculture in the County requires intensive labor to plant, harvest, and maintain. As the cost of living in Ventura County has increased, so has the cost of housing Ventura County's agricultural employees. A major issue for local farmers in recent years has been the difficulty in finding suitable farmworker housing accommodations in Ventura County. This has placed significant economic strain on area farmers and has compounded the already difficult task of finding agricultural labor. The proposed project would provide desperately needed farmworker dwelling units near the large farming regions of the Las Posas Valley and Oxnard Plain. As such, this project will promote the long term economic viability of farming in Ventura County and aid agricultural producers in finding suitable accommodations for their farmworker employees.

Goal: Subject to state law, the Guidelines for Orderly Development, and applicable zoning requirements, actively promote infrastructure, sized not larger than necessary for the specific project, for farm worker housing to support the continuing viability of agriculture.

Justification: The proposed project would provide appropriately sized farmworker housing to support the continued viability of agriculture. The project is consistent with the policies established in Section 8107-41 of the Non-Coastal Zoning Ordinance regarding Farmworker Housing Complexes. Additionally, the project is designed in manner that minimizes loss of agricultural soils to the greatest extent feasible and is consistent with State Law and the Guidelines for Orderly Development.

Policy: The smallest minimum parcel size consistent with the Agricultural land use designation is 40 acres. Subzones may require larger minimum parcel sizes.

Justification: In accordance with Sections 8105-4 and 8107-41 of the Non-Coastal Zoning Ordinance and Section 3.1 of the General Plan, farmworker housing complexes are to be constructed on sub-standard sized agricultural parcels located adjacent to an existing urbanized area. The proposed project site is less than 40 acres and adjacent to urbanized areas, and hence consistent with the zoning code and this policy.

Section 3.3 Population and Housing

Goal: Promote and facilitate the construction of housing which is suited to the specific needs of other lower-income groups (i.e., farmworkers, senior citizens, mentally ill,

handicapped, single heads of households, large families or homeless) both Countywide and within the unincorporated areas of the County.

Justification: The proposed project will directly provide 360 units of farmworker housing, and hence will increase the construction of units suited specifically to the needs of lower income groups. The project is directly consistent with this policy.

Goal: In areas outside of Existing Communities, facilitate the construction of lower-income housing which is suited to the rural character, economy and needs of Ventura County, such as farmworker housing, manufactured housing, mobile homes, and second-dwelling units.

Justification: The proposed project site is located outside of an existing community. The lower income housing proposed on the site is farmworker housing, which is suited to the rural character, economy, and needs of Ventura County. The location of this farmworker housing is centrally located near major agricultural producing regions of Ventura County, such as the Oxnard Plain and Las Posas Valley. As such, the project is consistent with this goal.

Policy: The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as senior citizens, mentally ill, handicapped, large families, single heads of household, farmworkers and the homeless.

Justification: The proposed project will provide much needed farmworker housing, which is identified in the policy above as a group with “demonstrated special needs”. The proposed project is designed with these needs in mind, and hence is consistent with the policy and should be given priority by the County.

SUPPLEMENTAL INFORMATION

(CONTINUED FROM DISCRETIONARY ENTITLEMENT APPLICATION)

F13. NOISE

The proposed project will involve noise generating activities during two phases: 1) construction activities and 2) the operation of the project. Both of these phases and anticipated noise levels are described in the Noise Study included in the application packet.

F23. CULTURAL RESOURCES

The existing Bell Ranch includes two residences and ancillary agricultural buildings that are more than 50 years old. However, we are not proposing to demolish, relocate or develop within 70' feet of the Bell Ranch complex. Therefore no impacts to historic resources are anticipated. If a records search conducted by the South-Central Coast Information Center at Cal State University Fullerton determines that a Phase One Archaeological study is required, we will prepare one at that time.

APPENDIX A:

TERM SHEET AGREEMENT FOR PROPOSED DESALTER FACILITY

BETWEEN THE CITY OF CAMARILLO & MEYERSTEIN TRUST