

**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**REGULAR MEETING**  
**WEDNESDAY, AUGUST 27, 2014**

CALL TO ORDER/ROLL CALL

Mayor Kildee called the meeting to order at 5:08 p.m.

Councilmembers Present:      Kevin Kildee, Mayor  
   Bill Little, Vice Mayor  
   Charlotte Craven, Councilmember  
   Jeanette McDonald, Councilmember  
   Michael Morgan, Councilmember

Staff Present:                      Bruce Feng, City Manager  
   Ronnie Campbell, Finance Director  
   Tom Fox, Public Works Director  
   Jeffrie Madland, City Clerk  
   Dave Norman, Community Development Director  
   Dan Paranick, Assistant City Manager  
   Richard Petropulos, General Services Director  
   Brian Pierik, City Attorney  
   Guy Stewart, Police Department Commander

I.      AMENDMENTS TO THE AGENDA

Items III G and III I were pulled for discussion.

II.     PRESENTATIONS – NONE

III.    CONSENT CALENDAR

Councilmember Morgan moved, seconded by Councilmember Craven, to approve Consent Calendar Items A through T, with the exception of Items G and I.

A.      Minutes

Approved the minutes of the City Council meeting held July 23, 2014, as presented.

B.      Resolution – Approval of Disbursements

Adopted Resolution No. 2014-84 approving disbursements dated on or before August 20, 2014.

C.      Request to Sell Alcoholic Beverages - Camarillo Ranch's Monthly Food Truck Festival

Indicated the Council does not object to the issuance of a one-day beer and wine permit, for each of the monthly events, by the Department of Alcoholic Beverages Control.

D.      Ordinance No. 1095, an Ordinance of the City Council of the City of Camarillo, California, Pre-Zoning Certain Real Property to the RE-1 AC (Rural Exclusive, One

Acre Minimum Parcel Size) Zone for Approximately 19.15 Acres Located on the Northerly Side of Crestview Avenue and the South Side of Corte Corrida, Further Described and Set Forth as Change of Zone CZ-320, Crestview Ranch, LLC

Adopted Ordinance No. 1095, which constituted reading of the title as stated in the agenda, and waiver of reading of the Ordinance.

E. Financial Reports - July 2014

Received and filed the financial reports.

F. Resolution Accepting 2014 Emergency Management Performance Grant (EMPG) Program Funding

Adopted Resolution No. 2014-85 authorizing the City Manager or designee to accept 2014 EMPG Program funding and to execute any actions necessary for the purpose of obtaining federal financial assistance.

G. Real Property Acquisition Agreement and Easement Deed - Lewis Road Widening Project

Pulled for discussion as Item VI C.

H. Professional Services Agreement - Management Support Services

Authorized the City Manager to sign Professional Services Agreement No. 2014-70 with Water Systems Consulting, Inc., for an amount of \$120,000.

I. Resolution re California Industrial Relations - Labor Compliance Program

Pulled for discussion as Item VI B.

J. Resolution Summarily Ordering the Vacation - CUP-337 Hiji Management Company

Adopted Resolution No. 2014-87 summarily ordering the vacation of a water pipeline easement.

K. Freeway Maintenance Agreement - ST-01-02 Springville Drive Interchange

Authorized the City Manager to sign Freeway Maintenance Agreement No. 2014-71 with the State of California Department of Transportation.

L. Purchase of Modular Carpet

Authorized Agreement No. 2014-72 for the purchase of modular carpet through NJPA Contract 022712-IFA at the total amount of \$67,506.51.

M. Solicit Bids - GS-2014-1 Carpet Installation

Directed staff to invite bids.

N. Amendment to Professional Services Agreement - Russell Fischer Business Collection Business Coordinator Compensation

Authorized the City Manager to execute Agreement No. 2010-70C with Library Systems & Services, Inc.

O. Resolution Approving Plans and Specifications and Notice to Invite Bids - ST-12-02 Flynn Road Sidewalk Project

Adopted Resolution No. 2014-88 approving the plans and specifications and directing staff to invite bids.

