

City of Camarillo

*2023 General Plan
Annual Progress Report*



Department of Community Development

4/1/2024

TABLE OF CONTENT

INTRODUCTION.....	1
CAMARILLO URBAN RESTRICTION BOUNDARY (CURB).....	3
LAND USE ELEMENT.....	5
CIRCULATION ELEMENT	12
HOUSING ELEMENT	17
RECREATION ELEMENT.....	26
OPEN SPACE AND CONSERVATION ELEMENT	32
COMMUNITY DESIGN ELEMENT.....	35
SAFETY ELEMENT.....	42
NOISE ELEMENT	45

LIST OF TABLES

TABLE 1, GENERAL PLAN ELEMENTS	1
TABLE 2, COMMUNITY PLANS.....	2
TABLE 3, LAND AREA BY LAND USE CATEGORY.....	11
TABLE 4, 2021-2029 RHNA AND 2021-2029 HOUSING ELEMENT LAND INVENTORY.....	18
TABLE 5, 2021-2029 RHNA AND 2021-2029 PERMITTED UNITS	18
TABLE 6, 2021-2029 RHNA and 2021-2029 Built Units	19
TABLE 7, VENTURA COUNTY 2023 HOUSEHOLD INCOME LIMITS	19
TABLE 8, HOUSING DEVELOPMENT STATUS	20
TABLE 9, NEIGHBORHOOD PARKS	29
TABLE 10, COMMUNITY PARKS.....	30
TABLE 11, NOISE ELEMENT MEATURES FOR IMPLEMENTATION OF GOALS AND POLICIES	46

LIST OF FIGURES

FIGURE 1, LAND AREA BY LAND USE CATEGORY	10
FIGURE 2, 2023 POPULATION BY JURISDICTION WITHIN VENTURA COUNTY.....	22
FIGURE 3, 2023 DWELLING UNITS BY JURISDICTION WITHIN VENTURA COUNTY	23
FIGURE 4, 2023 HOUSEHOLD SIZE BY JURISDICTION WITHIN VENTURA COUNTY	24

ATTACHMENTS

- 1 - STATE OF CALIFORNIA, DEPARTMENT OF FINANCE, E-5 POPULATION AND HOUSING ESTIMATES FOR CITIES, COUNTIES AND THE STATE — JANUARY 1, 2021-2023
- 2 - CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DATA TABLES
- 3 - CAMARILLO DEPARTMENT OF COMMUNITY DEVELOPMENT MONTHLY REPORT, DECEMBER 2023
- 4 - SB 341 ANNUAL REPORT: CAMARILLO HOUSING SUCCESSOR REPORT FOR FY 2022-2023

Introduction

Government Code Section 65400 mandates that cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their governing bodies, the Governor's Office of Planning and Research (OPR), and the Housing and Community Development (HCD) by April 1 of each year.

In accordance with Government Code Section 65400, the City of Camarillo Community Development Department prepared the *2023 General Plan Annual Progress Report* ("annual report") to inform the public, the City Planning Commission, and the City Council of the achievements in implementing the General Plan. The City Council received and filed the annual report on March 13, 2024, and directed staff to forward the report to OPR and HCD.

The annual report describes the status of the City's General Plan and the City's progress in implementing the plan and associated elements from January 1, 2023, through December 31, 2023. It also describes the City's development activity and progress in meeting its share of regional housing needs allocation (RHNA) and removing governmental constraints to housing maintenance, improvement, and development.

As shown in Table 1, the General Plan includes nine elements, seven mandatory elements (with the mandatory Conservation and Open Space elements combined into one), and three optional elements. The City has also adopted ten community plans (Table 2) to help implement the adopted goals and policies of the General Plan.

Table 1 – General Plan Elements

Mandatory Elements	Year Adopted	Last Comprehensive Update
Land Use	1969	October 2003
Open Space and Conservation	1984	July 2006
Housing	1969 ¹	October 2022
Circulation	1984	April 2014
Noise	1970	September 2015
Safety	1989 ²	May 2013
Optional Elements		
C.U.R.B.	1998	November 2016
Recreation	1984	October 2002
Community Design	1984	June 2012

Source: City of Camarillo, Community Development Department

¹ 2021-2029 Housing Element Update was adopted by City Council on 10/12/2022 and certified by HCD on April 14, 2023.

