

T-5077/T-4759 (Pitts Ranch) - Detention Basin Meeting Notes

February 22, 2017 – 1:30 pm

City of Camarillo, 601 Carmen Dr. Admin. Conf. Rm.

Attendees: **Pardee:** Bob Spielman, David Little, Michael Zech (KNCH), Robert Carlson (KNCH), Rick Carrell (Michael Baker Engineering)
City of Camarillo: Anita Kuhlman, Dave Klotzle, Don Davis, Joe Chinery, Tali Tucker, Tom Fox
San Simeon HOA: Julianne Seeley, Robert Hilgerman, Robert Nation
Ventura County Watershed Protection District (VCWPD): Pam Lindsey Sergio Vargas

Mr. Davis pointed out that due to the lawsuit between the Homeowners Association (HOA) and Pardee, that attorney client privileges may be at issue and wanted to insure that both Pardee's attorney and San Simeon's attorney were okay with discussing this topic today. Both attorneys felt this meeting would not be a problem with the current lawsuit.

Anita Kuhlman reviewed PowerPoint slides of the two basins located in the Pitts Ranch area which provided an overview of the condition of the basins from their initial construction to the present day. Discussion occurred over maintenance that had started but was not finished over the last 10-12 years. The presentation included photographs of each basin after a recent 3 inch rain event. The basins appear to be draining slowly, but the vegetation is overgrown and there still remains standing water. Further, the detention basin located in T-5077, has several trees that have fallen and a few branches are laying on top of the fence that need to be removed as soon as possible.

A question arose as to when the city would be able to assist with the formation of an assessment district. Don Davis reminded Pardee and the HOA that at prior meetings on this topic the city relayed that in order for the city to consider taking this issue to a City Council study session to discuss the possibility of the city assisting with an assessment district, Pardee would need to clean out the basins to determine an accurate maintenance cost for future maintenance.

Discussion occurred over the problem with the basins' outfalls being blocked by sediment in Calleguas Creek which had washed down with the severe storms in 2005. Pam Lindsey explained that the VCWPD will be performing a sediment removal project this year, but she explained it will only be for the flow line in the channel and will not be bank to bank and, therefore, does not include the area around the basins' outfalls. Ms. Lindsey explained that the basins need to be cleaned out by the responsible parties and then maintenance should not be a problem, however, the maintenance cannot occur during the bird nesting period of March through September 17. She offered to share information that would be helpful for obtaining the proper maintenance permits from VCWPD as well as the State Water Board and Fish & Wildlife. Once the permits were obtained, maintenance of the basins' outfalls by the HOA should be routine.

Pardee explained that they were in the process of obtaining the necessary permits for the maintenance of the basins and outfalls from the Los Angeles Regional Water Quality Control Board (LARWQCB) but one of the issues with the permits was with the mitigation requirements. Ms. Seeley stated that she performed a record search at the LARWQCB, and it appeared that communication between both the LARWQCB staff and Pardee was lacking.

Pardee questioned whether the city had approved their repair plans for the basins. Ms. Tucker relayed that the city had reviewed the plans as well as a preliminary engineer report for the potential assessment district formation and returned the city's comments on both documents to Pardee's engineer. Discussion occurred over the type of repair that was proposed that would allow for the basins to drain properly. It included installation of a low flow channel in the basins. Discussion also occurred over a proposal by an engineer for the San Simeon HOA that included moving the outfall further downstream, but that proposal may be cost prohibitive as it would involve cutting into the engineered creek embankment. Mr. Vargas further shared that an operation and maintenance manual should be written that insures that the basins and the outfalls are maintained on a regular basis which should help with insuring the basins drain properly.

February 22, 2017

Page 2 of 2

Discussion occurred over the strategy that may be needed to help get an assessment approved by the HOAs that are currently not paying for maintenance of the basins. It was stressed that public outreach to those HOAs is important, but that outreach to the HOAs that are currently paying into the assessment is equally important to insure that all members vote for the assessment as it requires an affirmative vote of 50 percent plus 1 of the ballots that are returned to pass.

Mr. Fox stated that the city expects Pardee to complete the maintenance work for each basin by November 1, 2017. Mr. Davis relayed to Pardee that the City may pull Pardee's bonds if these basins are not cleaned out and use the bonds to perform the maintenance.

Meeting with Pardee Construction
RE: Detention Basins at T-5077, T-4759
February 22, 2017

City of Camarillo, 601 Carmen Drive - Admin. Conf. Rm.

Name	Agency	Email or Phone
Anita Kunkman	City of Camarillo Stormwater	383-52859
Sergio Vargas	VCWPP	650-4017 sergio.vargas@venturn.org
Pam Lindsey	VCWPD	651-3636 pam.lindsey@venturn.org
Joe Chinery	CITY OF CAMARILLO	JCHINERY@cityofcamarillo.org
Don Davis	Camarillo	ddavis@cityofcamarillo.org
Dave Klotzle	Camarillo	dklotzle@cityofcamarillo.org
Robert Carlson	KNKH/Pardee	carlson@knchlaw.com
Michael Zeh	KNKH/Pardee	michael.zeh@knchlaw.com
DAVID LITTLE	PARDEE	david.little@pardee.homes.com
Bob Spielman	Pardee	bob.spielman@pardee.homes.com
Robert Hilgerman	SAN Simeon HOA President	r.hilgerman@twink.com
Robert Nation	SAN Simeon HOA Attorney	Rob.nation@rnationlaw.com

**Meeting with Pardee Construction
RE: Detention Basins at T-5077, T-4759
February 22, 2017**
City of Camarillo, 601 Carmen Drive – Admin. Conf. Rm.



City of Camarillo

Department of Public Works

T-5077/T-4759 (Pitts Ranch) Detention Basins Meeting
Wednesday, February 22, 2017 – 1:30 pm
City of Camarillo Administrative Conference Room
601 Carmen Drive

AGENDA

1. Introductions
2. Brief History
3. Status of Cleanout
4. City Requirements/Enforcement
5. San Simeon H.O.A. Questions:
 - A. What specific work will be necessary before the City will consider moving forward with a special assessment district?
 - B. What will be the timetable for any additional design submittals, permits and construction milestones in order to move forward with that work?
 - C. How will City of Camarillo monitor performance of work?
 - D. What maintenance standards will the City of Camarillo expect to be met in the meantime, pending definitive repairs?
 - E. The judge in the Association's still-pending case against Pardee Homes is requiring personal appearances by the Association and Pardee Homes at the next hearing, presumably to explain the timetable to get this done going forward. What to tell the judge about status?
6. Other