P. Resolution Approving Plans and Specifications and Notice to Invite Bids - ST-14-03 2014 Annual Overlay Program and ST-14-04 2014 Annual Slurry Seal Program

Adopted Resolution Nos. 2014-89 and 2014-90 approving plans and specifications and directing staff to invite bids.

Q. Professional Services Agreement - Stormwater Inspection, Administrative, and Technical Services

Authorized an appropriation of additional funds in the amount of \$197,712 to account no. 270-3410-434-32-01; and the City Manager to sign Professional Services Agreement No. 2014-73 with Charles Abbott Associates for an amount not-to-exceed \$197,712.

R. Solicit Bids - TM-2014-2 Traffic Signal Rewire

Directed staff to invite bids.

S. Resolution Adopting the Fiscal Year 2014/15 Investment Policy

Adopted Resolution No. 2014-91 approving FY 2014/2015 Investment Policy 3.04.

T. League of California Cities 2014 Annual Conference Resolution

Provided voting direction on the League Annual Conference resolution.

Motion carried 5-0.

IV. CITY COUNCIL – NONE

V. FINANCE – NONE

VI. PUBLIC WORKS

A. Professional Services Agreement - City's Water Conservation Program

Public Works Director Fox recommended the Council consider an agreement for services related to the City's Water Conservation Program. Green Media Creations will assist with public education, landscape water surveys, and enforcement of the City's water conservation ordinance as it relates to the Stage 2 Water Supply Alert. The City has already begun the education process through utility bill inserts, CityScene articles, and a recent mailer to all service customers and landscape providers in the City. Staff will also be offering water conversation classes.

Councilmember Craven moved, seconded by Vice Mayor Little, to authorize the City Manager to sign Professional Services Agreement No. 2014-74 with Green Media Creations for an amount of \$75,000.

Motion carried 5-0.

B. Resolution re California Industrial Relations - Labor Compliance Program (formerly III I)

Public Works Director Fox stated the County of Ventura was awarded a second Proposition 84 grant in the amount of \$17.5 million which would be shared amongst other public agencies in the county. The City's share of the grant would be used towards the construction of North Pleasant Valley groundwater Desalter.

Deputy Director Public Works McGovern indicated the agreement is a collaborative effort because the grant is allocated countywide. Each city would apply separately and then use the same consultant to implement the program.

Vice Mayor Little moved, seconded by Councilmember Morgan, to adopt Resolution No. 2014-86 implementing a Labor Compliance Program.

Motion carried 5-0.

C. Real Property Acquisition Agreement and Easement Deed - Lewis Road Widening (formerly III G)

Public Works Director Fox stated this is for an "airspace" right-of-way required for the project.

Councilmember Craven moved, seconded by Vice Mayor Little, to authorize the City Manager to sign Real Property Acquisition Agreement No. 2014-69 with the County of Ventura and the Easement Deed.

Motion carried 5-0.

VII. COMMUNITY DEVELOPMENT

A. Resolution Waiving Permit Fees - Landscape Conversion During Drought Emergency

Community Development Director Norman stated in order to assist homeowners and businesses in making water conserving changes to their landscaping during the declared drought emergency, staff proposes waiving all plan check and plumbing permit fees associated with such conversions. He presented a PowerPoint on the Waiver of Permit Fees for Landscape Conversion.

Councilmember Craven moved, seconded by Councilmember Morgan, to adopt Resolution No. 2014-92 waiving certain fees for the conversion of existing landscaping to artificial turf and/or drought-tolerant landscaping themes during a declared drought emergency affecting the city.

Motion carried 5-0.

VIII. CITY ATTORNEY – NONE

IX. CITY MANAGER – NONE

X. CITY CLERK – NONE

XI. GENERAL SERVICES – NONE

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

- A. City Manager – None
- B. City Attorney – None
- C. Members of City Council

AB 1234 – Reports on Meetings Attended – The Councilmembers reported on attendance at outside agency and Council committee meetings.

Dons and Doñas – Councilmember Craven congratulated Mayor Kildee and Donna Morgan for being named a Dona and Doña by the Pleasant Valley Historical Society.