² The safety element is currently being updated as required by SB 379 and it is expected that it will be adopted in the 1st Quarter of 2025.

Table 2 – Community Plans

Community Plans	Year Adopted	Last Comprehensive Update
Airport North Specific Plan	1986	November 2023
Camarillo Commons Specific Plan	2007	N/A
Civic Center	1976	N/A
Dawson Drive Area Concepts	2010	August 2016
Koll Leonard	1985	March 1991
Pitts Ranch	1989	August 1997
Prado De Las Posas	1995	August 2005
Rancho Calleguas	1988	N/A
Springville Specific Plan	2008	November 2020
Village at the Park Specific Plan	2001	2013

CAMARILLO URBAN RESTRICTION BOUNDARY (CURB)

Introduction

The unique character of the City and the quality of life of City residents depends on the protection of a substantial amount of open space, natural resources, and agricultural fields. The Camarillo Urban Restriction Boundary (CURB) around the City promotes the formation and continuation of a cohesive community by defining boundaries and helping to prevent urban sprawl. Such a boundary also promotes efficient municipal services and facilities by confining urban development to defined development areas.

The CURB generally restricts the City of Camarillo from allowing any development that would require the expansion or creation of community sewers, result in the creation of residential lots less than 10 acres, or result in the establishment of non-agricultural or mineral production-related commercial or industrial uses outside of the boundary designated by the CURB line. The CURB includes certain exemptions for roadways, water facilities, public schools, public parks, or other governmental facilities, and development projects with a vested right.

On November 3, 1998, Camarillo voters approved an initiative measure establishing the CURB, entitled the Save Open-Space and Agricultural Resources (SOAR) measure limiting development outside of the CURB. The measure and its substantive provisions as adopted by the voters in 1998 were inserted as Chapter 3.0 of the General Plan. The CURB Ordinance was set to expire on December 31, 2020.

At the November 8, 2016, General Municipal Election, the City of Camarillo Measure J - Ordinance No. 1134, was passed by the voters of the City of Camarillo. The ordinance, known as Camarillo 2050 Save Open Space and Agricultural Resources (SOAR) Land Use Voter Participation General Plan Amendment, amended the General Plan, Chapter 3 – CURB, to add development restrictions within an area designated *Conejo Creek Voter Participation Area*, and to extend the life of development restrictions outside of CURB to December 31, 2050. *Conejo Creek Voter Participation Area* has been identified as a particularly sensitive area on the southeasterly edge of the City of Camarillo and calls for voter participation in most decisions.

Implementation

The CURB is established coterminous with, and in the same location as, the Sphere of Influence line established by the Local Agency Formation Commission (LAFCo), as it existed as of January 1, 1998, except that the CURB line additionally encompasses:

- That certain parcel of 135.2 acres immediately outside the western edge of the influence line south of the U.S. Highway 101/Ventura Freeway, easterly of, and at the intersection of Central Avenue, and easterly of the Greenbelt line in that general location, currently designated commercial/office/research and development on the General Plan Map.

- That certain parcel of approximately 300 acres immediately outside of the City's Sphere of Influence line that is located south of Pleasant Valley Road, east of Calleguas Creek, north of the westerly extension of Howard Road, and west of Pancho Road.

Until December 31, 2050, the City will restrict urban services and urbanized uses of land to within the CURB, except for the purpose of completing roadways designated in the Circulation Element of the General Plan, construction of public water or sewer facilities, additions to public schools already in existence or new public schools deemed necessary and appropriate by the state, public parks, or other governmental facilities.

The CURB may not be amended, altered, revoked, or otherwise changed prior to December 31, 2050, except by the vote of the people, or by the City Council, pursuant to the procedures set forth in Chapter III Section V, of the General Plan.