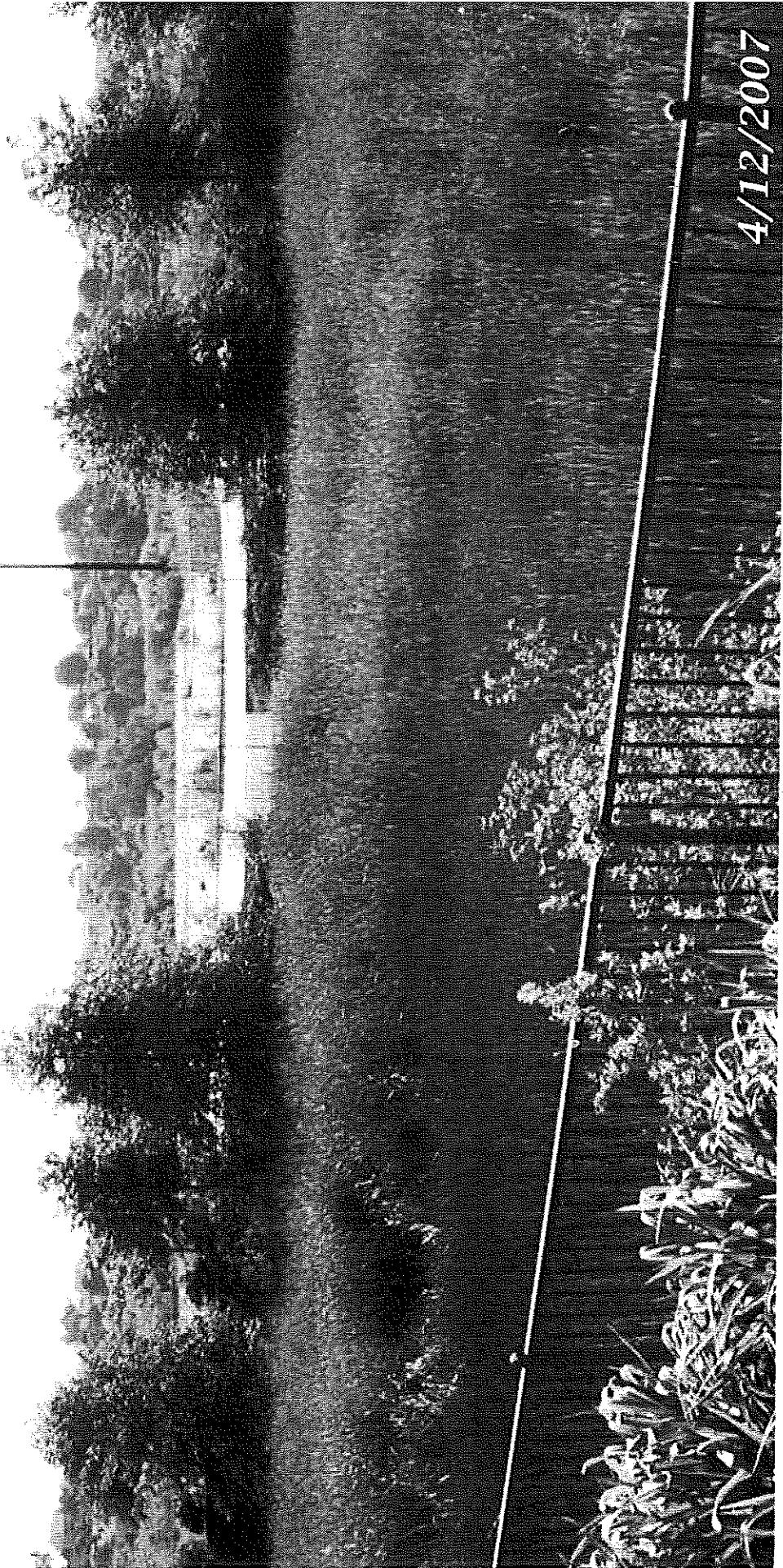
Pitt's Ranch Detention Basins

Prepared By:
City of Camarillo



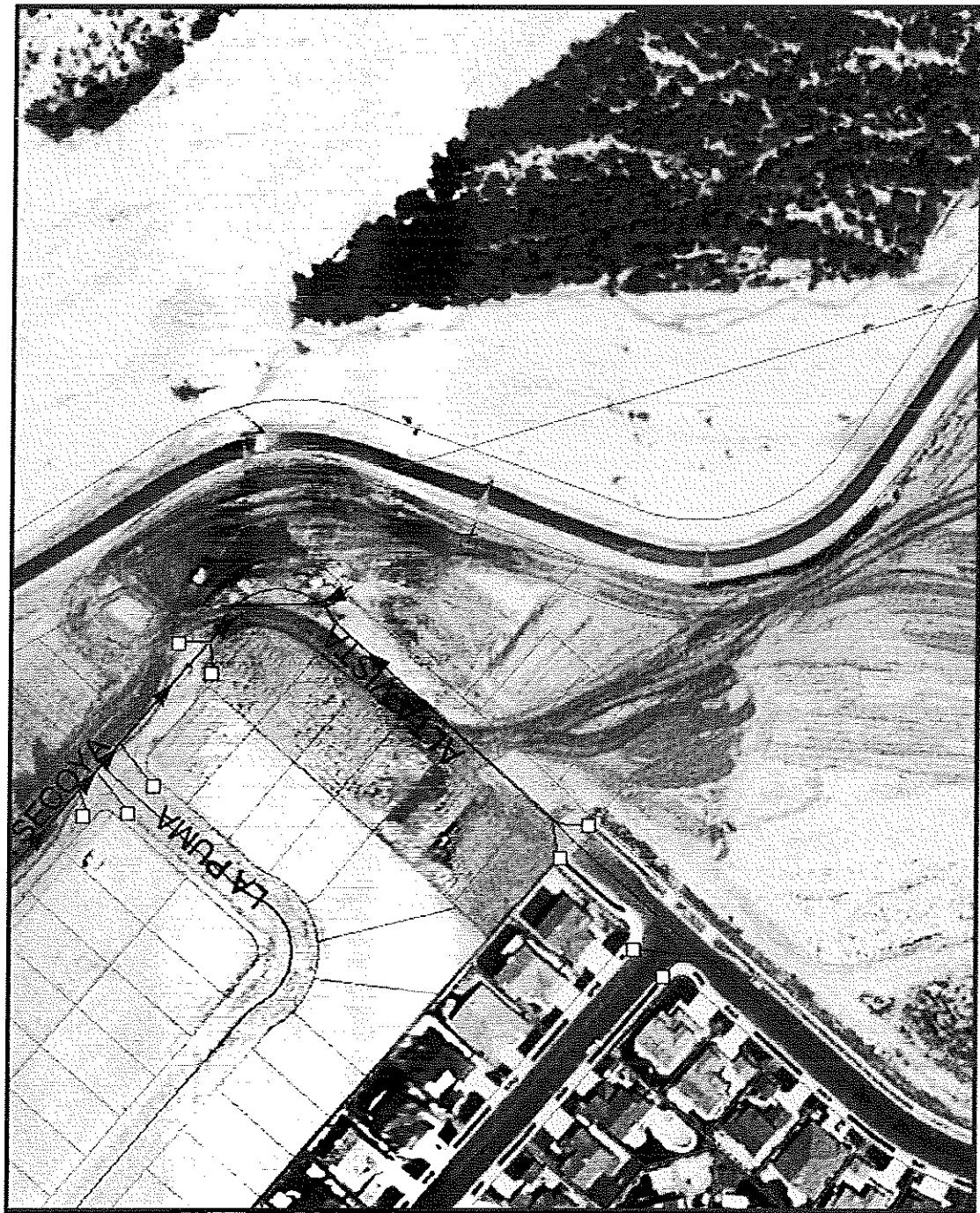
Tract-4759

*Alta Vista at Via Secoya
Detention Basin*



4/12/2007

2001 Aerial



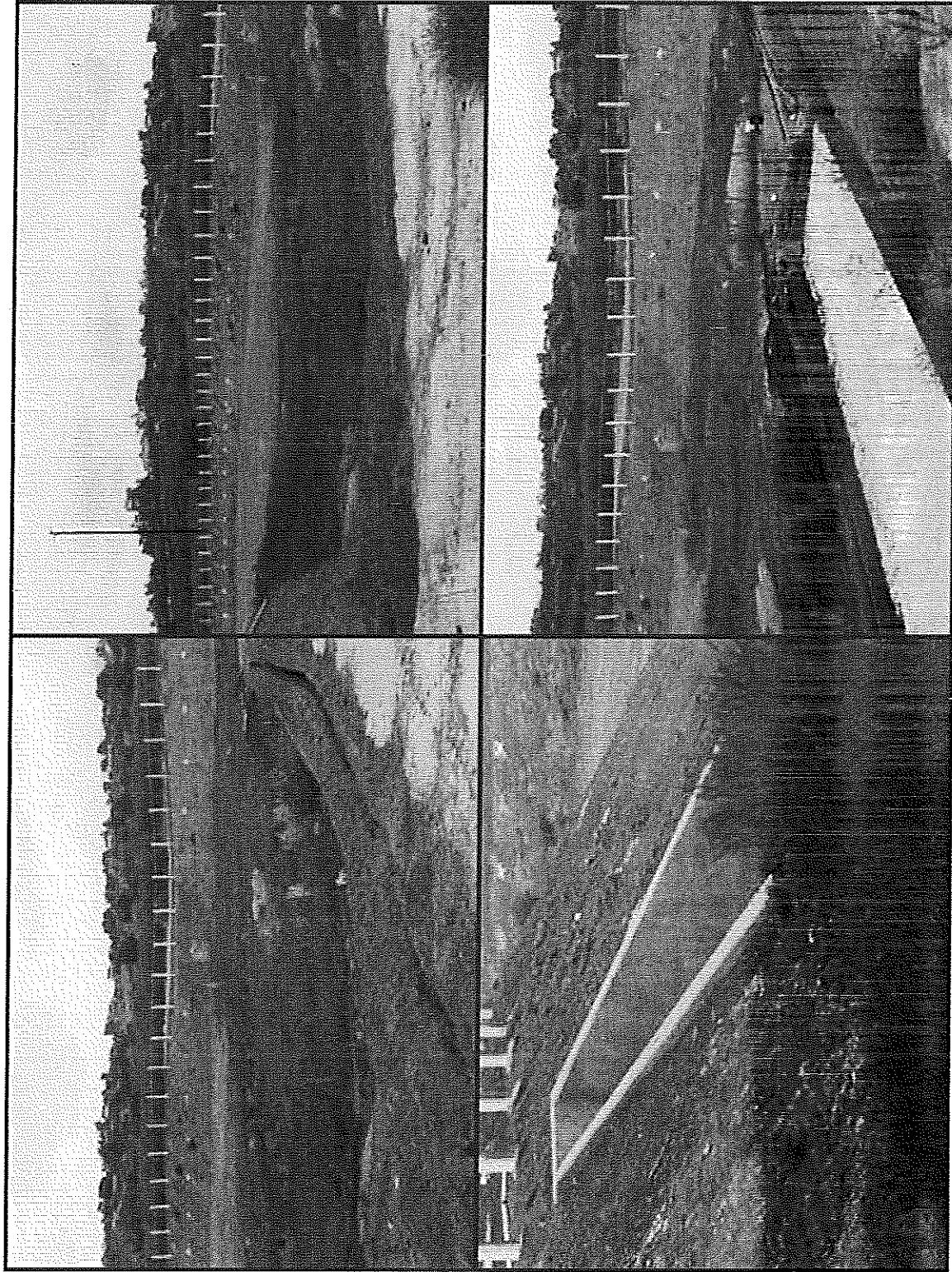
T-4759

2002 Aerial



T-4759

August 19, 2002



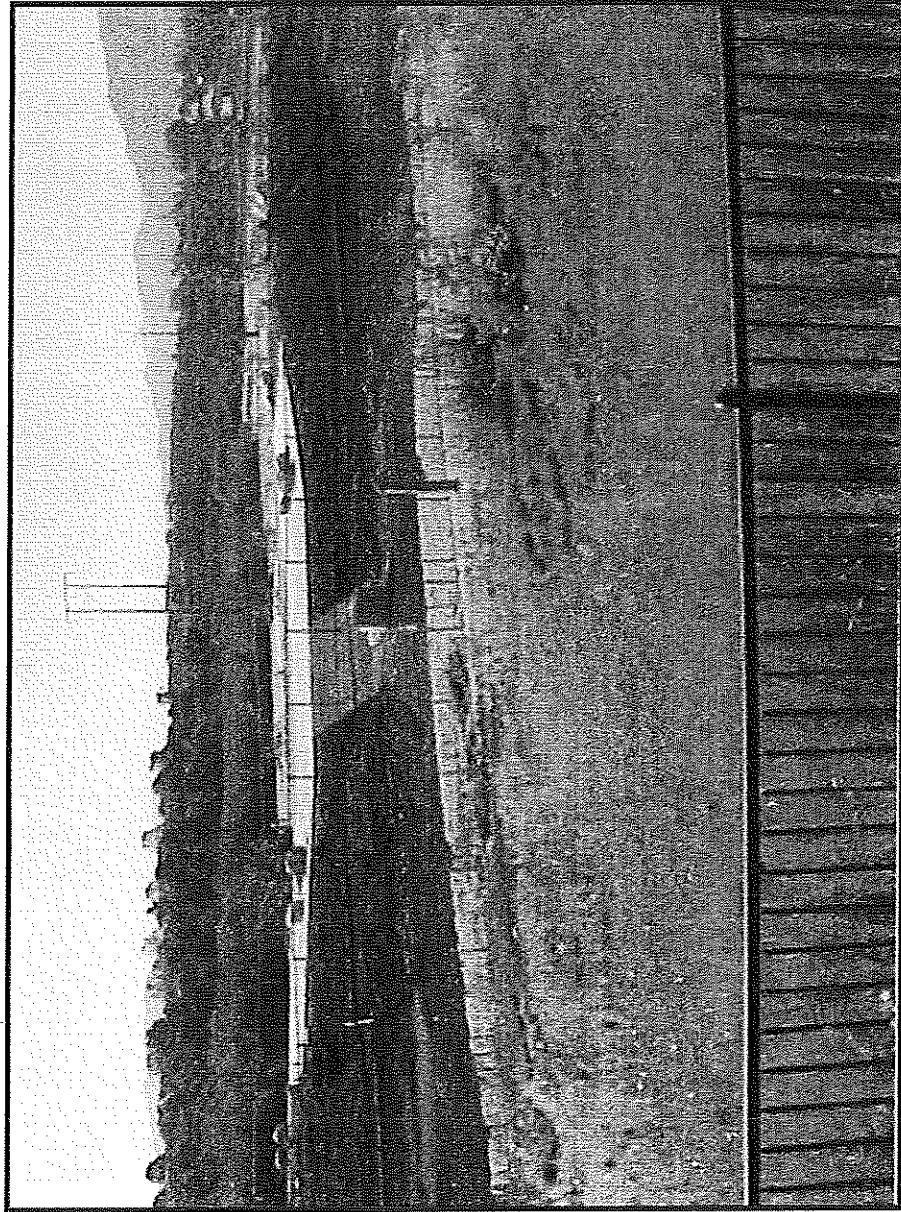
T-4759

2003 Aerial



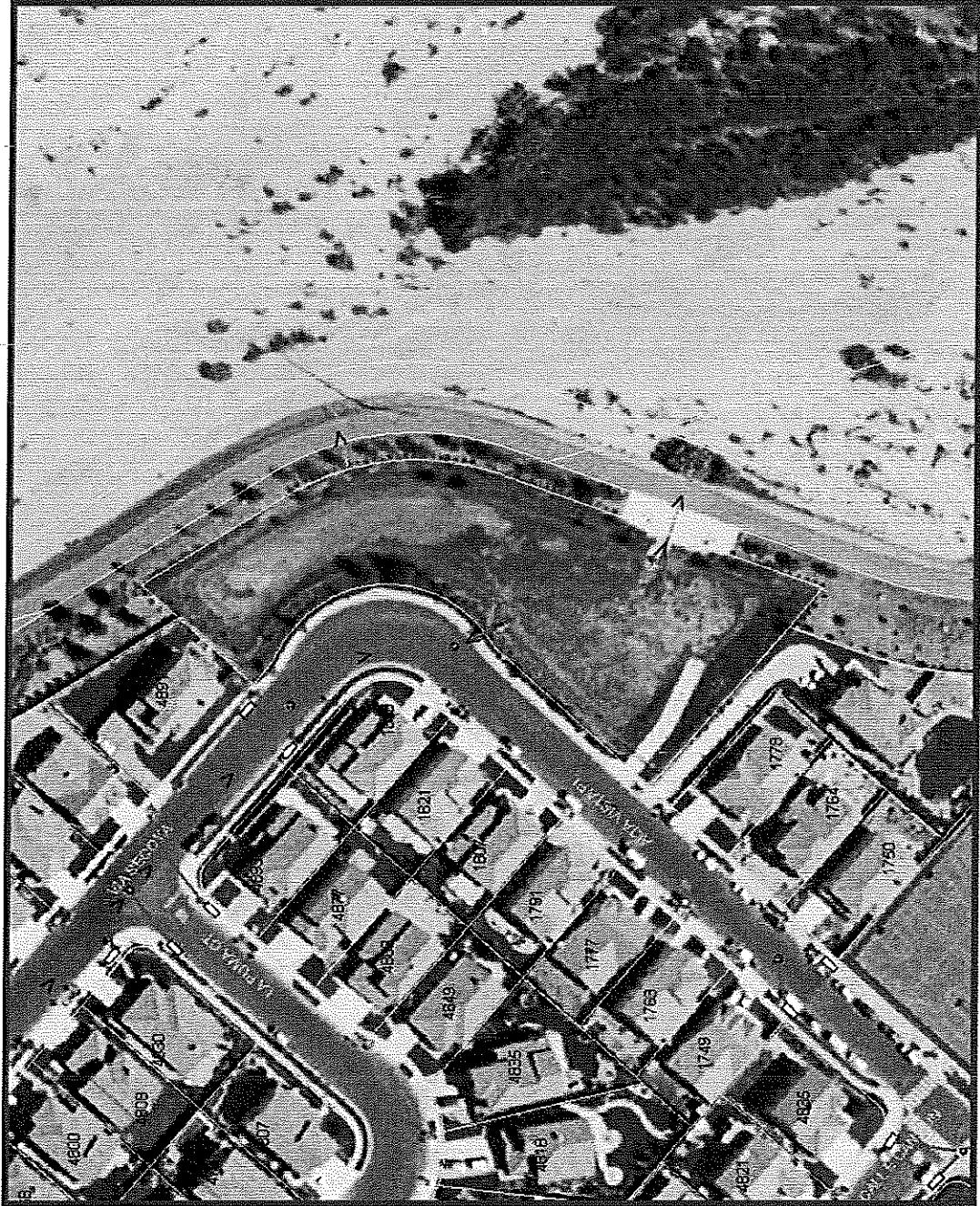
T-4759

May 5, 2003



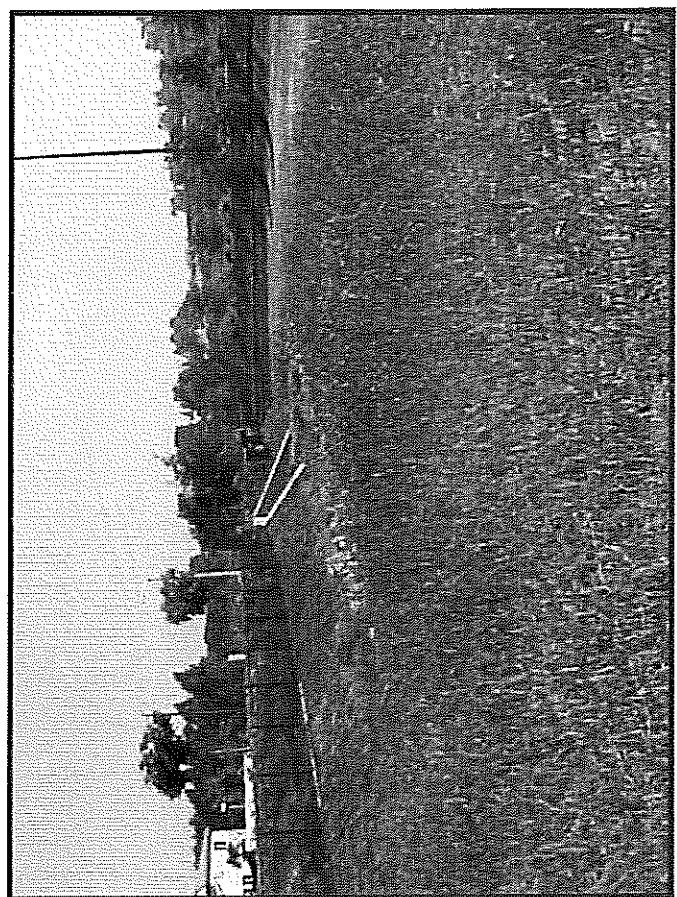
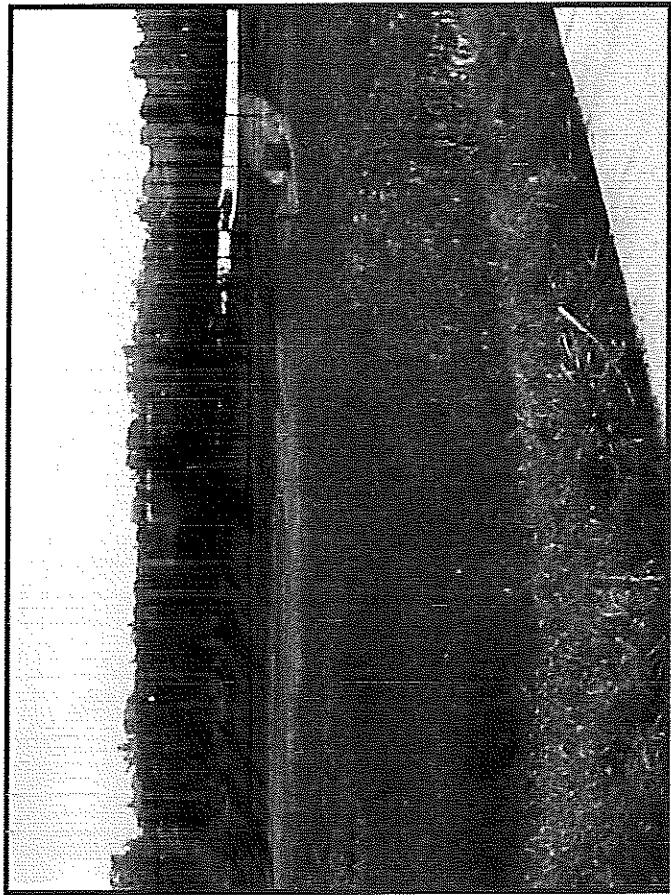
T-4759

2004 Aerial



T-4759

April 20, 2004



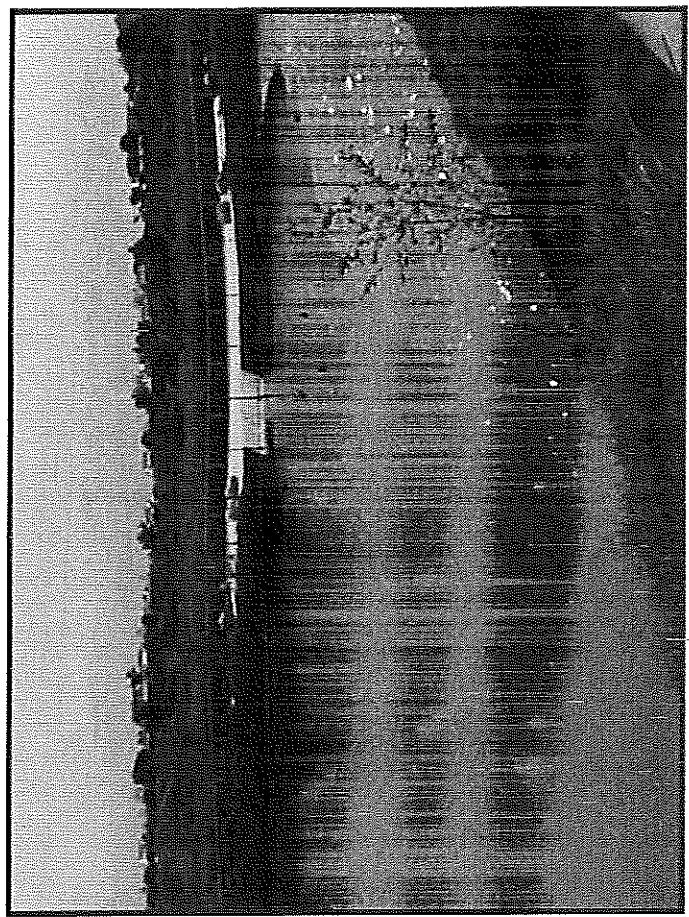
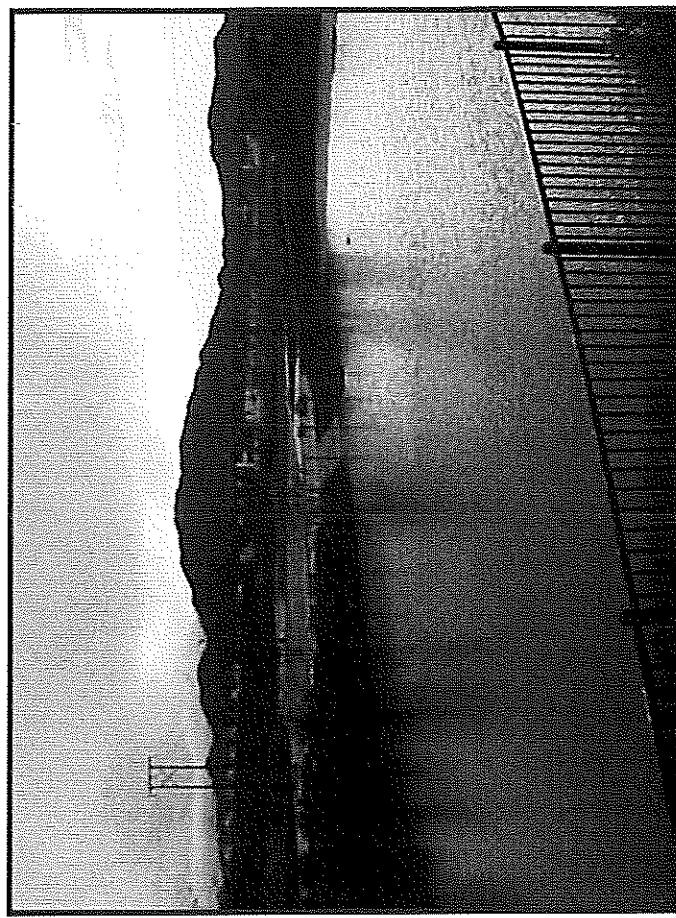
T-4759

2005 Aerial



T-4759

January 3, 2005



T-4759

January 3, 2005

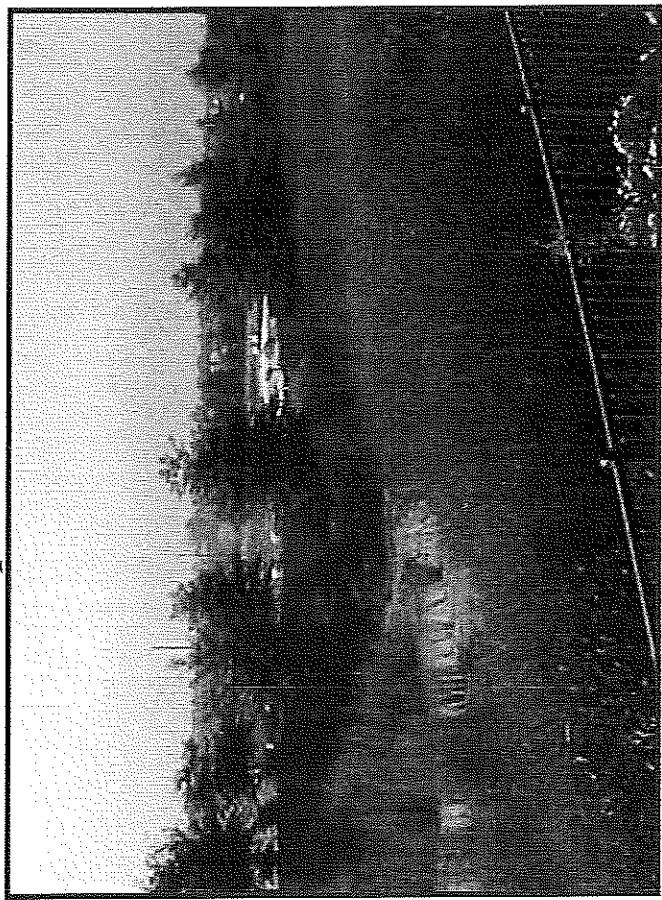


View of Calleguas Creek

June 27, 2005



July 14, 2005



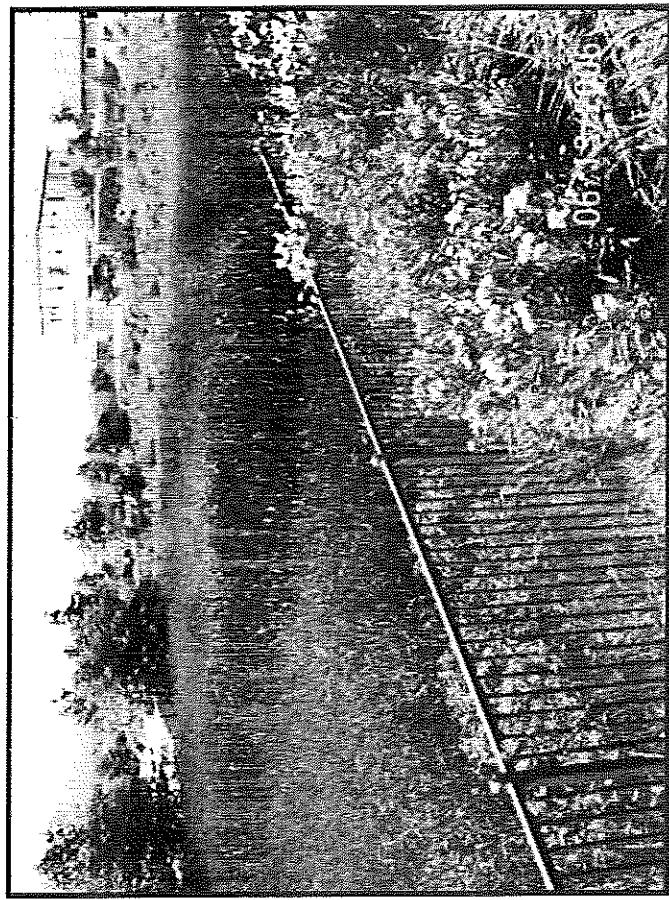
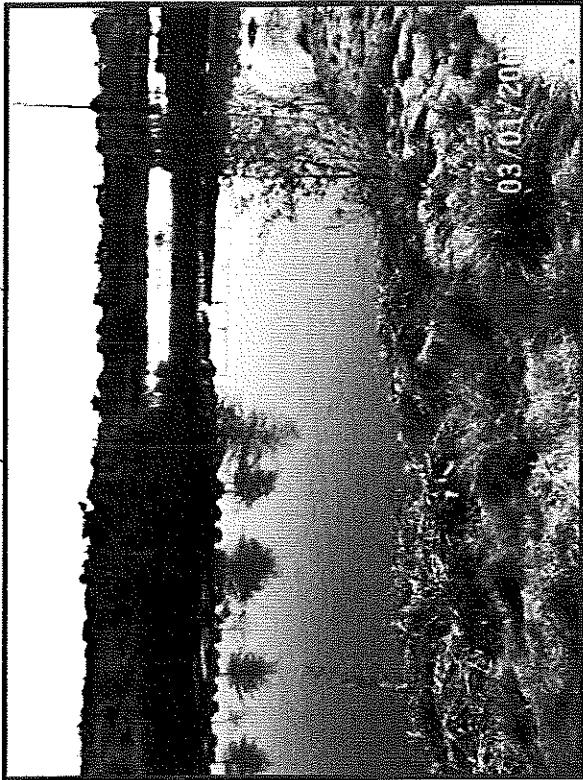
T-4759

