



City of Camarillo

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January 22, 2024

Ventura County Transportation Commission
Airport Land Use Commission
ATTN: Amanda Fagan, Director of Planning and Sustainability
751 E. Daily Dr., Suite 420
Camarillo, CA 93030

Re: Referral of LD-562A, IPD-412, and Specific Plan Amendment to the Airport Land Use Commission

Dear Ms. Fagan,

The City is currently processing an application for a Lot Line Adjustment for three lots totaling 46.88 acres that will be reconfigured, but not create any new lots. Additionally, there is an application for an Industrial Planned Development Permit for the entitlement of two automobile dealership buildings totaling no more than 218,000 square feet on the northernmost lot and five spec industrial buildings totaling no more than 600,000 square feet on the remaining two lots. Additionally, the Airport North Specific Plan will be updated. The specific plan updates will include new exhibits showing existing conditions, update language regarding circulation, traffic, and drainage to be current with current conditions. Finally, the specific plan will also add automotive dealerships as an allowed use within the specific plan area. The property is located between U.S. 101 and Ventura Boulevard, west of Springville Drive.

To provide background on this property, in 2011, an EIR was certified for the development of up to 700,000 square feet of industrial/office use on 46.88 acres. The property was designated Research and Development and zoned Limited Manufacturing.

In 2016, a Subsequent EIR was certified that changed the land use designation to a combination of Research and Development and Commercial and the zoning to Limited Manufacturing and Commercial Planned Development. It also included a corresponding amendment to the Airport North Specific Plan designations. It analyzed the potential development of up to 268,500 square feet of commercial space and 198,767 square feet of industrial and/or office space.

In 2023, an Addendum to the Subsequent EIR was certified to revert the land use designation and zoning of a 26-acre portion of the property back to the original land use designation and zoning of Industrial (Research & Development) and Limited Manufacturing.

The City has retained Rincon Consultants for the preparation of an Addendum to the EIR that will address the currently proposed development on the site and specific plan amendment. The draft Addendum is anticipated to be completed in early February.

The City requests that the proposed lot line adjustment, specific plan amendment, and industrial planned development be placed on the ALUC agenda for their meeting on February 2, 2024 meeting.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McClaren", with a long horizontal flourish extending to the right.

Paul McClaren, Senior Planner

Copy: Dennis Hardgrave, Applicant
Georg Winkler, Economic Development Manager