Slurry and Overlay – Councilmember McDonald asked if the slurry and overlay projects would be complete prior to the start of the rainy season. Public Works Director Fox stated the contractor would work around weather conditions. The rain would not hamper the projects.

Santa Rosa Road Onramp – Councilmember McDonald stated the landscape on the Santa Rosa Road onramps are in need of maintenance. Public Works Director Fox indicated Caltrans provides minimal landscaping. The City has a permit which allows access to assist with landscape maintenance.

## XII. CLOSED SESSION

The City Council recessed to Closed Session at 5:46 p.m. to consider the following item:

### A. Conference with Legal Counsel – Anticipated Litigation

1. Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) Number of Cases: One.

## RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Closed Session recessed at 6:23 p.m. The Mayor reconvened the regular meeting of the City Council at 6:30 p.m. with no action to report from the Closed Session. The Planning Commission also convened for a joint meeting with the City Council.

## FLAG SALUTE

Councilmember Craven led the Pledge of Allegiance to the Flag.

## AMENDMENTS TO AGENDA – NONE

## XV. PRESENTATIONS – NONE

## XVI. PUBLIC SAFETY/INFORMATION – NONE

## XVII. PUBLIC COMMENTS

Matthew Lorimer requested an outside investigation on comments made by a councilmember relating to a rent stabilization ordinance.

Robert Edmondson expressed concern over traffic issues that may prohibit egress from the Camarillo Springs development.

Terry Bray distributed information regarding rent stabilization. She requested a response to her request of an investigation of councilmember.

## XVIII. PUBLIC HEARINGS

### A. Conejo Creek Specific Plan and Recirculated Draft Environmental Impact Report

Community Development Director Norman stated the hearing would provide an opportunity for comment by the public, City Councilmembers and Planning Commissioners on the Recirculated Draft Environmental Impact Report for the Conejo Creek Specific Plan. No decisions would be made by the City Council or the Planning Commission at this hearing. He, along with Bob Burrow (Consultant), Josh Janowicz (Rincon Consultants, Inc.), and Assistant City Attorney Davis presented a PowerPoint on the purpose of the hearing, the history of the general plan amendment referral, review of the Recirculated Draft Environmental Impact Report, an overview of the next steps in the environmental review process, and the next steps in the referral process.

#### PUBLIC HEARING OPENED

Dennis Hardgrave, Development Planning Services, representing land owners of the Conejo Creek Specific Plan area, stated the five long-term land owners are bearing the full cost of the Environmental Impact Report. He pointed out the key issues associated with the project including, traffic and the planned improvements to US 101, noise and Naval Base Ventura County, loss of agricultural, historical resources located within the project site, bypass channel easements, and water use, noting the project will use recycled water for everything except indoor household water use.

The following people spoke in opposition to the project:

Ian Dunning	Nancy Mauthe	Mike Roberts
Tad Dougherty	Stuart Krieger	Ricardo Castaneda
Barbara Williams	Bill Johnson	Laura Mahre
Adrienne Soriano	Elise Dills	Merrill Berge
Jim Hensley	Aaron Demerjian	Paula Waugh
Bob Rust	Jim Hines	Mike Hodson
Richard Diamond	Lynn Norman	Bob Merrilees
Dan Mathews	Brian Segee	Lynda Parks
Barbara Lebert	Kristin Loft	Joan Edwards
Ernest Schultz	Matt Lorimer	Tracy Hensley
Don Hollingsworth	Marge Lorraine	Bill Thomas
Jill Gardner	Kathy VanSlyko	Anna Shepherd
Robert Kelley	Jim Franzen	Jeff Root
Carol Karas	Camille Crawford	Tyler Tsuji
Harold Hyman	Louise Roberts	
Jay Fried		

The speakers expressed concern that the project would negatively affect existing traffic issues on the US 101 freeway, increase noise from traffic and aircraft, cause loss of prime agricultural farmland, negatively impact water resources, and lead to

the encroachment and closure of the military base. The speakers felt there was no community benefit to justify the adverse impacts that would be caused by the project.