2006 Aerial

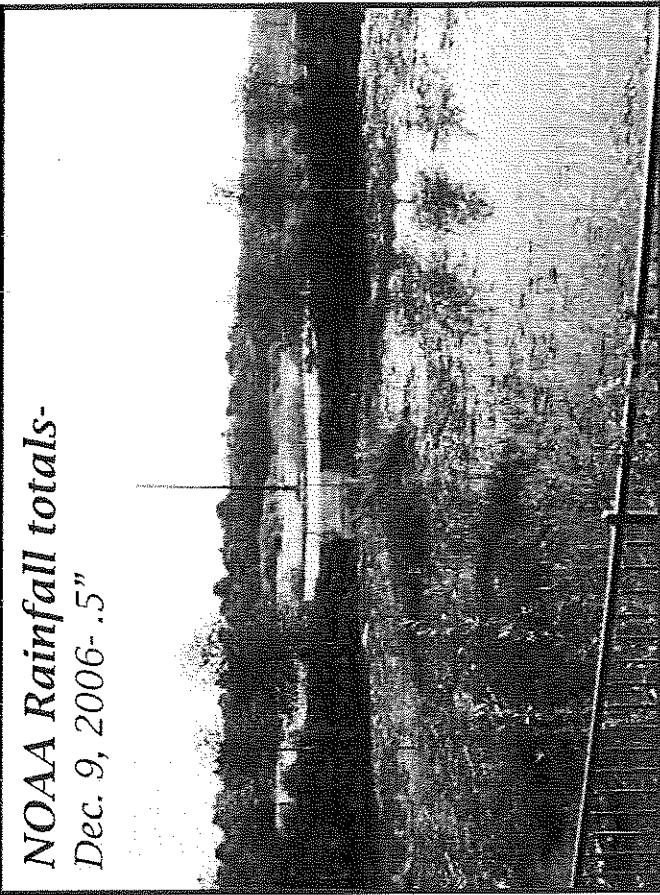


T-4759

*NOAA Rainfall totals-
Feb. 2006-.2.28"; Mar. 1-6, 2006-.48"*



*NOAA Rainfall totals-
Dec. 9, 2006-.5"*



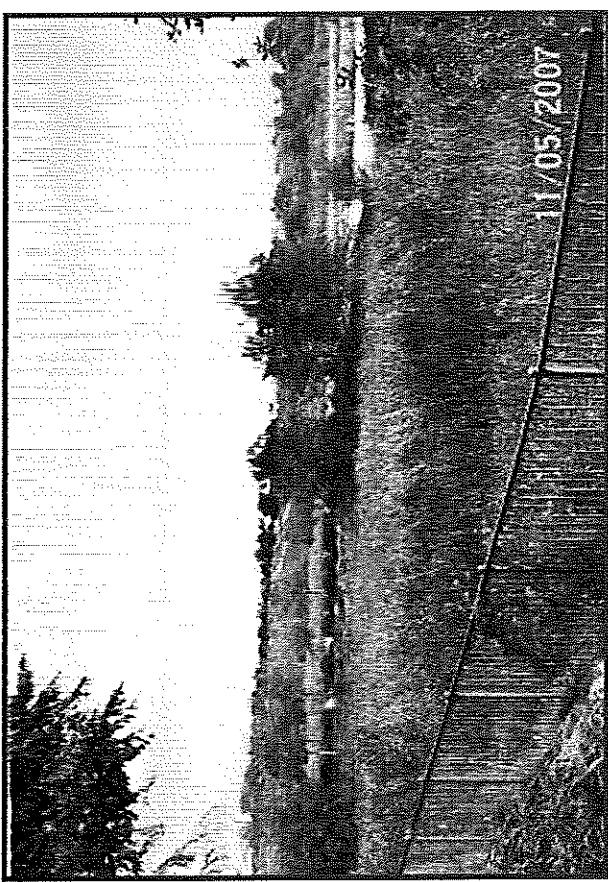
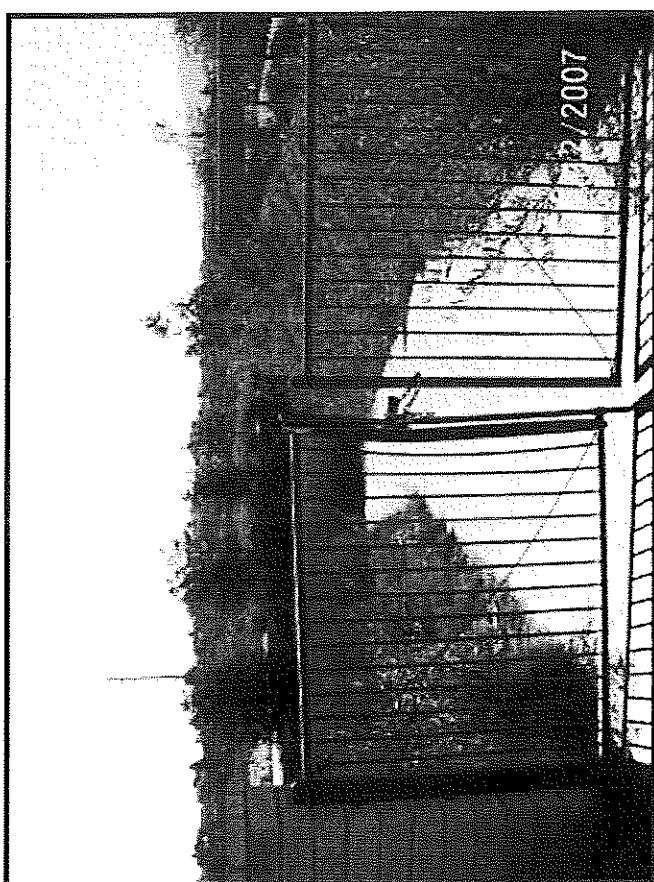
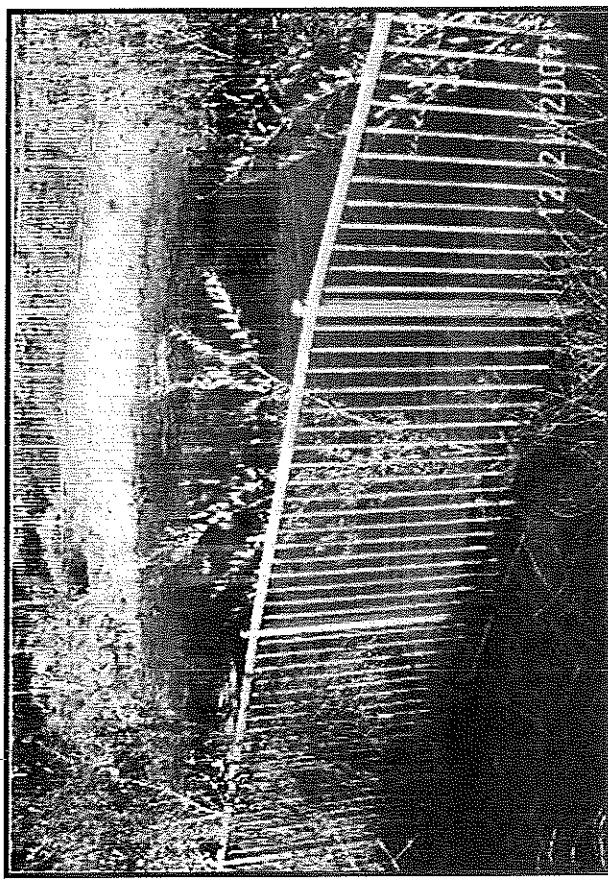
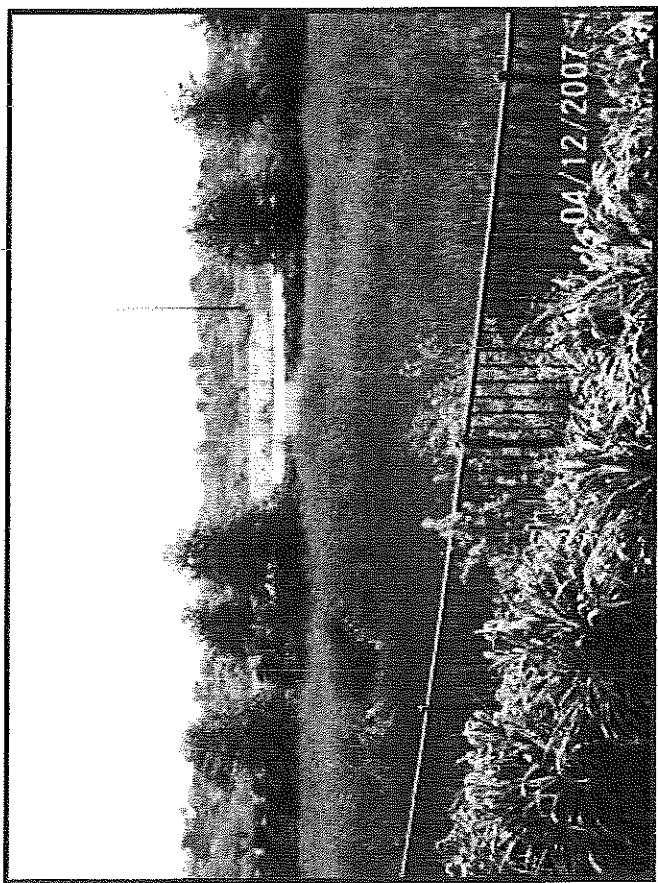
T-4759

