



City of Camarillo

Department of Community Development

SUBDIVISION / LAND DIVISION

Application

SUBMITTAL	City of Camarillo Department of Community Development 601 Carmen Drive P.O. Box 248 Camarillo, CA 93011-0248 Phone: 805.388.5360; Fax: 805.388.5388 Email: comdevemail@cityofcamarillo.org	APPLICATION <small>Staff Use</small>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Application</td> <td style="border-bottom: 1px solid black;">Project No.</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Tentative Tract</td> <td style="border-bottom: 1px solid black;">TT-6016</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Land Division</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Parcel Map Waiver</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Lot Line Adj</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Fee</td> <td style="border-bottom: 1px solid black;">\$38,590.00</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Received by</td> <td style="border-bottom: 1px solid black;">J. LEE</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Date Filed</td> <td style="border-bottom: 1px solid black;">10/31/18</td> </tr> <tr> <td style="border-bottom: 1px solid black;">HTE No.</td> <td style="border-bottom: 1px solid black;">18-635</td> </tr> </table> <p style="text-align: right; font-size: small;">(Keep Receipt with Application)</p>	Application	Project No.	Tentative Tract	TT-6016	Land Division		Parcel Map Waiver		Lot Line Adj		Fee	\$38,590.00	Received by	J. LEE	Date Filed	10/31/18	HTE No.	18-635
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NOTE Prior to submittal of the application, it is advised that the applicant review the requested proposal with the Department of Community Development in order to review Ordinance requirements and consistency with the General Plan. In completing the application form, please be accurate and complete. If you have any questions or require assistance, contact the Department of Community Development.

➤ Agenda reports will be emailed to all applicants and representatives.

APPLICANT	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">APPLICANT NUWI Camarillo, LLC</td> <td style="border-bottom: 1px solid black;">Contact Person</td> <td style="border-bottom: 1px solid black;">Jason Han, Jonathan Frankel</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Email (required)</td> <td colspan="2" style="border-bottom: 1px solid black;">Jason Han <jasonh@nuwi.com>, Jonathan Frankel <jonathanf@nuwi.com></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Address</td> <td colspan="2" style="border-bottom: 1px solid black;">1733 Ocean Ave. Suite 350</td> </tr> <tr> <td style="border-bottom: 1px solid black;">City</td> <td style="border-bottom: 1px solid black;">Santa Monica,</td> <td style="border-bottom: 1px solid black;">State CA Zip 90401</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Phone (8 am – 5 pm)</td> <td style="border-bottom: 1px solid black;">310-864-2427</td> <td style="border-bottom: 1px solid black;">Cell _____ Fax (310) 394-6872</td> </tr> <tr> <td style="border-bottom: 1px solid black;">ARCHITECT</td> <td colspan="2" style="border-bottom: 1px solid black;">Contact Person _____</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Email (required)</td> <td colspan="2" style="border-bottom: 1px solid black;">_____</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Address</td> <td colspan="2" style="border-bottom: 1px solid black;">_____</td> </tr> <tr> <td style="border-bottom: 1px solid black;">City</td> <td style="border-bottom: 1px solid black;">_____</td> <td style="border-bottom: 1px solid black;">State _____ Zip _____</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Phone (8 am – 5 pm)</td> <td style="border-bottom: 1px solid black;">_____</td> <td style="border-bottom: 1px solid black;">Cell _____ Fax _____</td> </tr> <tr> <td style="border-bottom: 1px solid black;">ENGINEER</td> <td style="border-bottom: 1px solid black;">Jensen Design & Survey, Inc.</td> <td style="border-bottom: 1px solid black;">Contact Person Don Jensen, PE</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Email (required)</td> <td colspan="2" style="border-bottom: 1px solid black;">dj@jdscivil.com</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Address</td> <td colspan="2" style="border-bottom: 1px solid black;">1672 Donlon Street</td> </tr> <tr> <td style="border-bottom: 1px solid black;">City</td> <td style="border-bottom: 1px solid black;">Ventura</td> <td style="border-bottom: 1px solid black;">State CA Zip 93003</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Phone (8 am – 5 pm)</td> <td style="border-bottom: 1px solid black;">805-654-6977</td> <td style="border-bottom: 1px solid black;">Cell _____ Fax 805-654-6979</td> </tr> <tr> <td style="border-bottom: 1px solid black;">PROPERTY OWNER</td> <td style="border-bottom: 1px solid black;">Chameleon Springs LLC</td> <td style="border-bottom: 1px solid black;">Contact Person Ronald Richards</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Email (required)</td> <td colspan="2" style="border-bottom: 1px solid black;">ron@ronaldrichards.com</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Address</td> <td colspan="2" style="border-bottom: 1px solid black;">PO Box 11480</td> </tr> <tr> <td style="border-bottom: 1px solid black;">City</td> <td style="border-bottom: 1px solid black;">Beverly Hills</td> <td style="border-bottom: 1px solid black;">State CA Zip 90213</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Phone (8 am – 5 pm)</td> <td style="border-bottom: 1px solid black;">_____</td> <td style="border-bottom: 1px solid black;">Cell _____ Fax _____</td> </tr> </table>	APPLICANT NUWI Camarillo, LLC	Contact Person	Jason Han, Jonathan Frankel	Email (required)	Jason Han <jasonh@nuwi.com>, Jonathan Frankel <jonathanf@nuwi.com>		Address	1733 Ocean Ave. Suite 350		City	Santa Monica,	State CA Zip 90401	Phone (8 am – 5 pm)	310-864-2427	Cell _____ Fax (310) 394-6872	ARCHITECT	Contact Person _____		Email (required)	_____		Address	_____		City	_____	State _____ Zip _____	Phone (8 am – 5 pm)	_____	Cell _____ Fax _____	ENGINEER	Jensen Design & Survey, Inc.	Contact Person Don Jensen, PE	Email (required)	dj@jdscivil.com		Address	1672 Donlon Street		City	Ventura	State CA Zip 93003	Phone (8 am – 5 pm)	805-654-6977	Cell _____ Fax 805-654-6979	PROPERTY OWNER	Chameleon Springs LLC	Contact Person Ronald Richards	Email (required)	ron@ronaldrichards.com		Address	PO Box 11480		City	Beverly Hills	State CA Zip 90213	Phone (8 am – 5 pm)	_____	Cell _____ Fax _____
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REQUEST Description of proposed subdivision/land division
 Tentative Tract Map for planned residential community, as part of the Camarillo Springs Golf Course re-development.

