

**Ventura County Transportation Commission
Airport Land Use Commission
AIRPORT COMPREHENSIVE LAND USE PLAN
CONSISTENCY REVIEW APPLICATION**

PROJECT DESCRIPTION ATTACHMENT

RIC (Springville) LLC & Faring Capital LLC

Faring Camarillo Airport North Center

January 22, 2024

The Project is located within the existing, approved Airport North Specific Plan. The Project consists of five Limited-Manufacturing (L-M Zone) buildings with a combined footprint of 560,791 square feet (585,791 total building square feet including 25,000 square feet of mezzanine) and two auto dealerships with a combined footprint of 94,000 square feet (133,000 total building square feet with upper floors). A freeway-frontage Project identity sign is also proposed.

The Overall Building Coverage is 32%, based on 15.03 acres total building coverage on the 46.88 gross acre site (the site plan references a net acreage of 44.28, which excludes some internal easements). Industrial Uses are allowed to have up to 50% building coverage per the Camarillo Airport Master Plan; the Project Building Coverage is substantially below the maximum allowed.

The approvals being requested by the applicant are a Lot Line Adjustment, Specific Plan Amendment, and Industrial Planned Development Permit, as referenced in the City of Camarillo referral support letter, dated January 22, 2024.

The proposed range of land uses within the Project are under consideration as part of an update to the Airport North Specific Plan. The Specific Plan updates will include new exhibits showing existing conditions, updated 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. All uses being proposed are consistent from a safety perspective with the Camarillo Airport Master Plan.

Building heights conform with the established Avigation Easement height limitations. Building Site Plan, freeway-frontage sign, and typical Building Elevations are attached.

The proposed maximum building heights are shown on the attached plans. The overall Site Plan is sheet A1.01. The maximum building heights for each building type are:

Automobile Dealerships: Located north of the Avigation Easement boundary. 32' building height; 40' maximum height of tower form on building (see attached elevation sheets A3.01 & A3.02).

Freeway-Frontage Project Sign: Located north of the Avigation Easement boundary. 50' maximum height (see attached elevation sheet A3.01).

Limited-Manufacturing Buildings "A" – "D": Heights do not exceed the Avigation Easement 7:1 limitation. 40' maximum building height (see typical building elevation sheet A3-01_C).

Limited-Manufacturing Building "E": Height does not exceed the Avigation Easement 7:1 limitation. Building height ranges from 16' minimum to 35' maximum building height (see building elevation sheet A3-01-E). The Avigation Easement slope line is shown in red on the elevation.