2007 Aerial

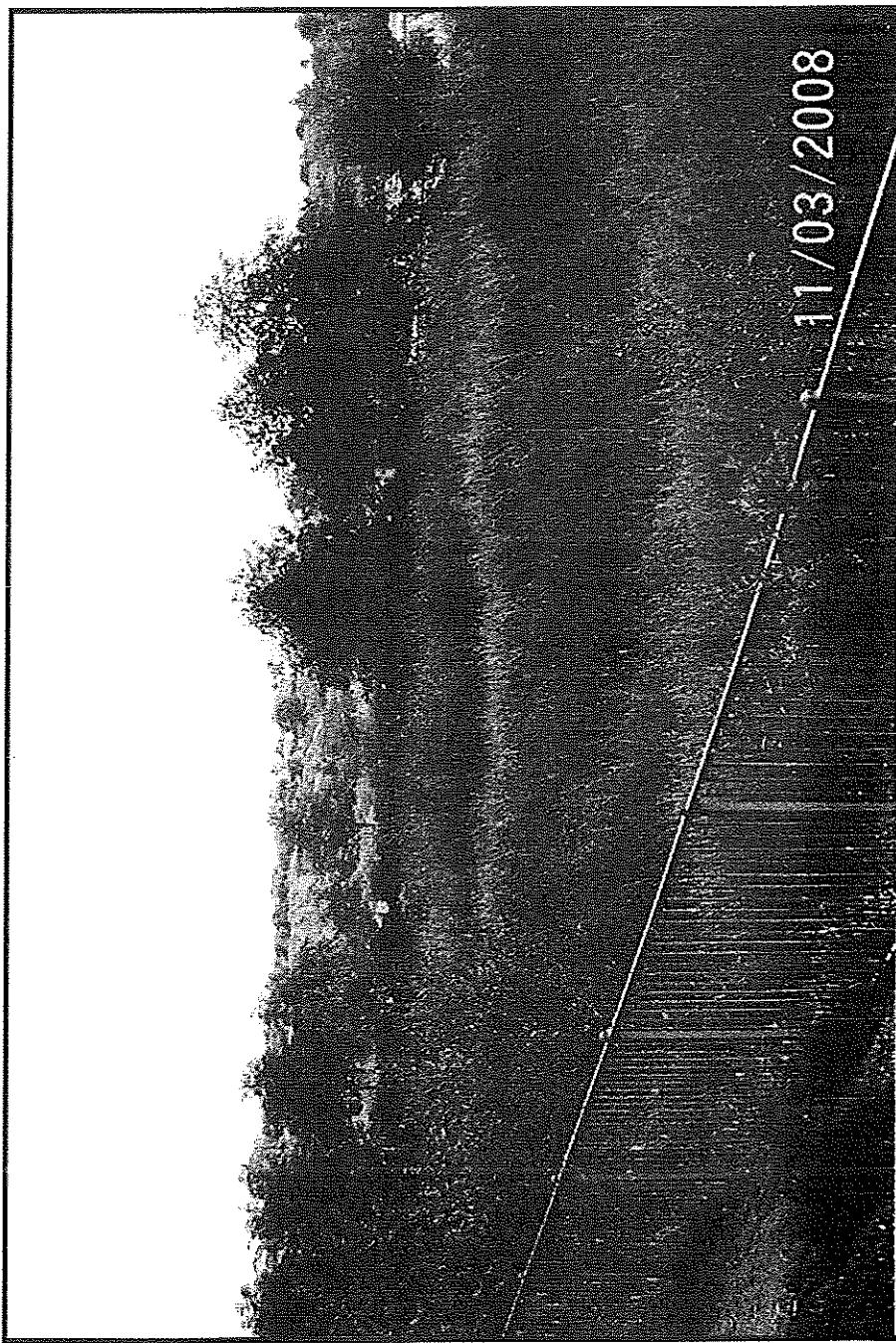


T-4759

T-4759



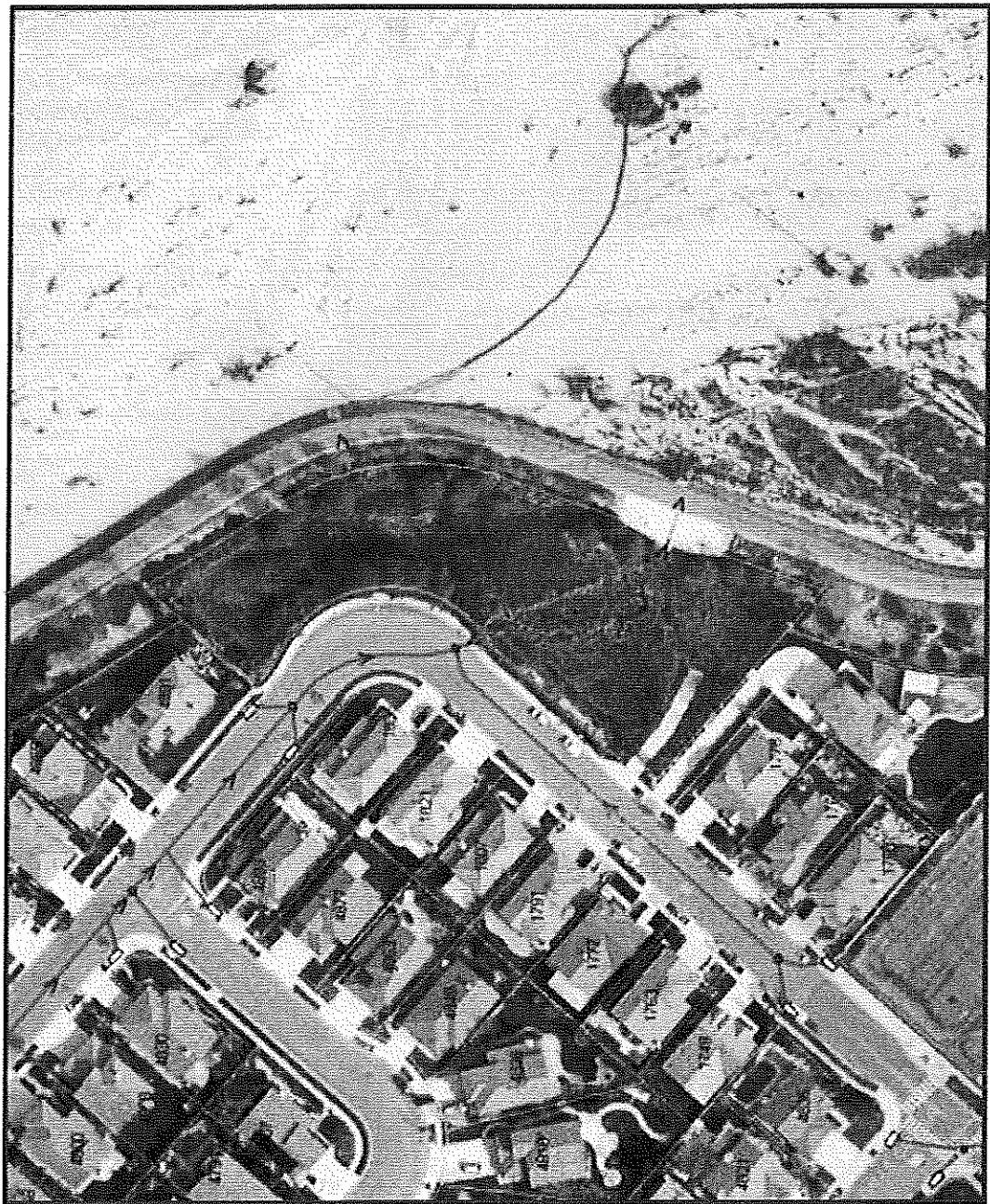
November 3, 2008



After .25" rain event

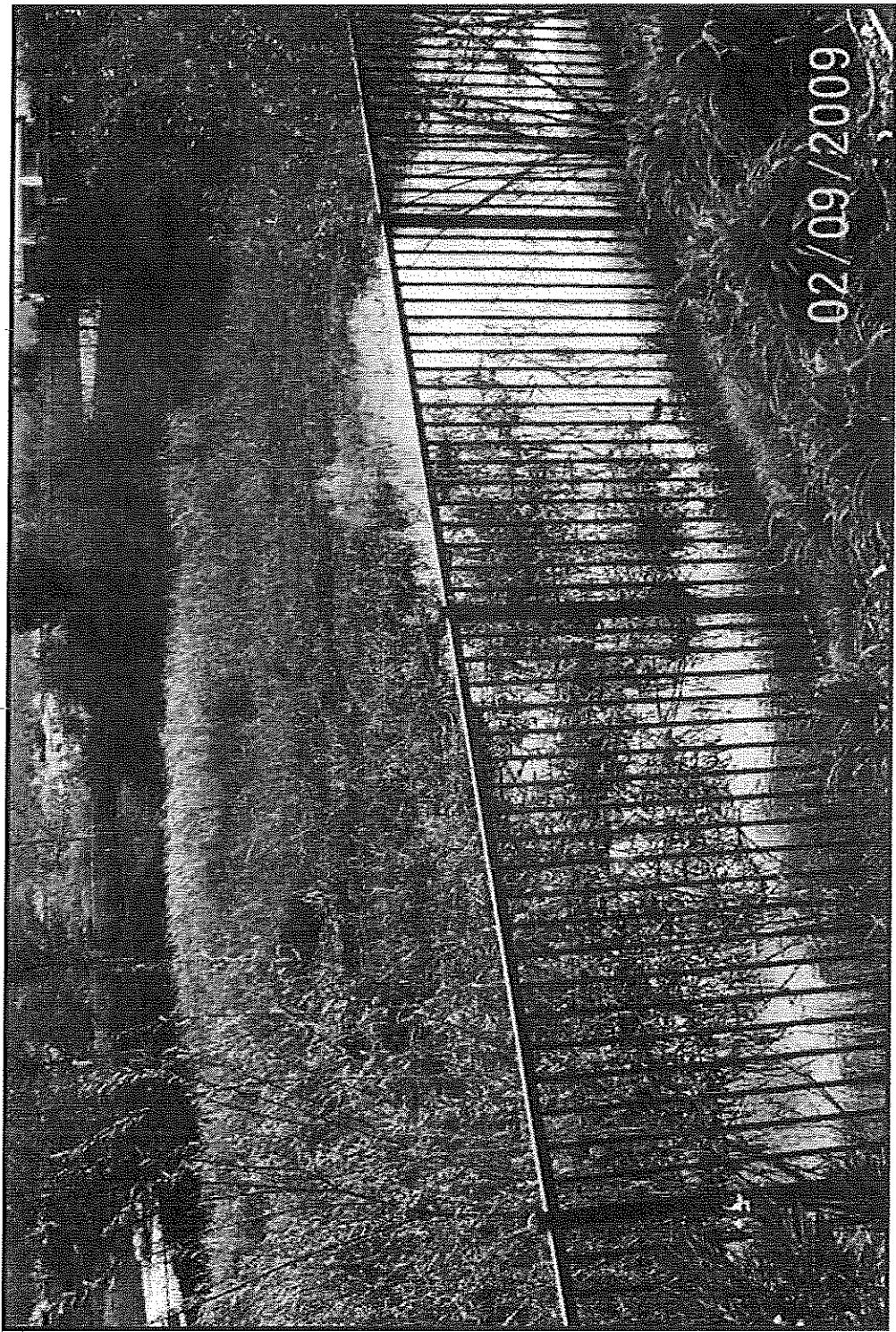
T-4759

2009 Aerial

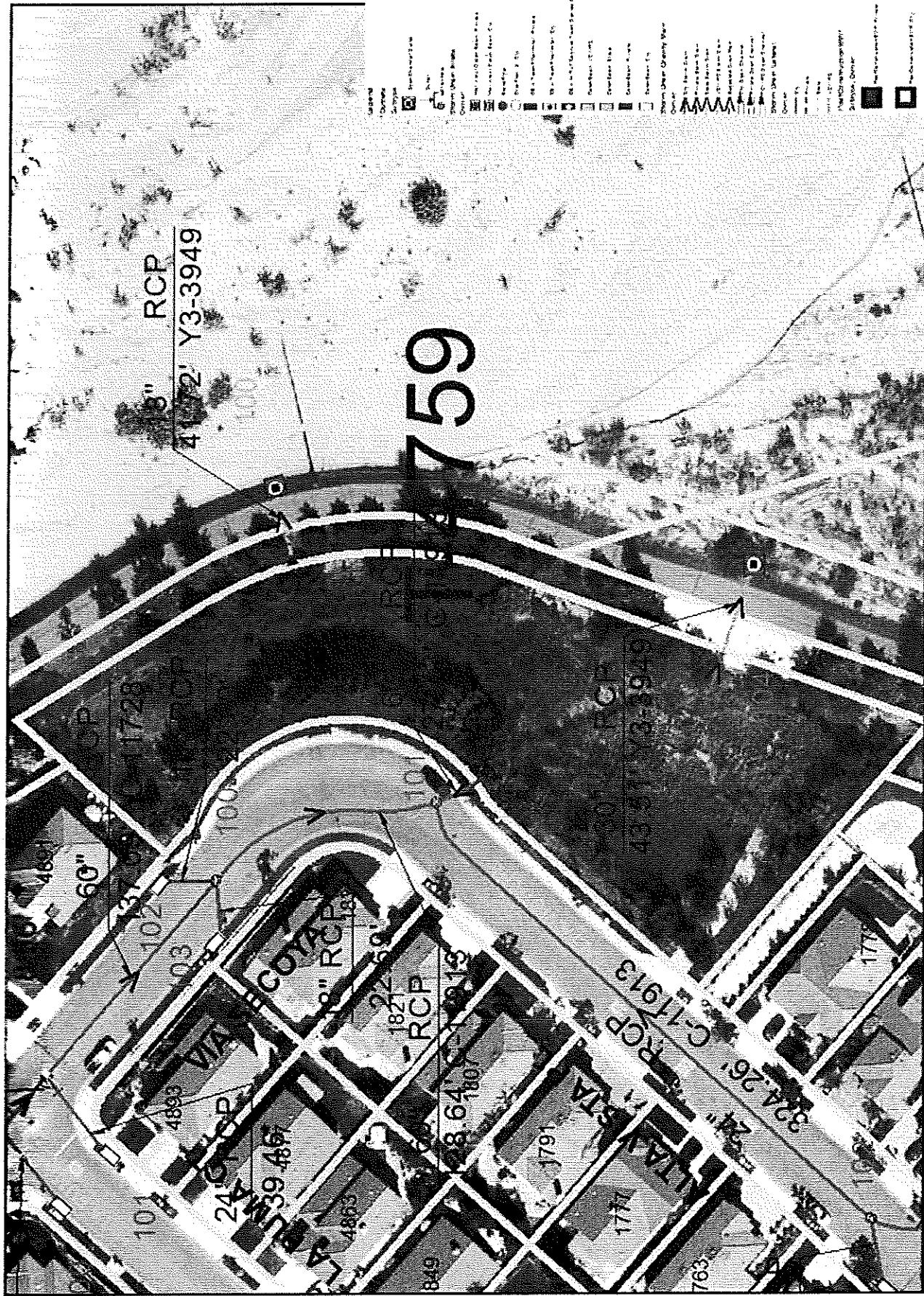


T-4759

February 9, 2009

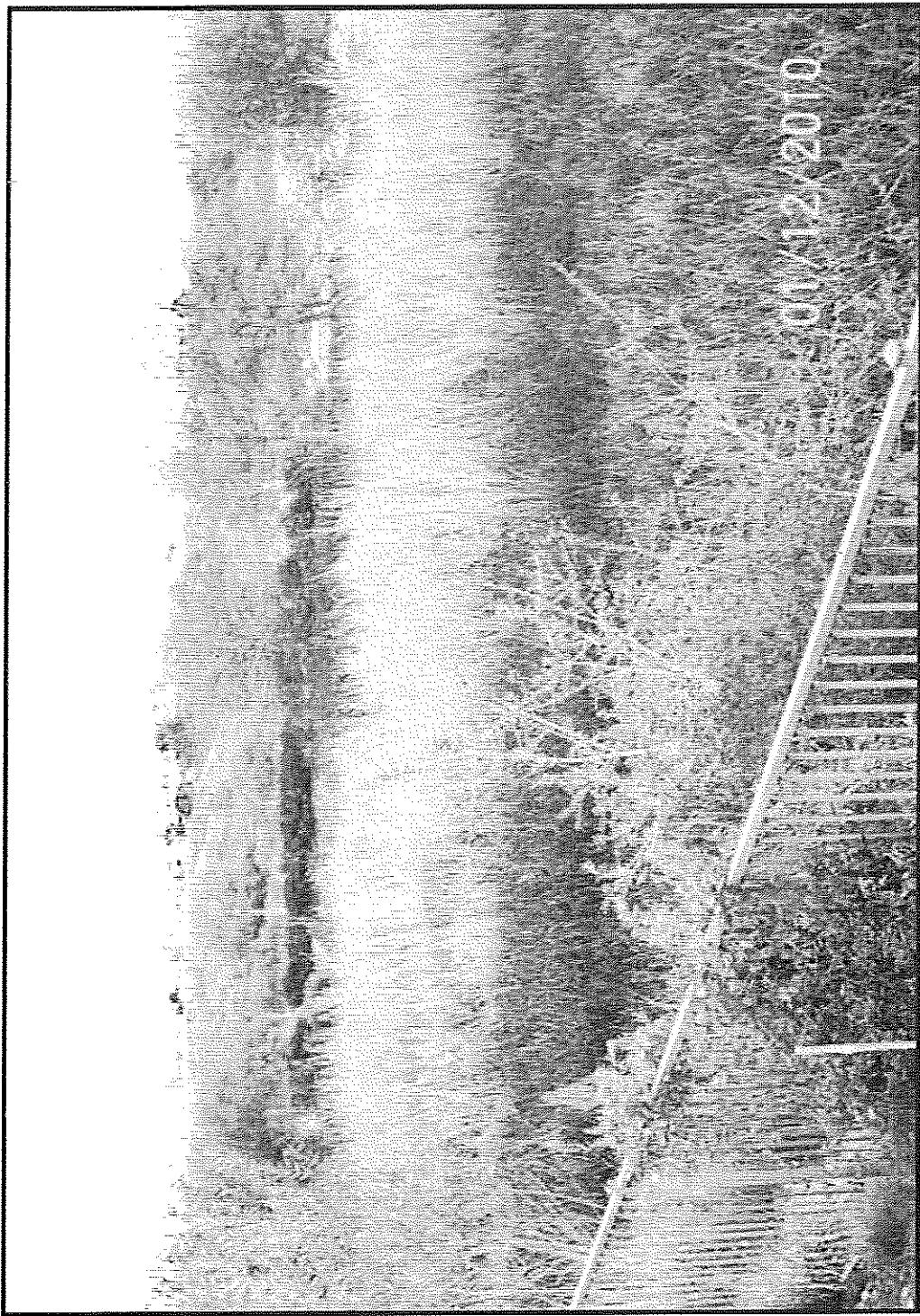


T-4759



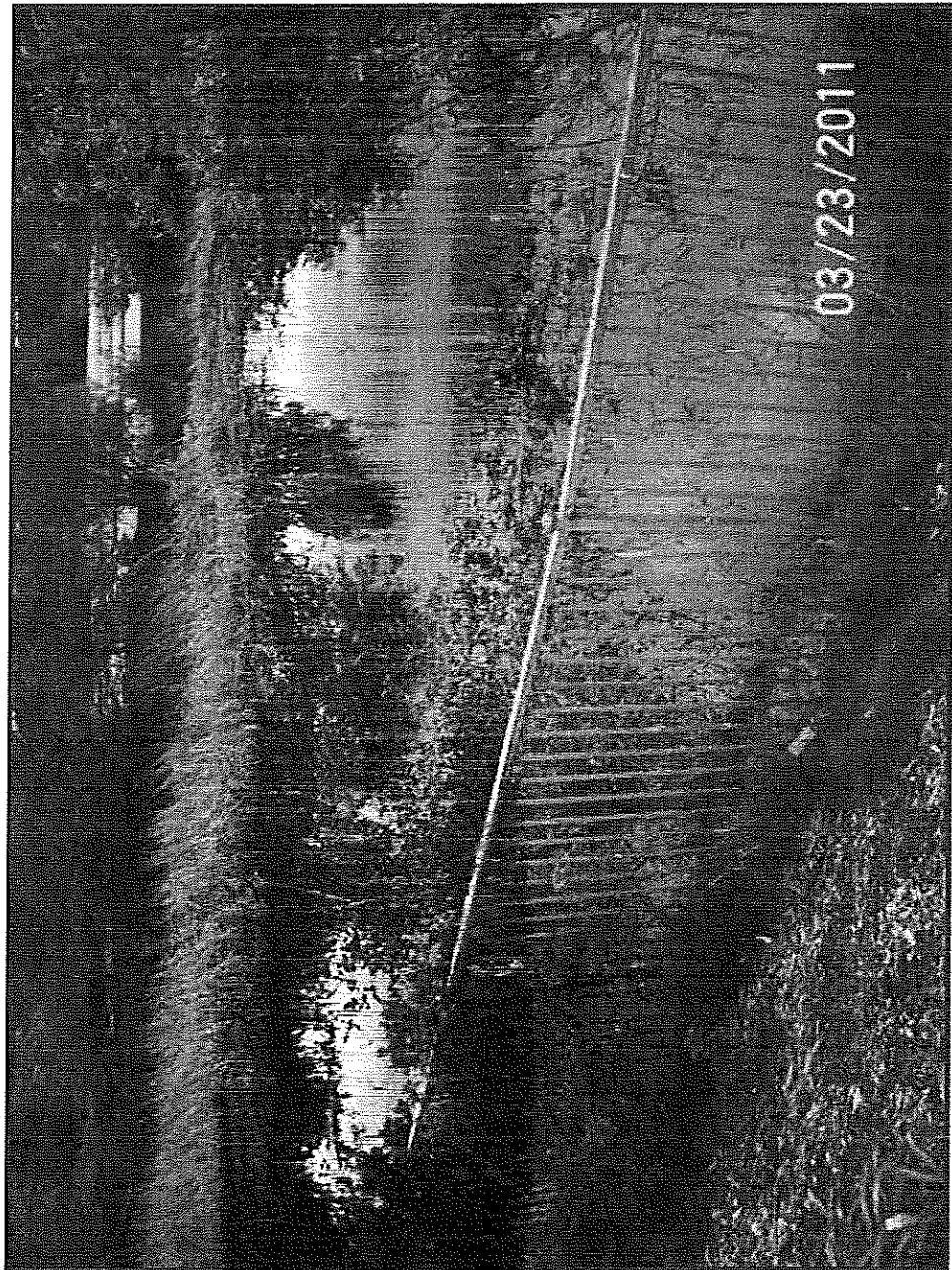
T-4759 Detention Basin
City of Camarillo (2010 Aerial)

January 12, 2010



T-4759

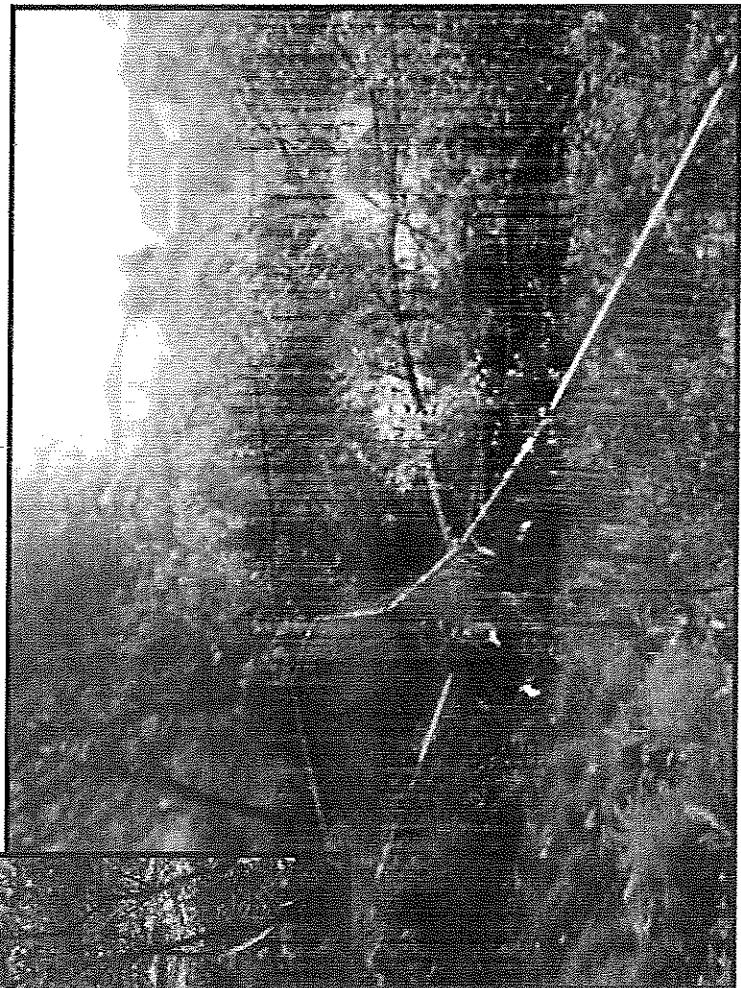
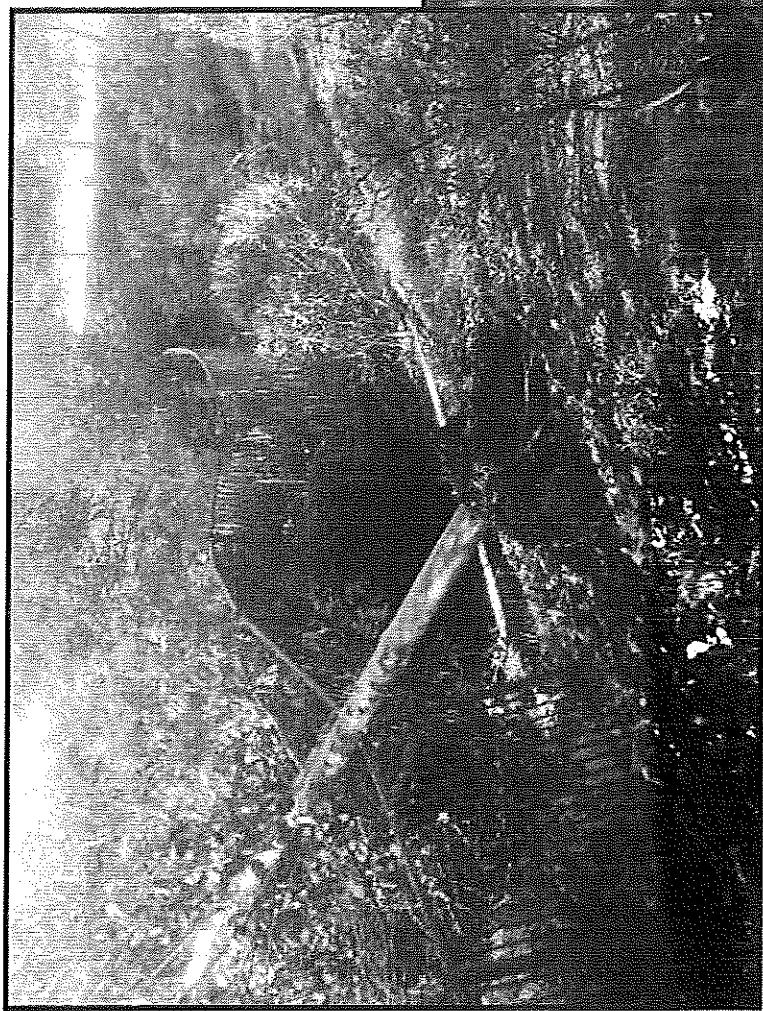
March 23, 2011



