

**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**SPECIAL MEETING**  
**FRIDAY, MAY 29, 2015**

**CALL TO ORDER/ROLL CALL**

Mayor Little called the meeting to order at 9:45 a.m.

**Councilmembers Present:** Bill Little, Mayor  
Kevin Kildee, Councilmember  
Jeanette McDonald, Councilmember

**Absent:** Mike Morgan, Vice Mayor  
Charlotte Craven, Councilmember

**Staff Present:** Bruce Feng, City Manager  
Tom Fox, Public Works Director  
Jeffrie Madland, City Clerk  
Dave Norman, Assistant City Manager  
Richard Petropulos, Administrative Services Director  
Brian Pierik, City Attorney  
Joe Vacca, Community Development Director

**FLAG SALUTE**

Councilmember Kildee led the Pledge of Allegiance to the Flag.

**PUBLIC COMMENTS – NONE**

**I. Request for Order of Review of Planning Commission Decision – RPD-193 elacora Springville, LLC**

Councilmember McDonald requested consideration of an Order of Review of the Planning Commission's decision on RPD-193 approving construction of 99 residential units on 5.76 acres. The property is located at the southwest corner of Ponderosa Drive and Spring Oak Road within the Springville Specific Plan area. The site is zoned RPD-18U (Residential Planned Development, 18 dwelling units per acre maximum). She felt that given the current drought and water shortage issues the approval warranted further review and discussion by the City Council. She was concerned that the water data used to approve the project was out of date and questioned how the City could allow additional residential development while asking current residents to cut back on their current water use.

Community Development Director Vacca stated the Planning Commission held two public hearings on the project and a significant amount of the hearings focused on water availability to ensure there is adequate water to serve the project.

Public Works Director Fox and Deputy Director McGovern reviewed the water studies performed for the project. The approved project will actually create a water surplus over historical use on the property. The project has additional conditions to address further water conservation efforts such a drought tolerant landscaping.

Councilmember McDonald stated the property has been fallow for some time so any

use of water on the property is not a reduction in water use but an increase.

Merrill Berge, Camarillo Sustainable Growth, opposed continued development while the drought continues. She expressed concern about the water studies performed on this project.

Larry Davis, Chairman of the Planning Commission Chairman, stated the Commission was very diligent in their review of this project and was cognizant of the current water issues. The Planning Commission was satisfied there is adequate water available to serve the project. The project was approved on a 4-1 vote, with the lone dissent due to parking concerns regarding the project. In response to a question, Mr. Davis indicated they did not receive water reports marked "final."

Dennis Hardgrave, representing Ran Rancho, stated the study for the Springville Specific Plan area exceeds the criteria required for a water analysis. The required water allocation has already been transferred to the property.

David Lauletk, elecora Springville, stated RPD-193 represents the remaining 99 of 375 units for this development. The first phase of development should be complete in Spring/Summer 2016. The applicant has participated in the planning process, paid all City and water fees, and is fully vested with water rights. It is a condition of the development to widen Ponderosa Drive to the Springville Interchange.

Harriet Rapista, Comstock Homes, stated she was in the process of redesigning the landscaping plans to comply with the Governor's order regarding the drought.

Deputy Director Public Works McGovern stated the reports are titled "preliminary" when submitted for approval. However, the reports used are the approved and final water studies for the project and meet state requirements.

Councilmember Kildee stated he felt the Planning Commission and City staff have done their due diligence on the project and he felt the project did not require an additional layer of review. The approval included additional conditions to address the drought and respond to water issues.

Mayor Little agreed with Councilmember Kildee regarding this project noting the project has approved legal water rights. He also agreed with Councilmember McDonald that the conversation regarding the drought, water conservation, and future development needs to occur, but that discussion is separate from this project.

Councilmember Kildee moved, seconded by Mayor Little, to not issue an Order of Review on the Planning Commission's decision on RPD-193.

Motion carried 2-1-2 (McDonald dissenting; Craven and Morgan absent).

XX. ADJOURN

The meeting adjourned at 10:28 a.m.

  
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City Clerk

ATTEST:

Bev Little  
Mayor