The following people submitted non-verbal comment cards in opposition to the project:

Gregg Healy	Linda Toulz	Nancy Claubell
Jan Healy	Darin & Jenny Selfridge	Jeff Root
Dan Dehurgio	Eleanor Stueve	Sheryl Lewanda
Marla DeSha	Bruce Reinauer	John Mayer
Lin Howe	Jay Clancy	Christina Kahn
Susan Parker Vizzaro	Linda & Bill Ramelli	Laurie Welty
Dominic Colonna	Bill Johnson	Sonrisa Roulier
Eugenia Traverse	Caos Ennis	Daniel True
Doug Covert	Ardelle Bahl	Patricia Hill-Trut
Shelice McGovern	Nancy Ennis	Sheryl Gonzalez
Diana Graffen	Judy Carlsen	Tena Bushart
Jeri Belzer	Esley Lulhane	Elizabeth Hall
Gary Barsley	Jan Woodfill	Dale & Janet Ackerman
Cherie Bailey	Jackie Dellamann	Evelyn Reynolds
Alfred Schafer	Anne Losito	Diana Troik
Anna Harrington	Gudrun Eastham	Christine Binda
Leigh Muller	Don Bahl	Peggy Tancreto
Belinda Muller	Martha Beserra	Joan Conahey
Cynthia Burke	Dean Guttridge	M. Katja Fried
Mildred Seidman	Linda Wadley	Gary & Marcia Ringler
Deborah Pesiri	Joh Parsons	Valerie Ryden
Jen Bell	Ivan Bunker	Clovis Percs
Sharon Moore	Beth Sorich	Dale Collins
Doug Price	Amy Elliott	Doug Coe
Vicki Gorham	Elissa Bunker	Annette Coe
Bonnie Masculine	Allen Zarkin	Joseph & Jane Presulto
Sharon Jones	JoAnne Oram	Donald Mingay
Joyce Taylor	Lilliam Hooper	Natalie Rosen
Willa Pace	Judy Maslin Spector	Nancy Gurell
Patricia Ehret	Arlene Miro	Rita Linsey
Roger Rains	Nels Ronaleberg	Mary Heck
Wendy Olson	John Werlich	Irv Hilf
John & Virginia Baillie	Teresa Griffin	Belinda Peres
Sharon Ronneberg	Frances Baron	Andre Ishak
Joan McDonough	Louise Bockall	Barbara Gardner
Linda Drohman	Birgit Gros	Murielle OBrien

Hearing no further requests to speak, either for or against the item, the Mayor declared the PUBLIC HEARING CLOSED.

The Councilmembers thanked the community for attending the hearing and participating in the process.

Councilmember Craven reviewed the history of proposed projects on the site. The project has changed significantly since its initial referral and it has been studied extensively for the past seven years. The review process has shown several unmitigated impacts. She was concerned about traffic, the loss of agricultural land, noise, and geotechnical issues. She expressed concern the project is too big.

Councilmember Morgan felt the project had too many issues including traffic, noise, impacts to farmland, and water. As proposed, he could not support the project.

Vice Mayor Little expressed concern over traffic on arterial streets, impact of encroachment on the naval base, noise generated by the aircraft, and water issues. He stated he could not support the project given the information received.

Councilmember McDonald was concerned about the loss of treasured agricultural land which cannot be mitigated. The project is too large and doesn't provide the necessary community benefit. She felt it is not necessary to build on every square inch in Camarillo. This is a project brought to the Council by the landowners.

Mayor Kildee stated the project has some monumental issues, some that cannot be mitigated. This is the last, large undeveloped parcel which must be thoroughly vetted by the public and the council before any development is approved.

Mayor Kildee moved, seconded by Councilmember McDonald, to direct staff to bring back at the September 10 Council meeting an item for the City Council to review the General Plan Amendment referral for the Conejo Creek Project and to consider options on the referral.

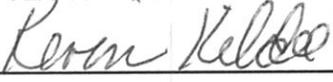
Motion carried 5-0.

XIX. DEPARTMENTAL – NONE

XX. ADJOURN

The meeting adjourned at 10:32 p.m.

ATTEST:

  
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Mayor

  
\_\_\_\_\_  
City Clerk