T-4759

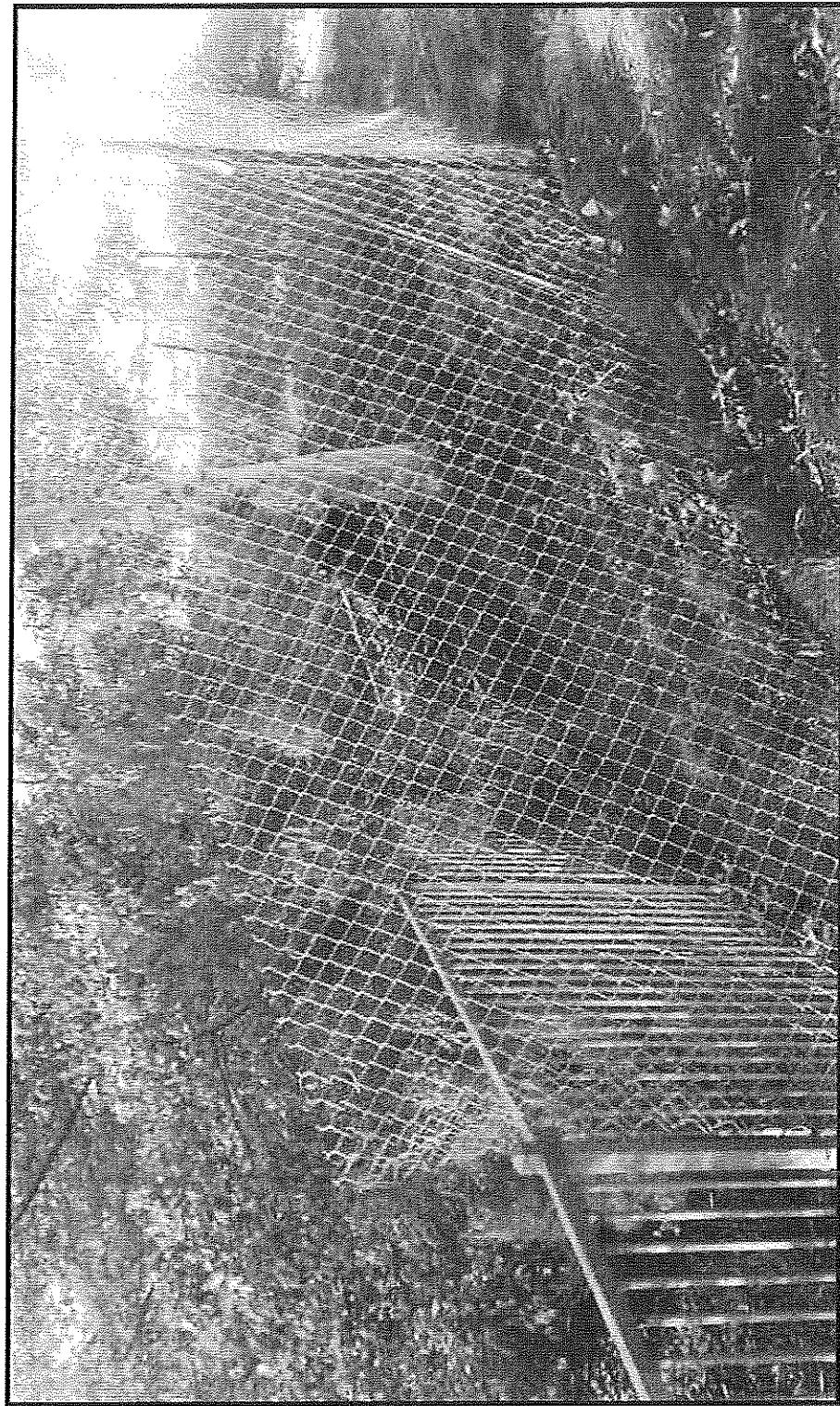
March 21, 2011

*Fence was damaged
by fallen tree*



T-4759

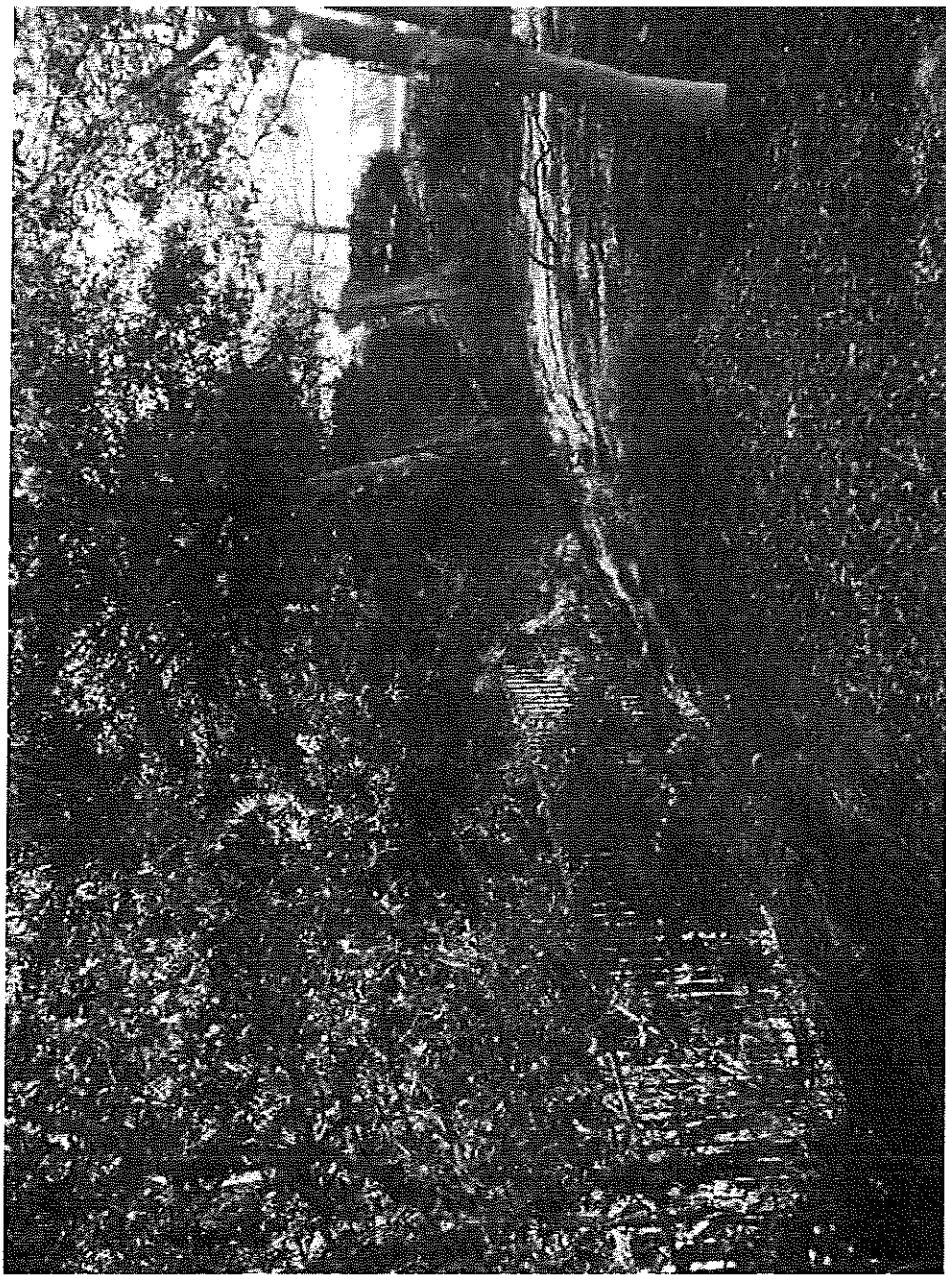
March 23, 2011



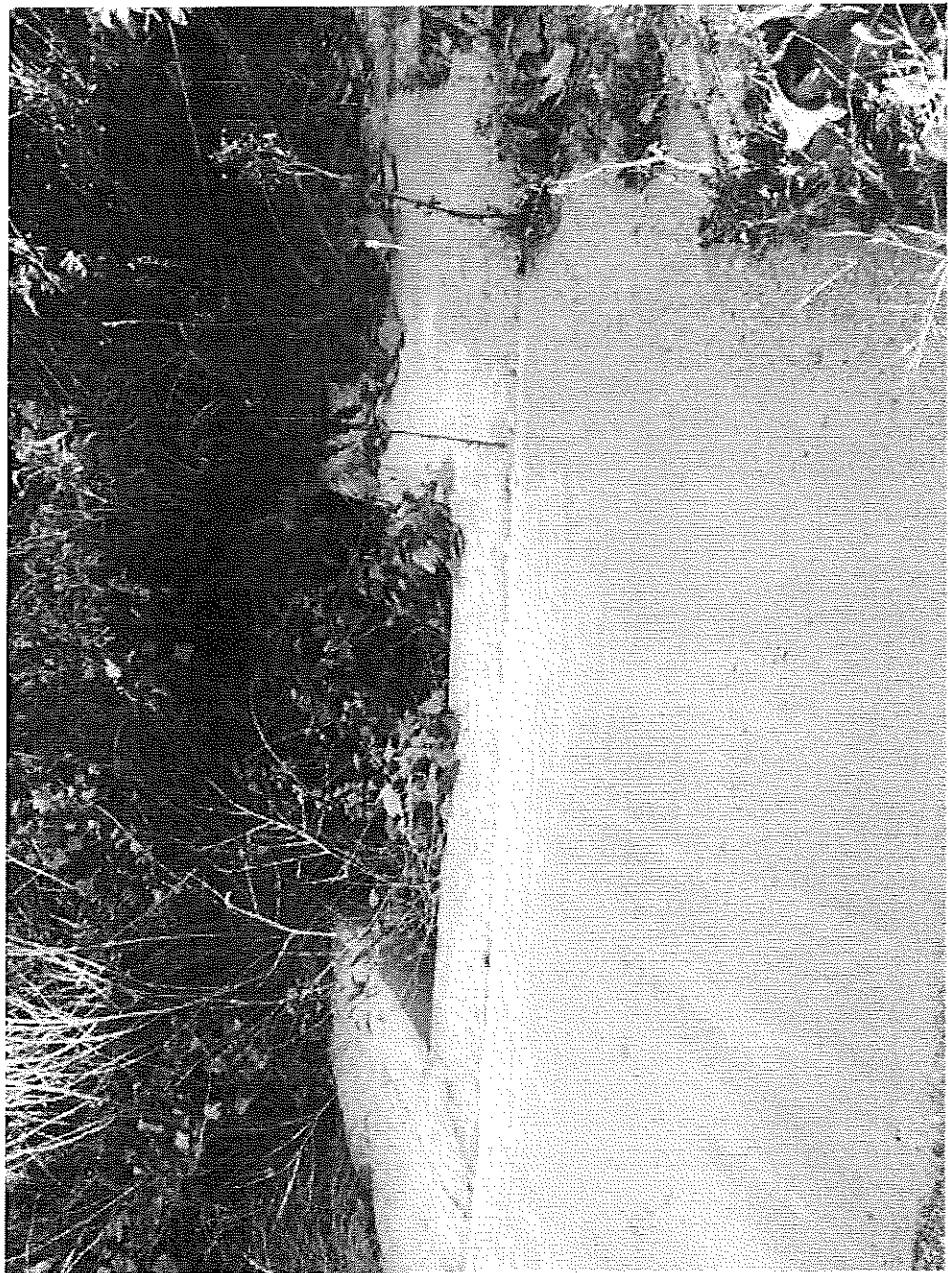
Temporary fix with chain link fence

T-4759

10/21/2014 Temp. Fix



T-4759 Outfall into creek (10/21/14)



T-4759 Entrance (10/21/14)



(10/21/14)

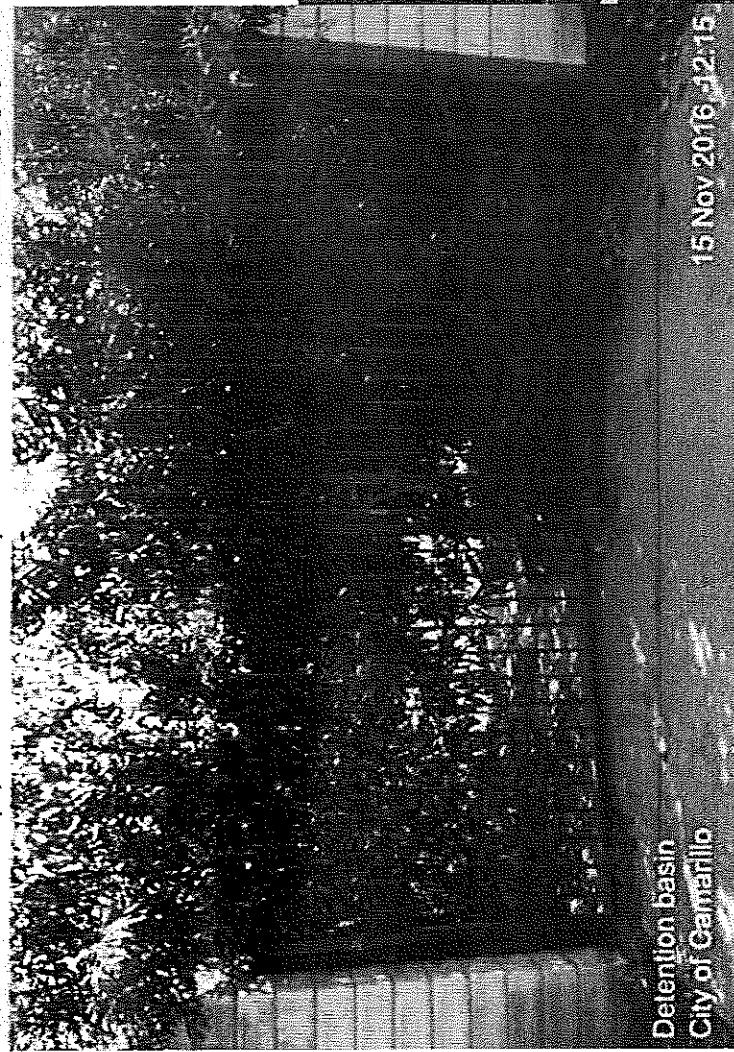


10/21/14

10/21/14

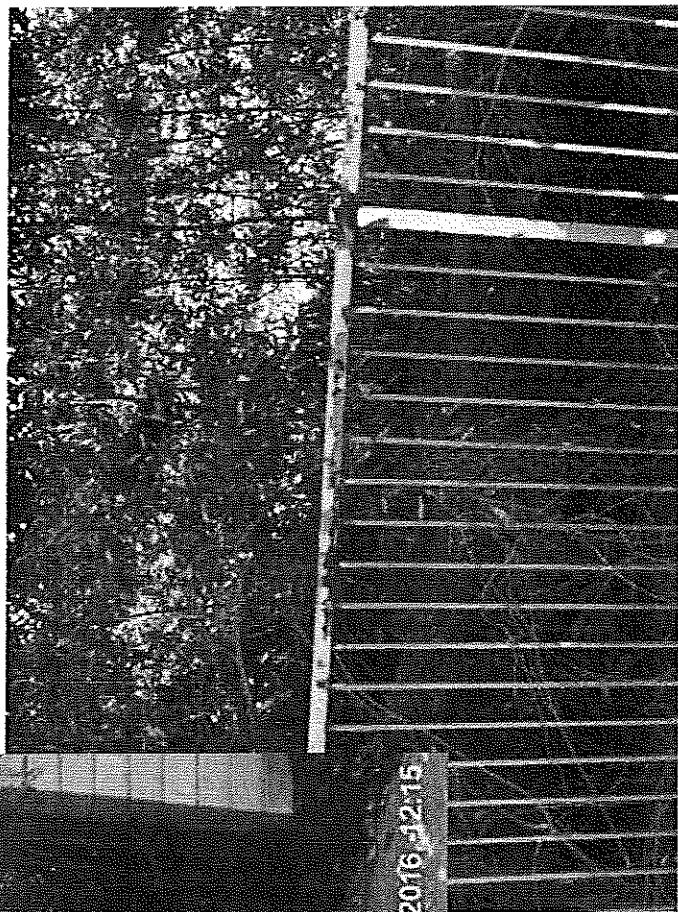
November 2016

◎ 130°SE (T) ◉ 34°14'10"N, 119°0'26"W ±16.4ft ▲ 203ft



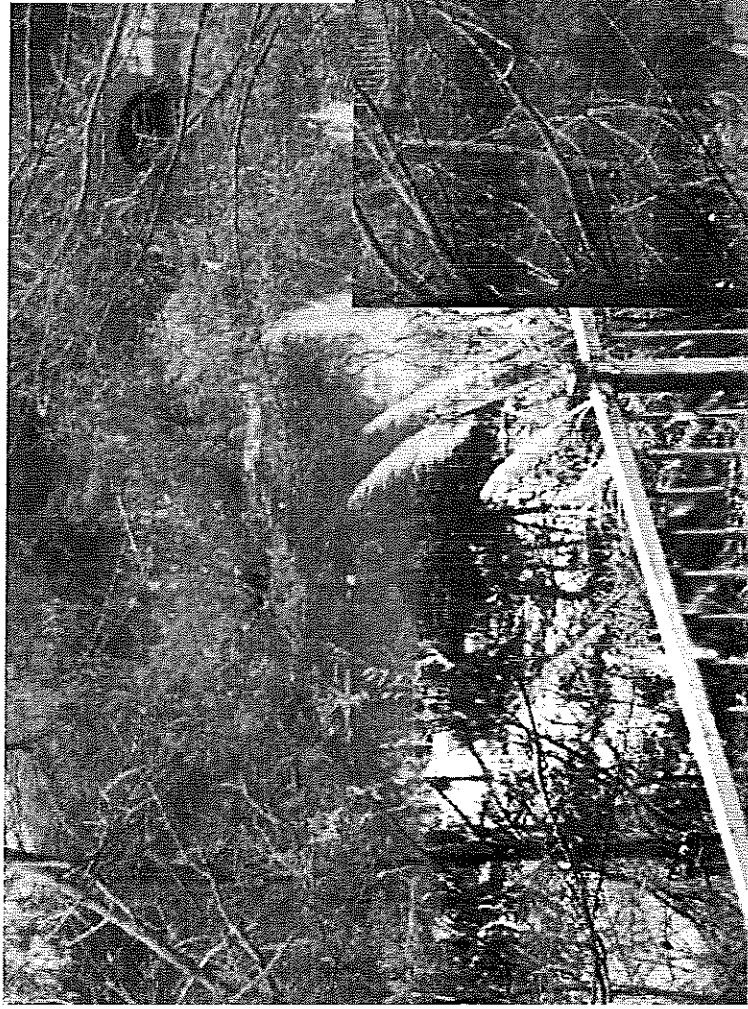
Detention basin
City of Camarillo

15 Nov 2016 12:15



T-4759

February 6, 2017



T-4759 after
Rain Event

T-4759

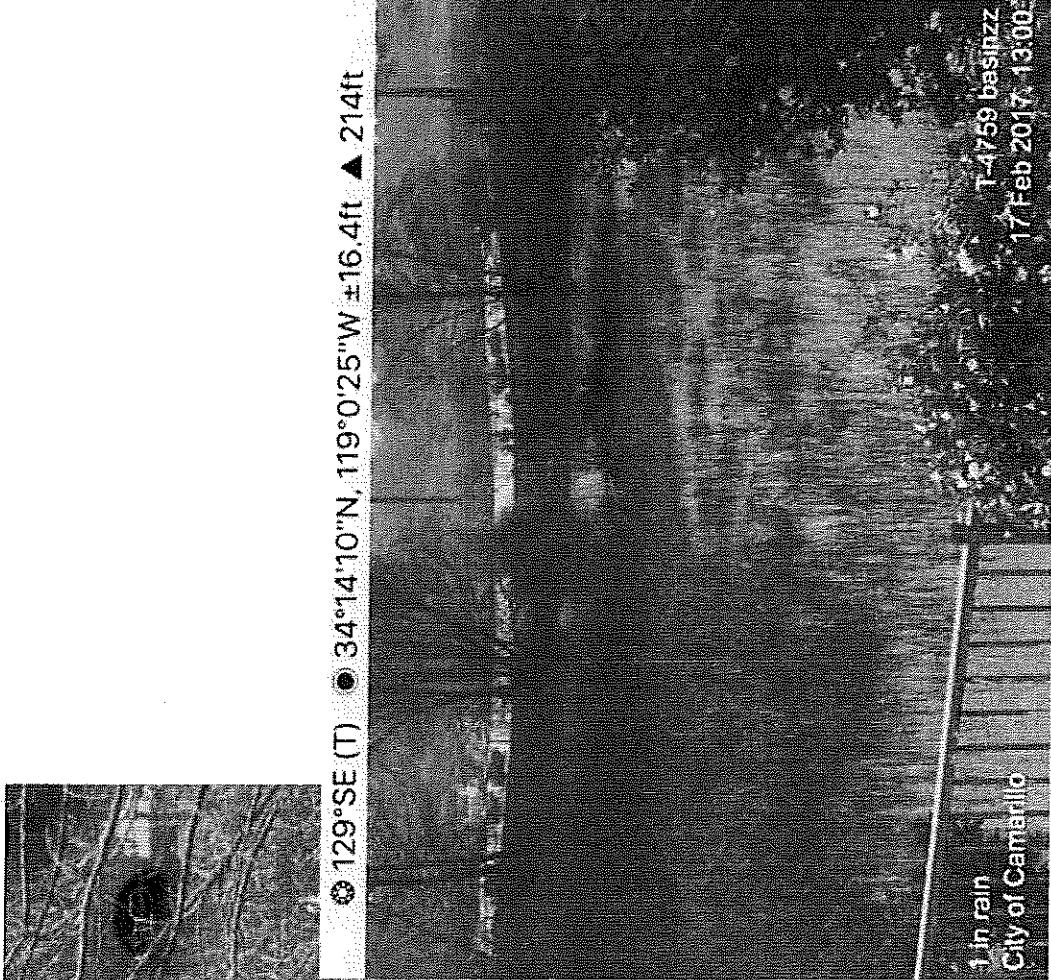
February 13, 2017



T-4759

T-4759

February 17, 2017



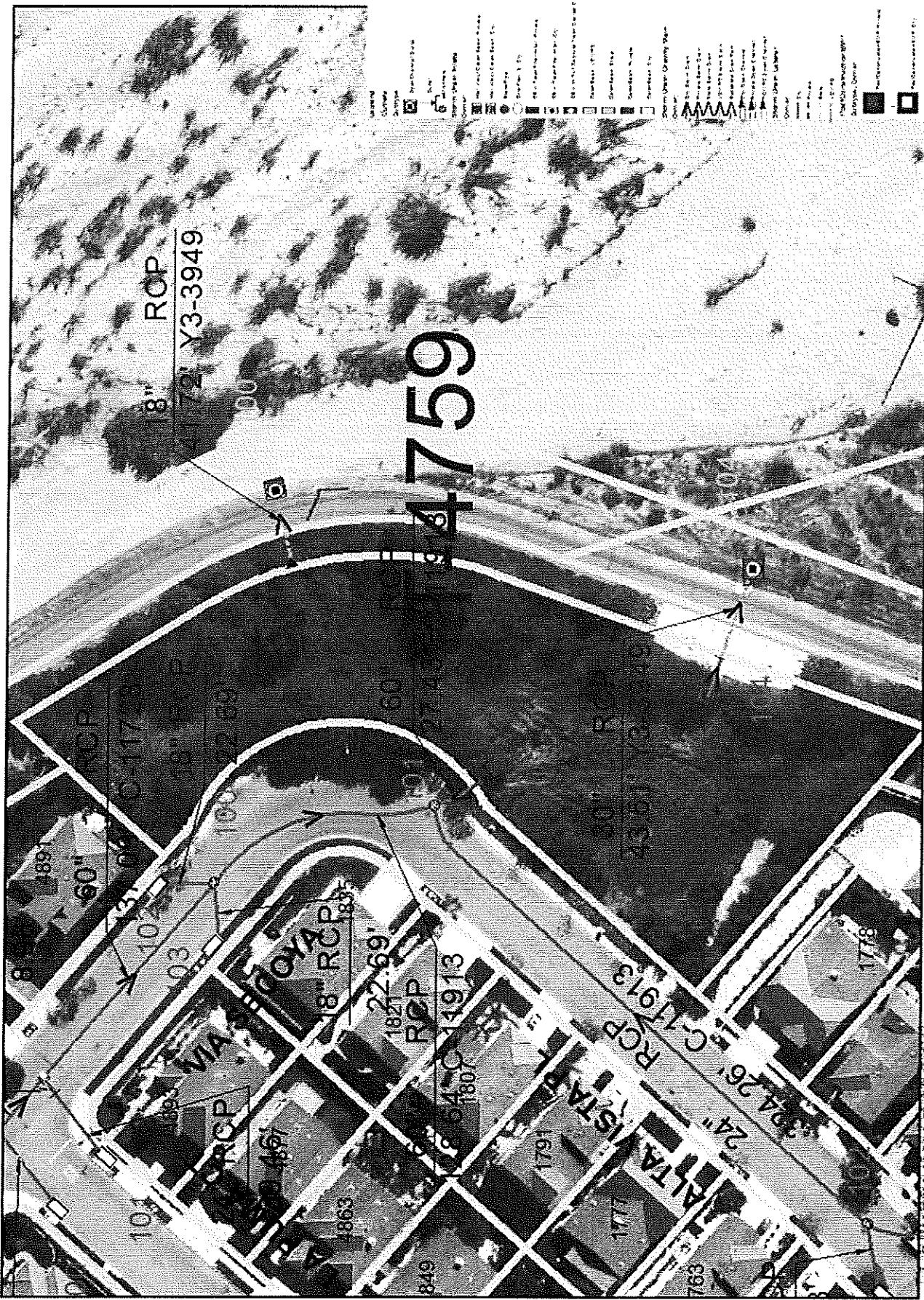
◎ 129°SE (T) ● 34°14'10"N, 119°0'25"W ± 16.4ft ▲ 214ft

1 in rain
City of Camarillo

T-4759 basinzz
17 Feb 2017 13:00

T-4759

T-4759



T-4759 Detention Basin
City of Amarillo (2013 Aerial)

The Infiltration System will be designed and constructed solely
for the benefit of the City and its residents. It will not be
used for commercial or industrial purposes or for any other
purposes involving the risk of economic loss or physical harm.
Failure to do so may result in legal action.