SUBDIVISION

PROPERTY DESCRIPTION	Property Acquired (date) _____
	Legal Description <u>Parcel 1 32 PM 20. Please see Tentative Map for complete legal description.</u>
	Property Location <u>Camarillo Springs Golf Course</u>
	Assessor's Parcel No. <u>234-0-040-595</u>
	Cross Street(s) <u>Camarillo Springs Road / Ridge View Street</u>
	Current Zoning <u>R-E</u> Parcel Area <u>7,927,409 S.F. (182 AC)</u>
	Dimensions of Parcel: Width <u>See TTM</u> Depth <u>See TTM</u>
	General Plan Designation <u>Quasi-Public Open Space - Proposed revision to Residential Medium</u>
Current Use of Property _____	

UTILITIES	<u>Utility Services: Location / Size of Line</u>	<u>Source: Company / Agency</u>
	Water <u>8" -10" water lines, in golf course/roads</u>	<u>CAMROSA Water</u>
	Electricity <u>Underground, Camarillo Springs Rd.</u>	<u>SC Edison</u>
	Gas <u>Underground, surrounding roads</u>	<u>SC Gas</u>
	Sanitation <u>10" sewer line, in golf course</u>	<u>City of Camarillo Sanitation</u>

SITE FEATURES	Access <u>From Camarillo Springs Road & Ridgeview Street (proposed)</u>
	Proposed Grading <u>495,000 c.y</u>
	<u>Existing Features (please describe existing and proposed changes)</u>
	Existing Buildings / Structures <u>Exisitng Golf Course facilities</u>
	Topographical / Vegetation <u>flat; exisitng golf course</u>
	Number of Parcels _____

PHASING	Previous Applications _____
	Anticipated Construction Date <u>2020 - 2023</u>
	Subdivision Phasing <u>TBD</u> Units Per Phase <u>TBD</u>

In reviewing applications for land division maps and tentative tracts and lot line adjustments, various factors will be considered in accordance with the State Map Act and the City's regulations. It is necessary that the applicant will prepare responses to the following questions in describing the proposed land division or subdivision.

1. In what ways does the proposed map and the proposed improvements comply with the City's General Plan and Zoning Ordinance?

Please refer to the submitted General Plan Amendment for applicant provided narrative as to how the proposed Tentative Tract Map, General Plan Amendment, and Zone Change is consistent with the City's General Plan, Zoning Ordinance, and Housing Element.

2. How does the type and density of the proposed development physically suit the site and surrounding areas?

The proposed development is of similar scale and character to the surrounding Camarillo Springs community. First and foremost, approximately 148 acres of the site will be preserved as open space/recreation areas with a reconfigured golf course. Secondly, the proposed residential development has an approximate density of 9.3 du/ac, similar to surrounding RPD-10 zoned properties. Product will be of similar scale/size of neighbors.

3. Is the design of the subdivision including its streets and improvements likely to cause substantial environmental damage or public health problems or burden municipal services?

The proposed subdivision only contains privately owned and maintained streets, hence not increasing municipal service burden. The proposed development is sited on previously disturbed/developed land, hence minimizing environmental impacts. Additionally, the proposed development will aid jobs-housing balance, providing housing near major business/industrial districts in Camarillo, reducing commutes and GHG emissions.

4. Does the design of the subdivision and its improvements conflict with an existing or proposed public and private easements for access or use?

Some minor conflicts with dry utility easements, which will be revised in order to be compatible with the proposed subdivision. No easements for public/private access will be affected by the proposed development.

5. (If residential) How will the project be served by educational and recreational facilities? Differentiate between existing and proposed facilities and discuss the increased demand on those facilities projected by the proposed project. Discuss any proposed or available means to mitigate the projected impact.

Recreation: The project will be served by on-site recreational amenities, including a reconfigured golf course, recreation facilities, community parks, walking trails/pathways, pocket parks/paseos, and or tot lots.

Education: Existing Pleasant Valley and Oxnard Union High School District schools to serve proposed residential development portion of the site.

PROJECT INFORMATION