Tract-5077
Calle Brisa
Detention Basin



4/12/2007

2001 Aerial



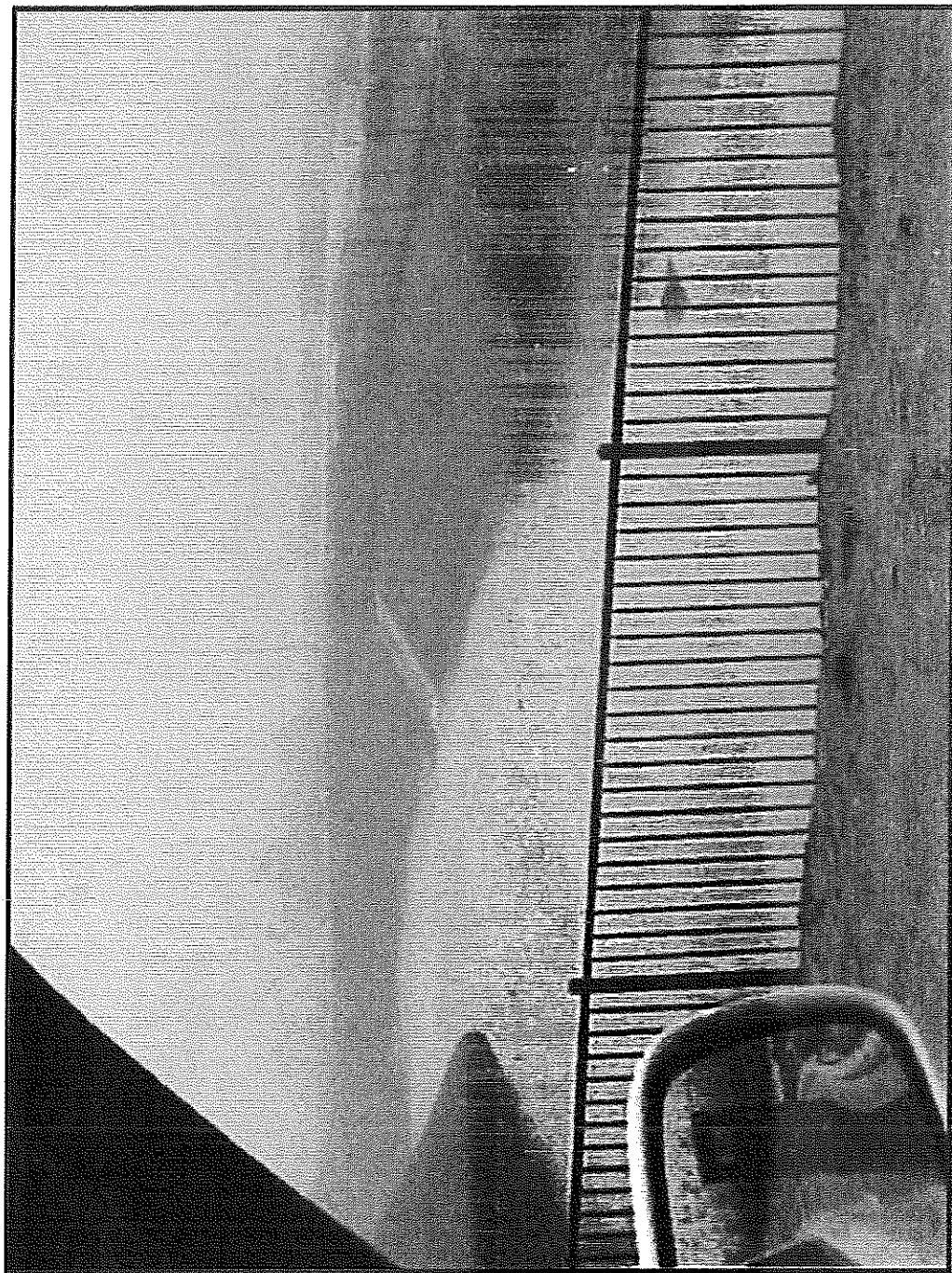
T-5077

2002 Aerial



T-5077

November 8, 2002



During rain event

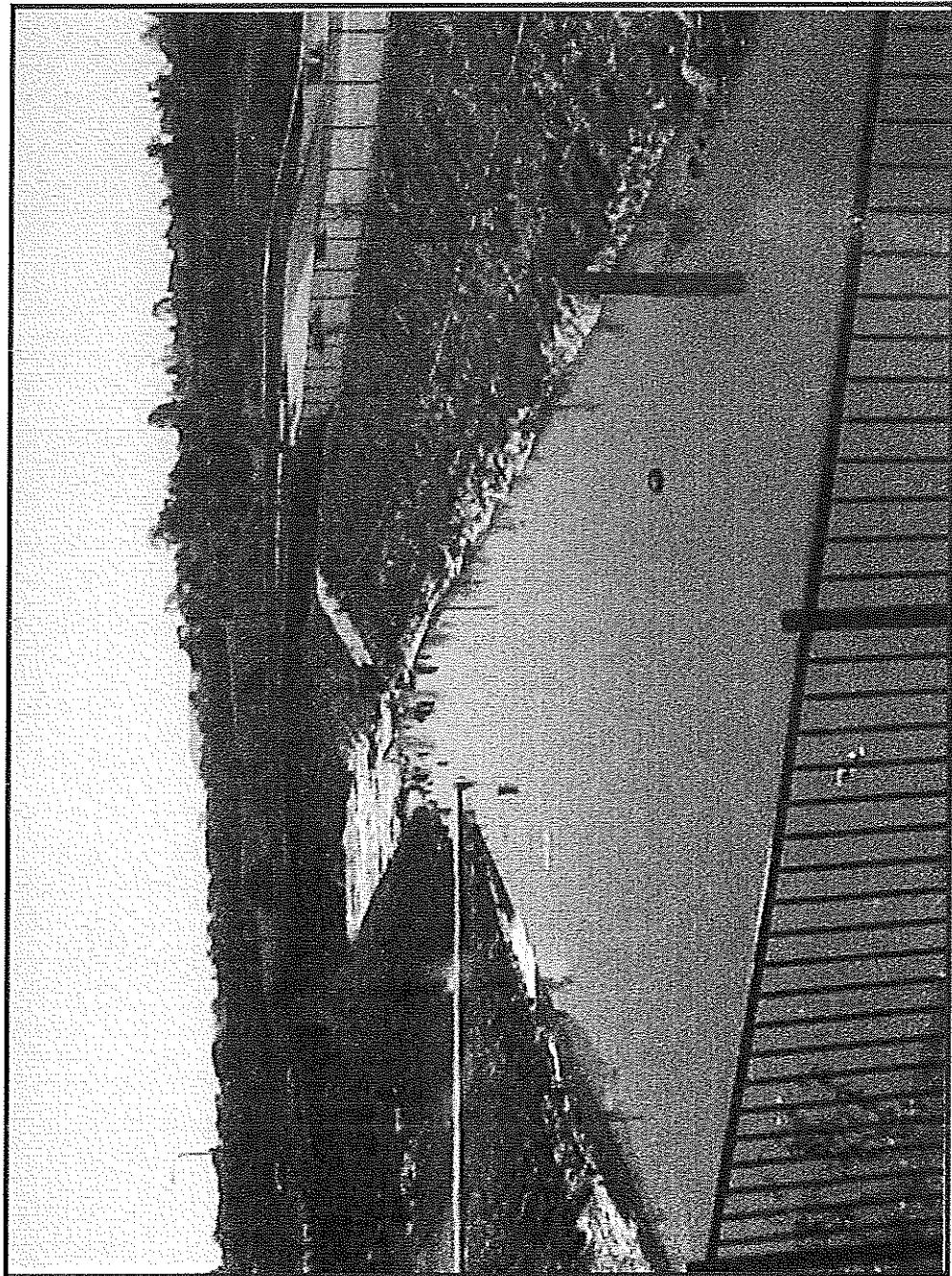
T-5077

2003 Aerial



T-5077

May 5, 2003



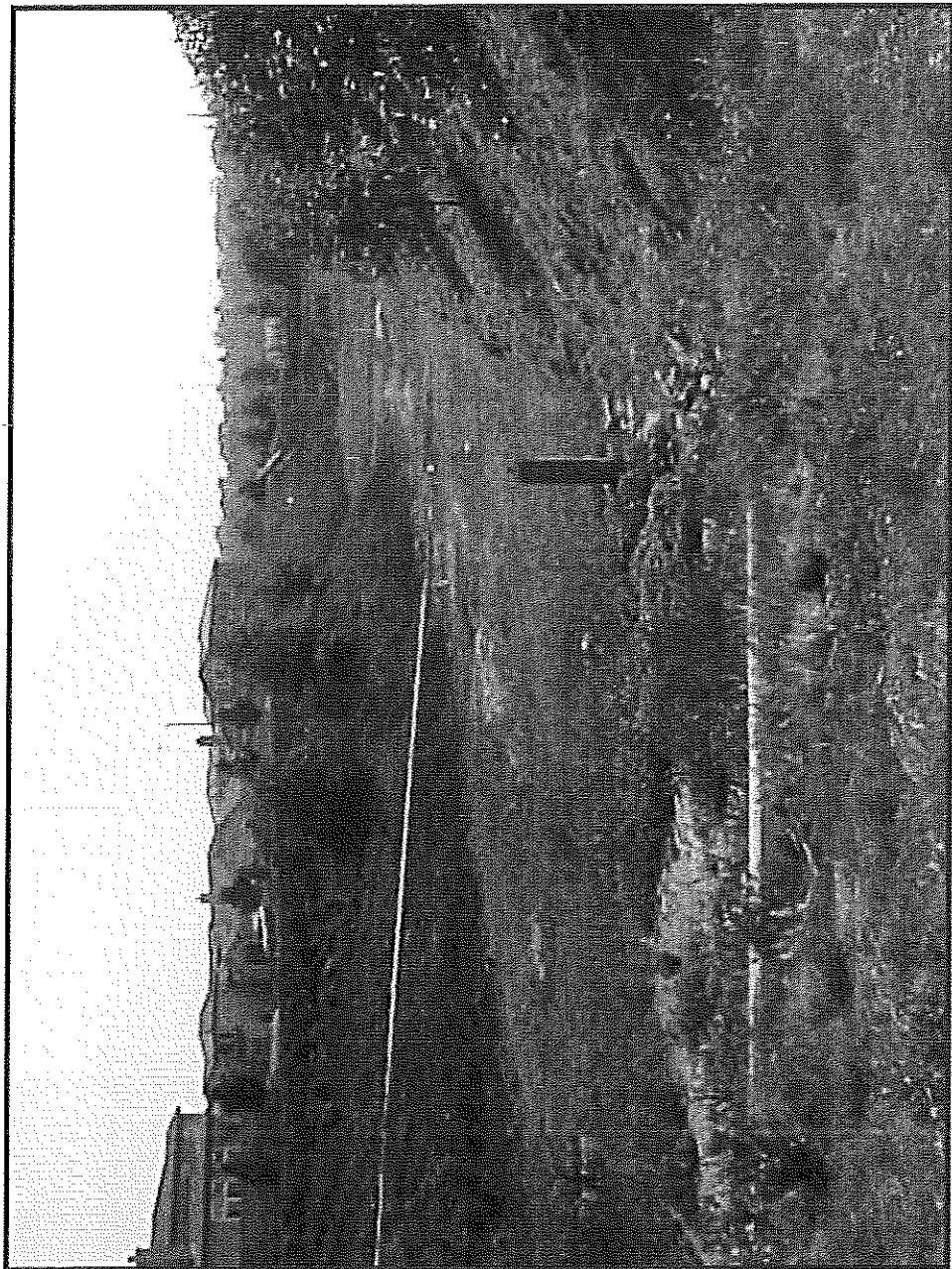
T-5077

2004 Aerial



T-5077

August 20, 2004



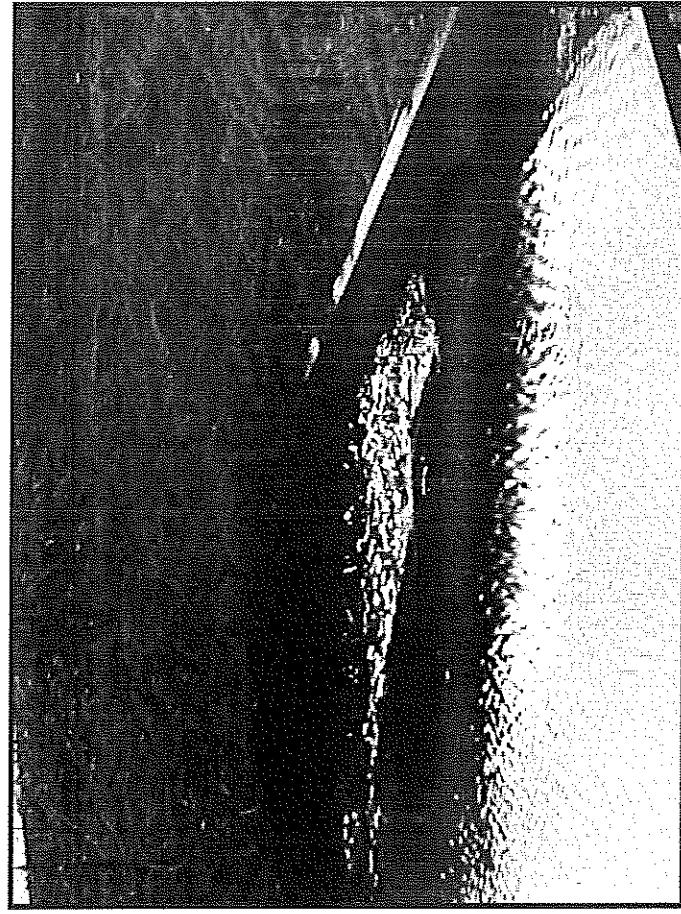
T-5077

2005 Aerial

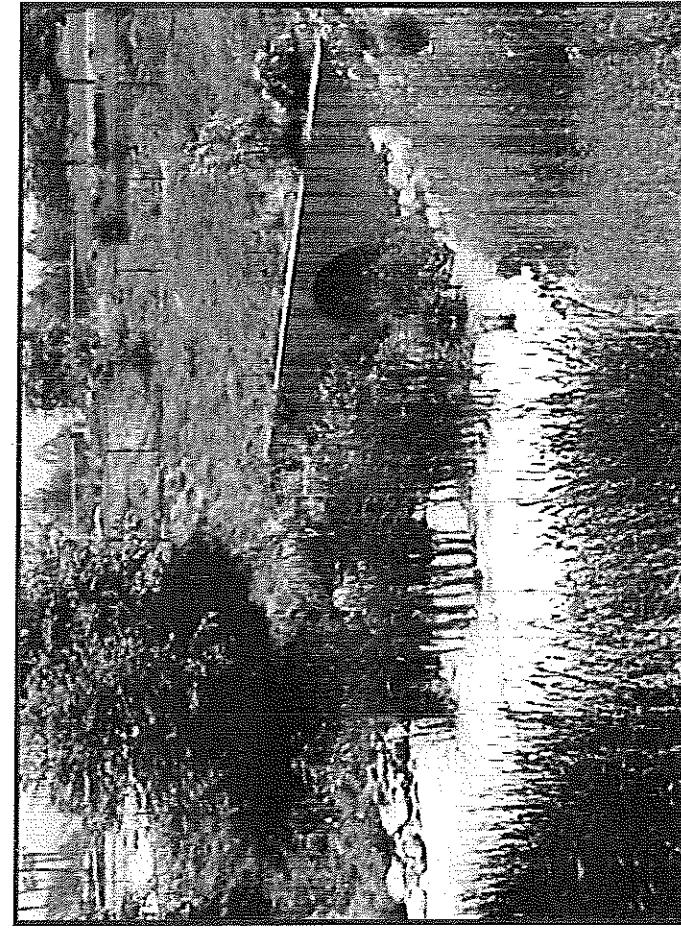


T-5077

January 3, 2005

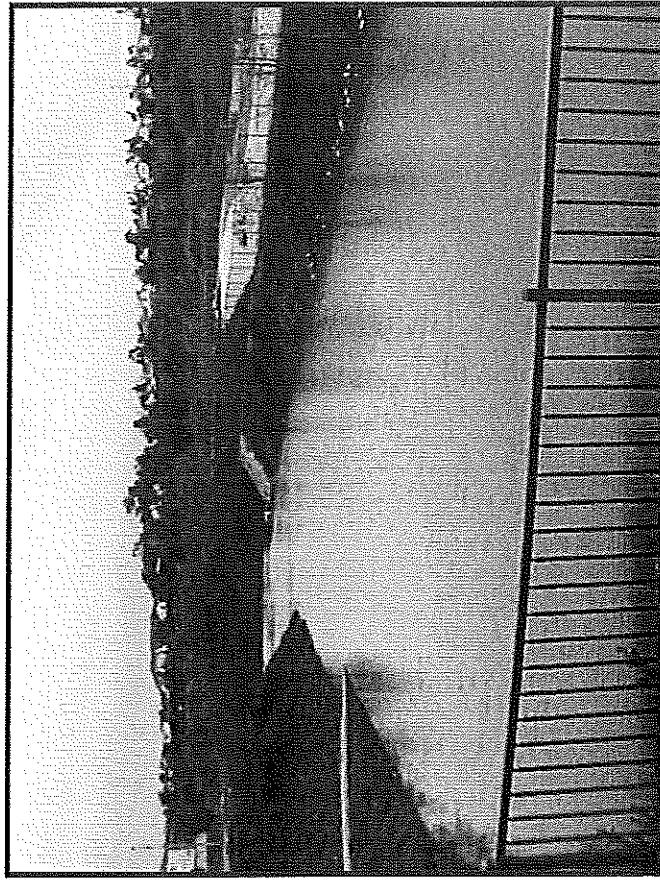


June 27, 2005

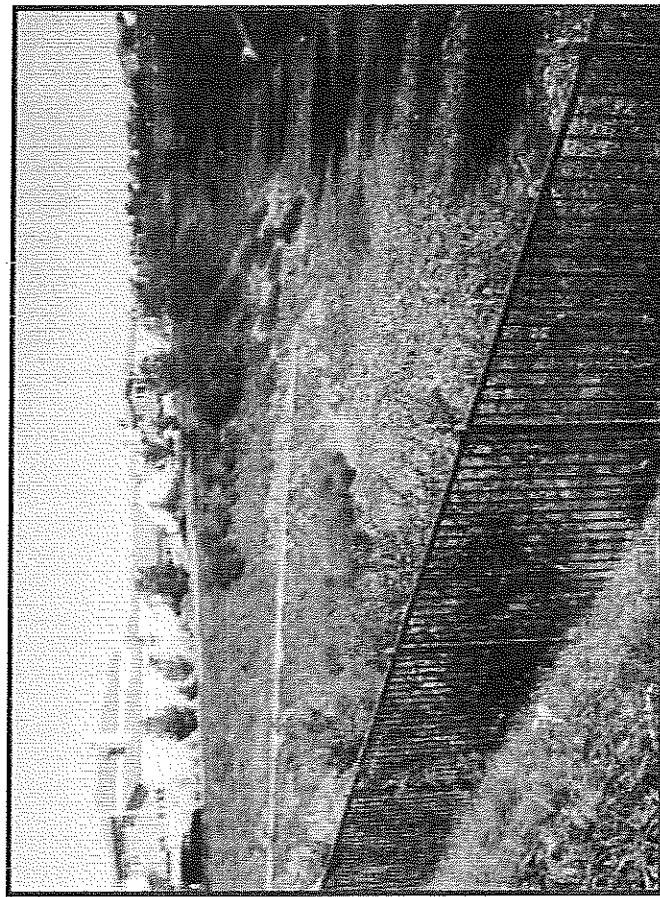


T-5077

January 3, 2005



November 15, 2005



*Picture taken by M-Maintenance
(hired by Pardee to complete cleanout)*

T-5077

2006 Aerial



T-5077

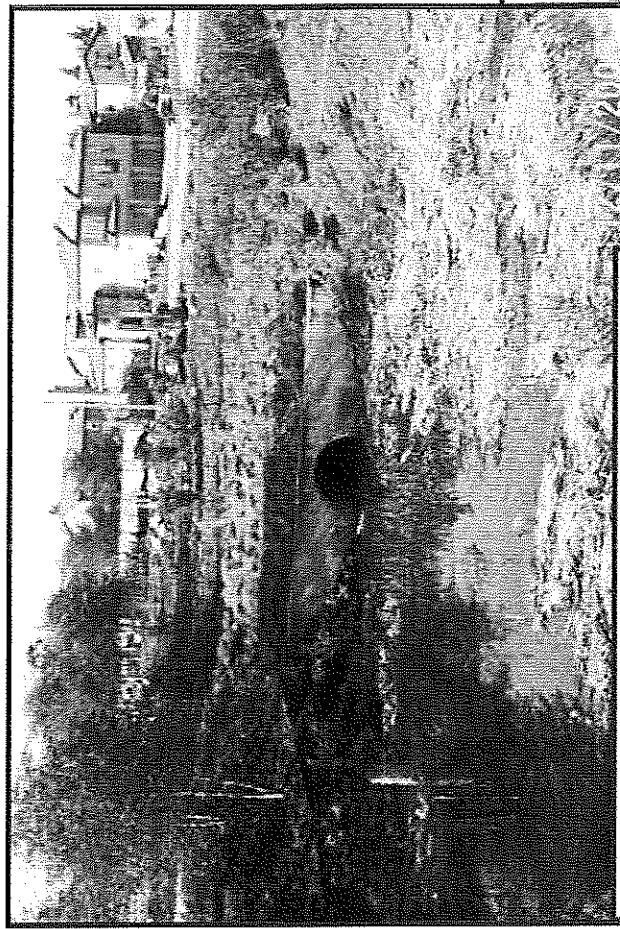
March 1, 2006



NOAA Rainfall totals-
Mar. 1-6, 2006-.48"

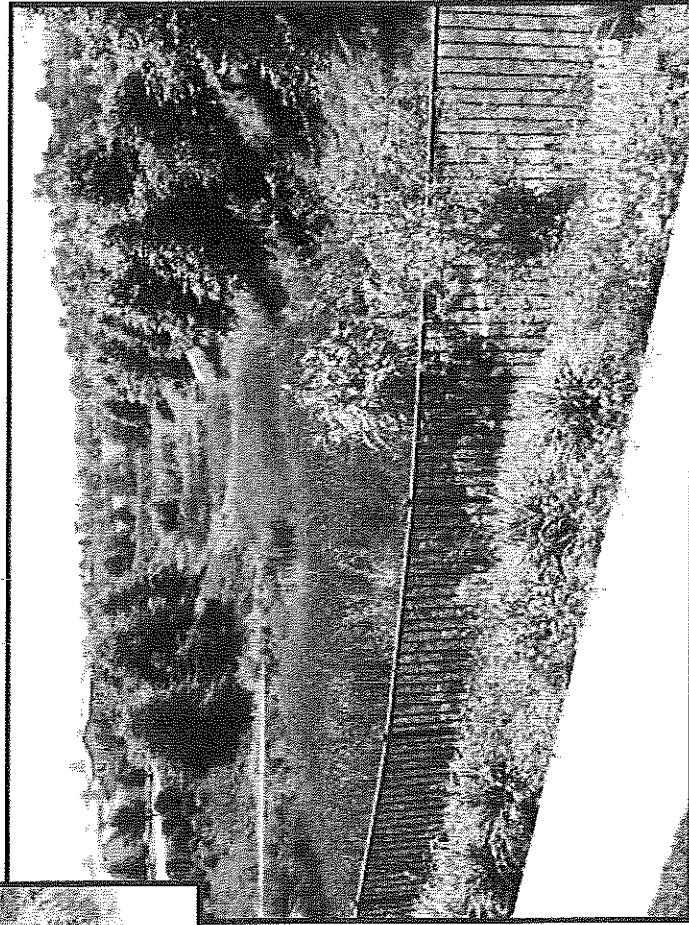
T-5077

December 11, 2006



Rainfall totals- Dec 9, 2006-.5"

June 13, 2006



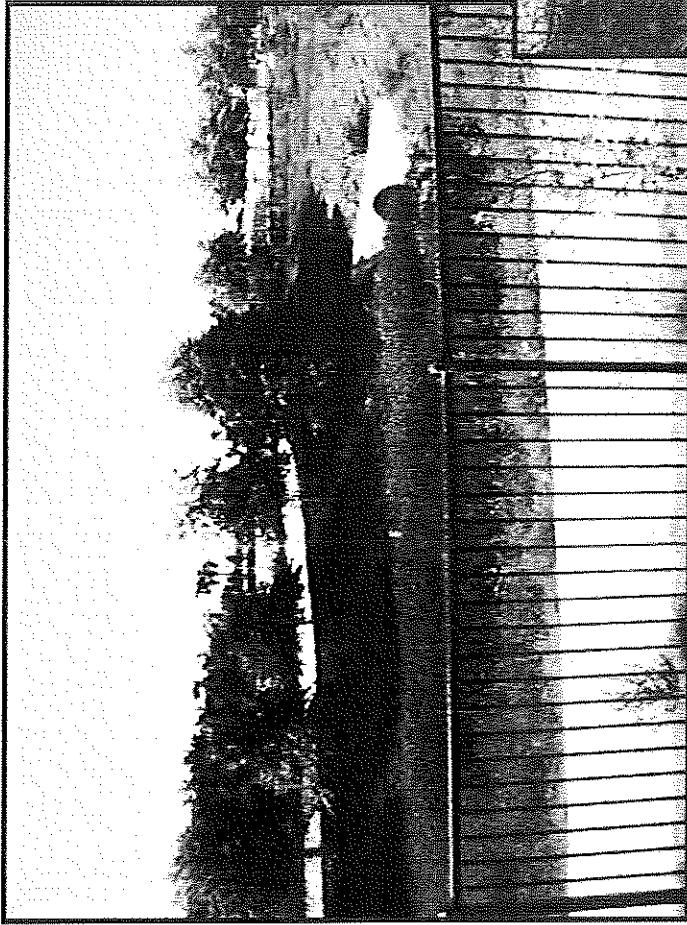
T-5077

2007 Aerial

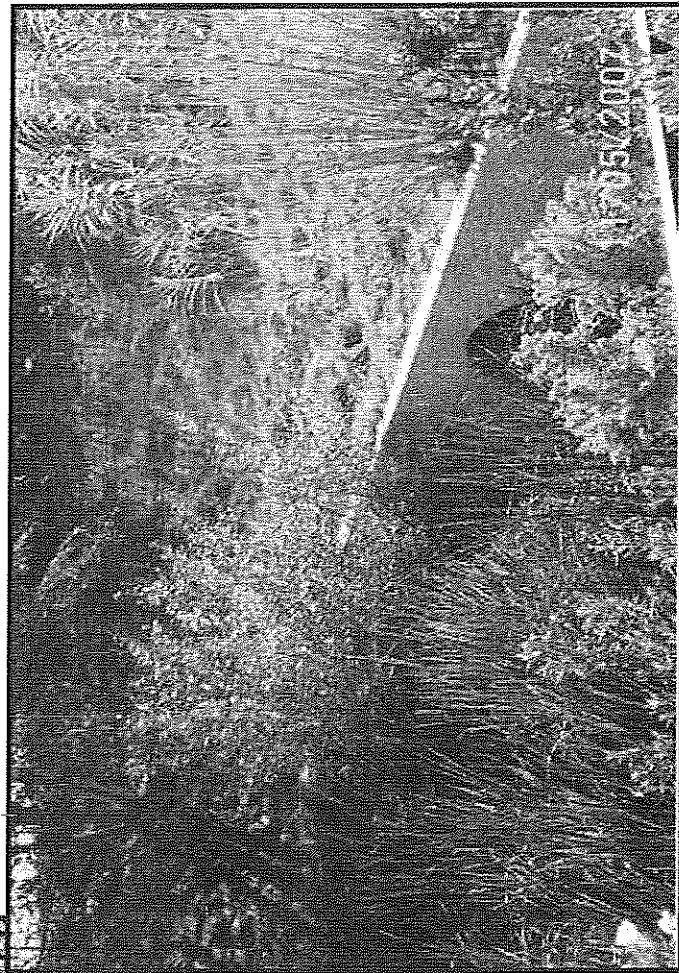


T-5077

April 12, 2007

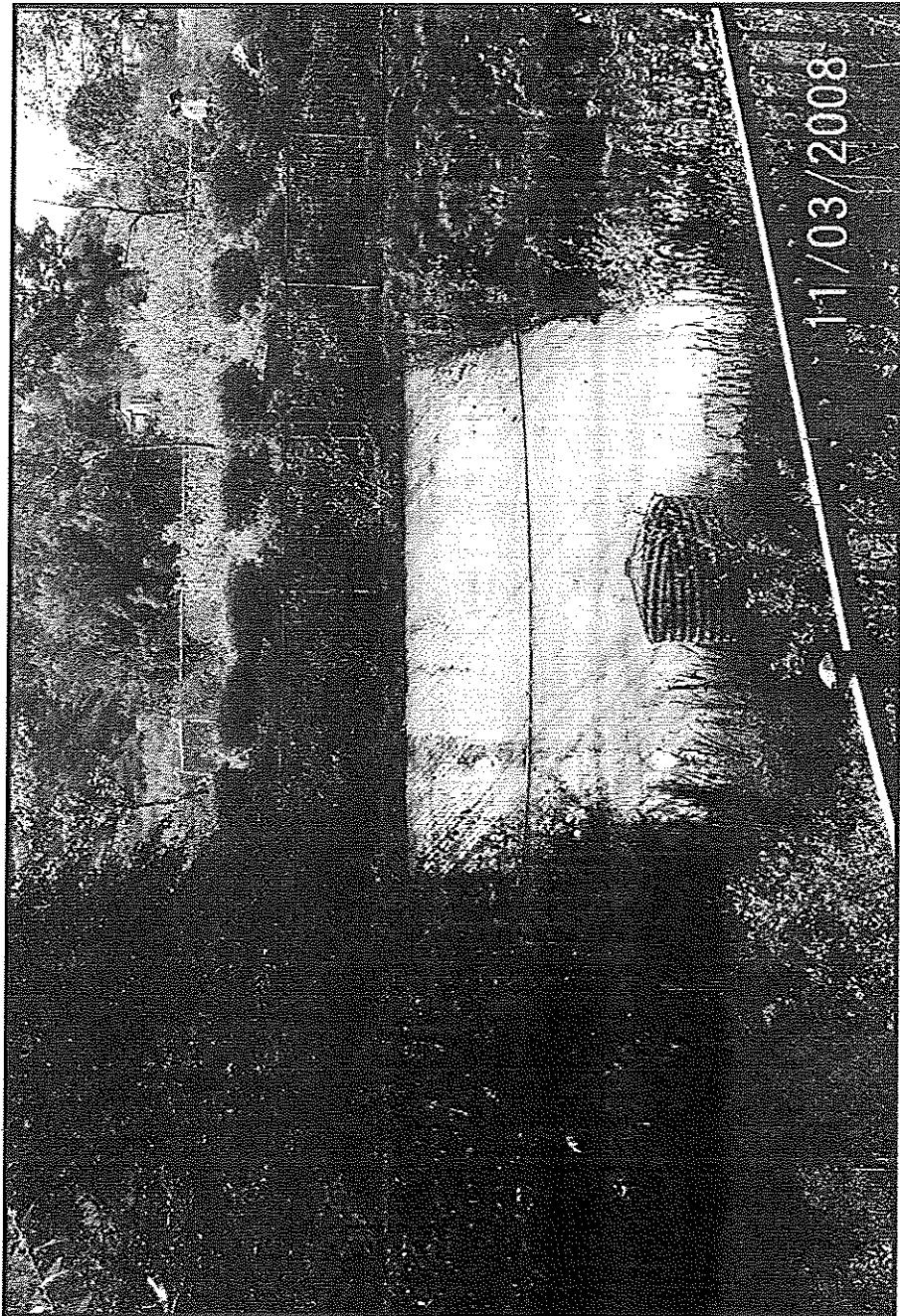


November 5, 2007



T-5077

November 3, 2008



T-5077

2009 Aerial

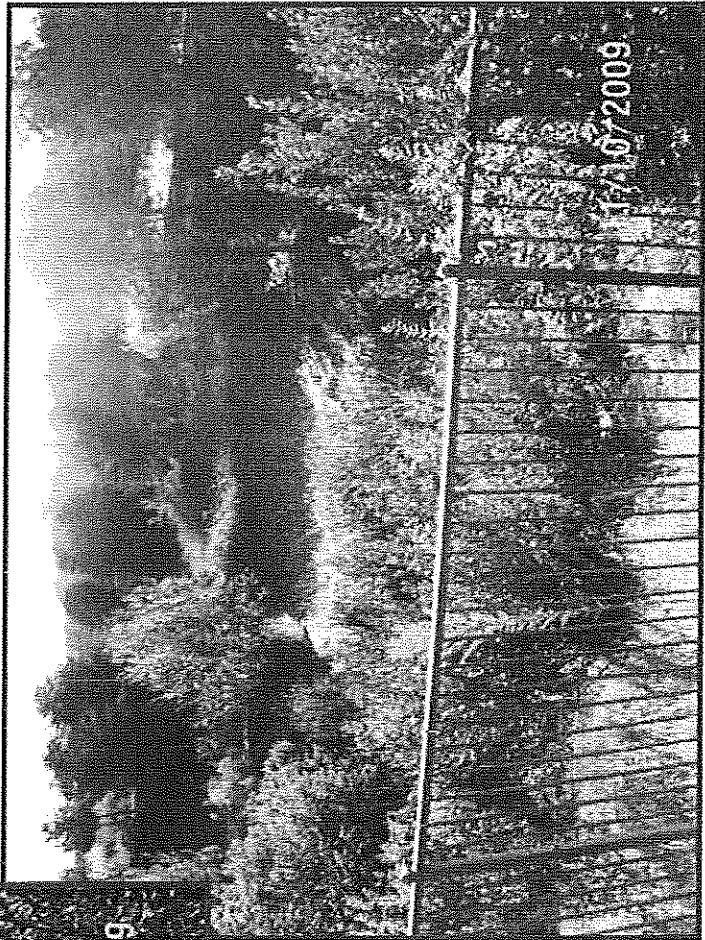


77-5057

July 6, 2009

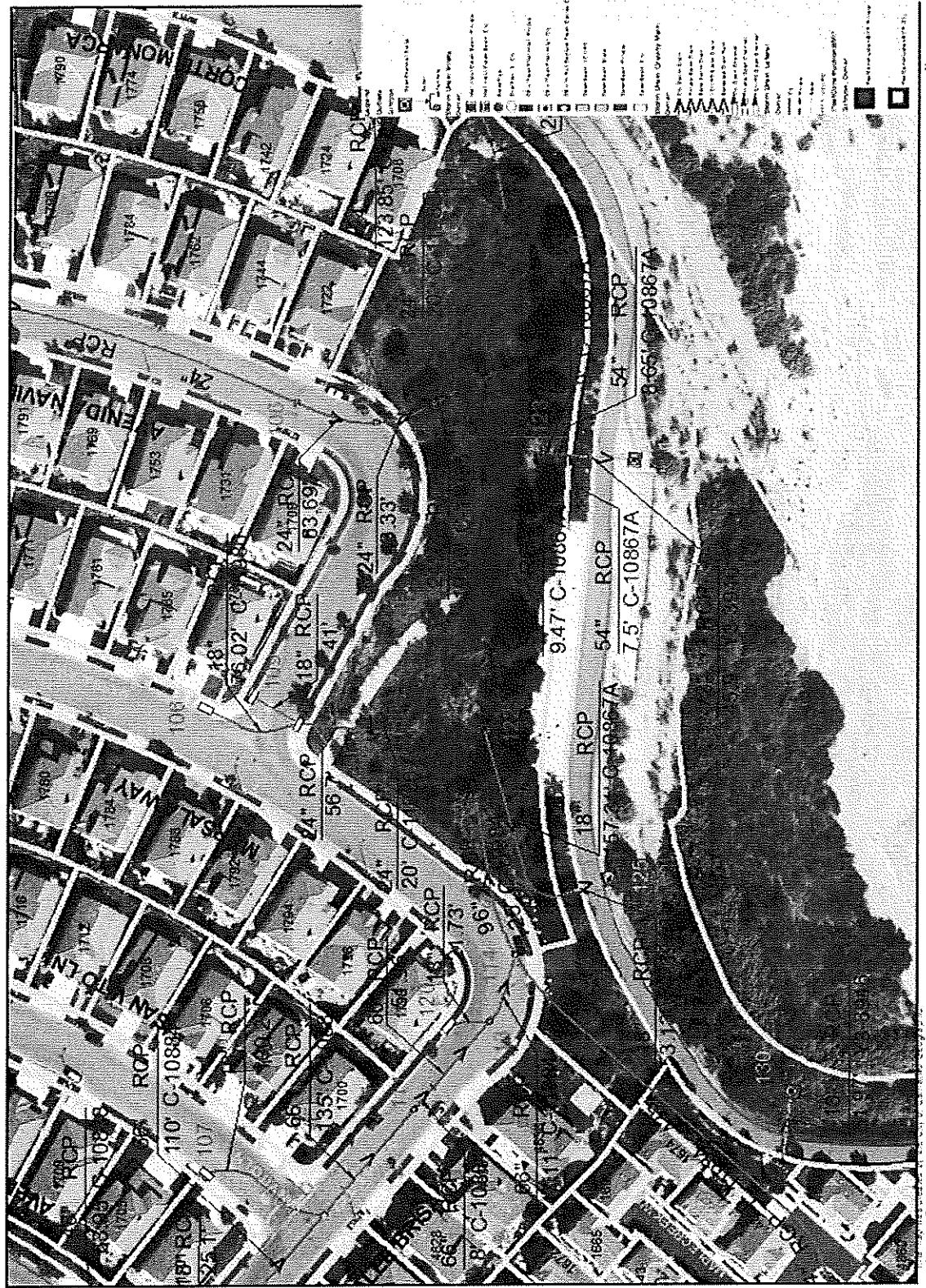


November 10, 2009



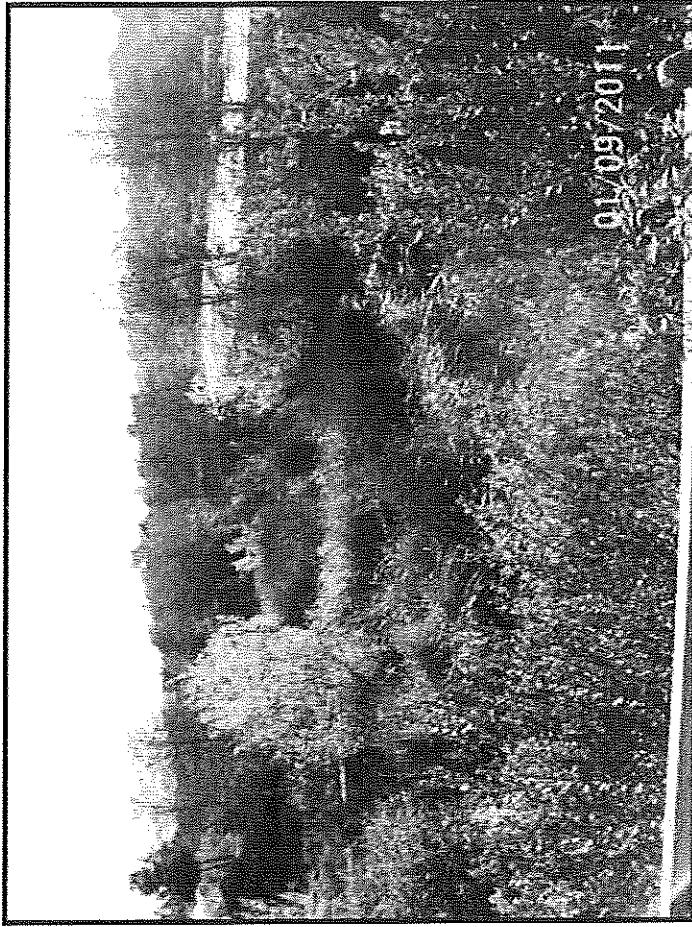
07/10/2009

T-5077

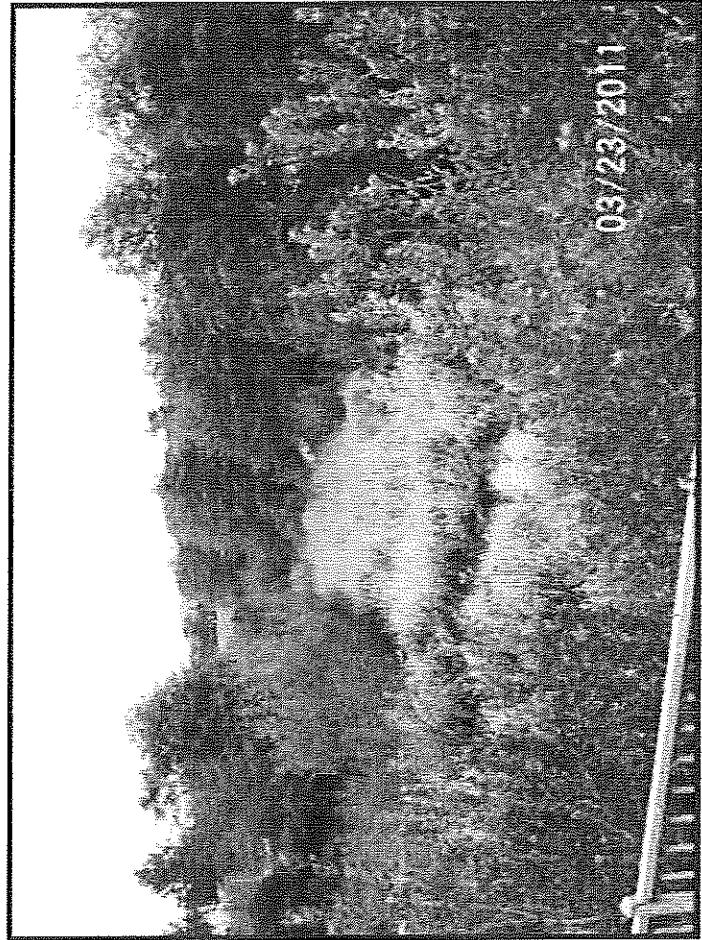


T-5077 Detention Basin
City of Camarillo (2010 Aerial)

January 9, 2011



March 23, 2011



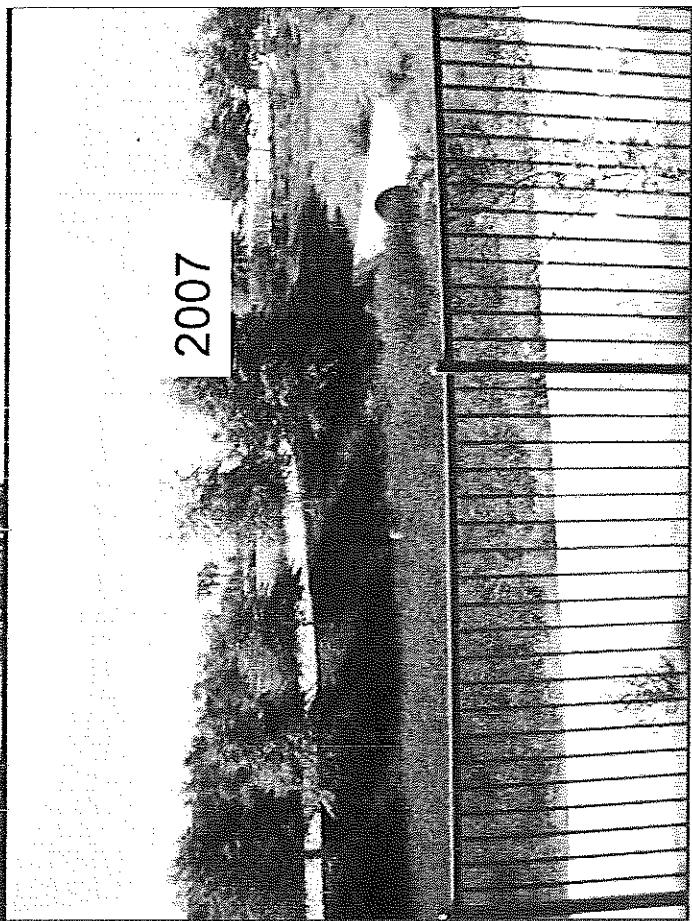
03/23/2011

T-5077

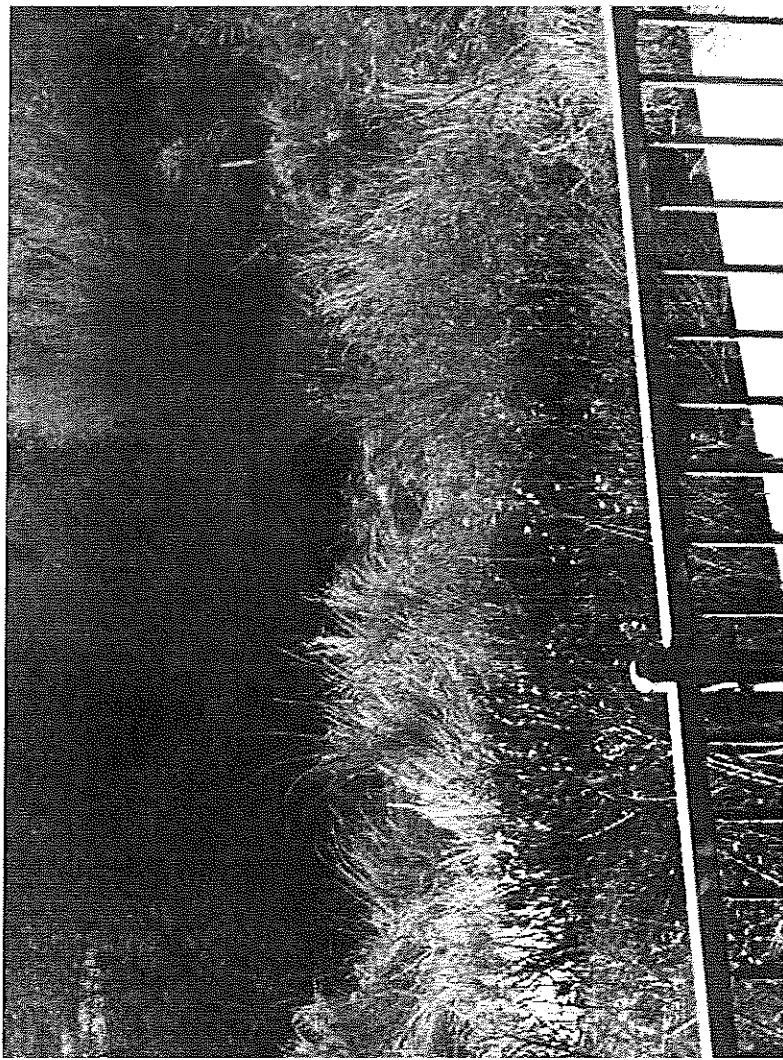


T-5077 Detention Basin
City of Camarillo (2013 Aerial)

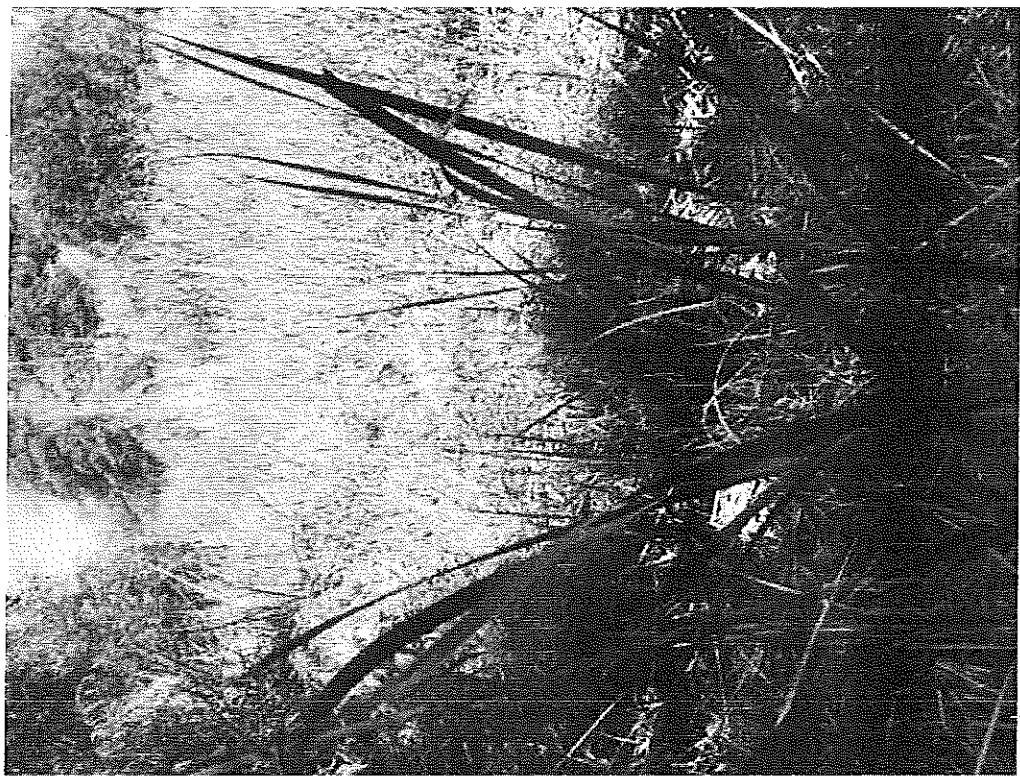
T-5077 (4/8/14)



February 4, 2014

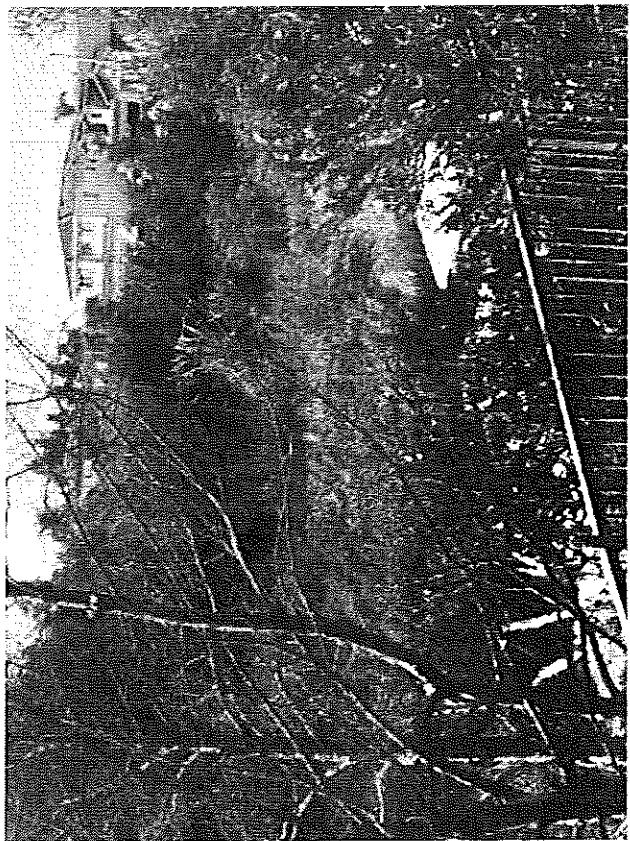
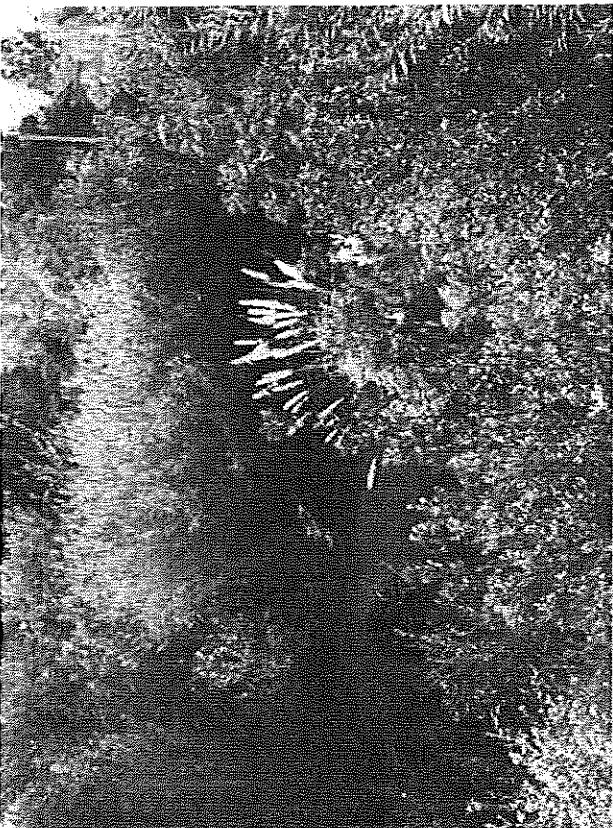
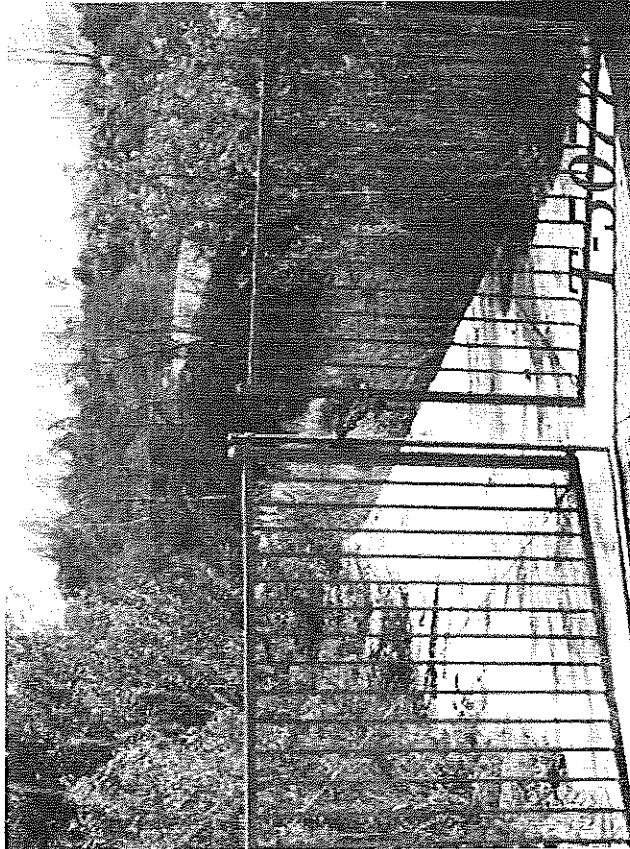


June 8, 2015



T-5077

November 2016



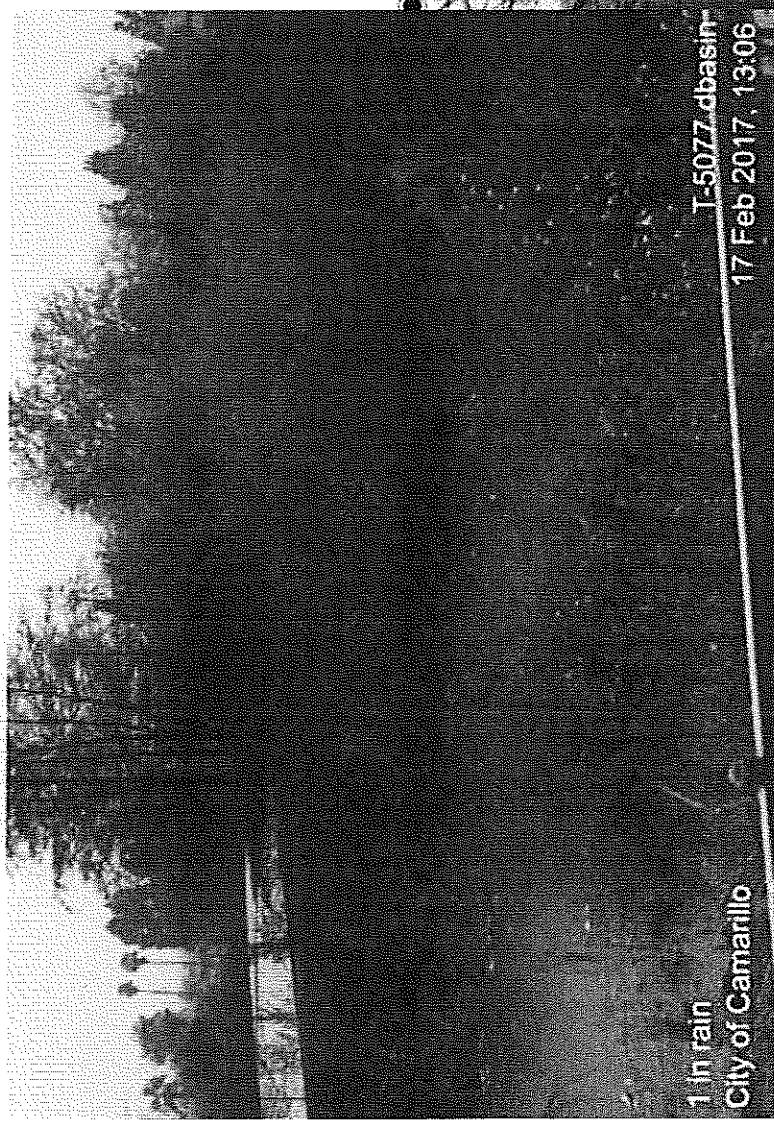
February 13, 2017



T-5077

February 17, 2017

● 228°SW (T) ● 34°13'48"N, 119°0'27"W ±16.4ft ▲ 207ft



1" rain
City of Camarillo



T-5077 dbasin
17 Feb 2017, 13:06

● 34°13'48"N, 119°0'27"W ±16.4ft ▲ 205ft

Tree damage

1 in rain
City of Camarillo

T-5077 dbasin
17 Feb 2017, 13:07

ENT