LAND USE ELEMENT

Introduction

Land Use Element identifies the classifications of land within the city and includes definitions, principles, and proposals for each land use classification. The purpose of the Land Use Element is to establish a pattern for compatible land uses and to guide future development. The location and generalized boundaries for each land use classification are shown on a General Plan Land Use Map. The City Council originally adopted the element in 1969, and the last comprehensive update was adopted on October 8, 2003.

General Plan Amendment (GPA) Referrals

Each year, at its first meeting in April, the City Council considers requests for amendments to the City's General Plan Land Use Element. If approved, the requests are referred for study and possible future consideration for a GPA. The City Council has full discretion to either refer the request for further study or decline to refer the request, thus denying the applicant's request to submit an application for a General Plan Amendment.

In 2023, the City Council held two triennial reviews in accordance with the City's GPA referral policy. The City Council allowed the referral to remain in place for Roadrunner Shuttle and Limousine to redesignate 4.03 acres of land, at the terminus of South Glenn Drive, from Agriculture to Industrial. The City Council rescinded the referral for NUWI Camarillo, LLC to redesignate the current Quasi-Public designation to Low-Medium Density Residential (10 dwelling units per acre maximum), on approximately 31 acres located over a portion of the existing Camarillo Springs Golf Course. The remaining 151 acres of the golf course property would remain as Quasi-Public for golf course use. The Camarillo Springs golf course property is generally located south of Ridgeview Street and Adohr Lane, east and west of Camarillo Springs Road.

General Plan Amendments (GPA)

On April 14, 2023, the City Council approved a City-Initiated General Plan Amendment (GPA 2019-2) to change the General Plan Land Use designation from General Commercial to Commercial Mixed-Use to accommodate the future development of the subject site for a mixed-use project, on a vacant .36 acre site addressed 248, 262, 268, and 276 Arneill Road, located on the east side of Arneill Road between the Brake Masters at 238 Arneill Road and Jiffy Lube at 274 Arneill Road, just north of the 101 Freeway.

On November 8, 2023, the City Council approved a General Plan Amendment (GPA 2019-1) requested by Dennis Hardgrave on behalf of the property owner to change the Land Use Element designation from General Commercial to Industrial (R&D) for 26.1 acres located south of the U.S. 101 Freeway, west of Springville Drive, north of the Camarillo Airport, and just east of West Ventura Boulevard.

Specific Plan Amendments

On November 8, 2023, the City Council approved a Specific Plan Amendment to the Airport North Specific Plan requested by Dennis Hardgrave on behalf of the property owner to change the land use designation from Commercial to Industrial for 26.1 acres located south of the U.S. 101 Freeway, west of Springville Drive, north of the Camarillo Airport, and just east of West Ventura Boulevard.

Change of Zone (CZ)

On April 26, 2023, the City Council approved a Change of Zone (CZ-329) to change the zoning designation from Commercial Planned Development to Village Commercial Mixed-Use for a vacant .36 acre site addressed 248, 262, 268, and 276 Arneill Road, located on the east side of Arneill Road between the Brake Masters at 238 Arneill Road and Jiffy Lube at 274 Arneill Road to enable a future mixed use project.

On December 13, 2023, the City Council approved a Change of Zone (CZ-335) requested by Dennis Hardgrave on behalf of the property owner to change the zoning designation from Commercial Planned Development (CPD) to Limited Manufacturing (LM) for approximately 26 acres of real property located immediately south of the U.S. 101 Freeway, west of Springville Drive, north of the Camarillo Airport, and east of West Ventura Boulevard.

Zoning Ordinance Amendments

In 2023, the City of Camarillo City Council approved seven ordinance amendments to Title 19-Zoning of the Camarillo Municipal Code, as follows:

- On January 25, 2023, the City Council adopted Ordinance 2004 amending the Camarillo Municipal Code to establish updated lighting regulations in relation to exterior lighting.
- On April 12, 2023, the City Council adopted Ordinance 2007 amending the Camarillo Municipal Code to support the growth of advanced technology and life science industries by easing various land use restrictions related to parking, screening of mechanical equipment, and other requirements.
- On April 12, 2023, the City Council adopted Ordinance 2008 amending the Camarillo Municipal Code to implement state law related to Employee Housing, Supportive Housing, Low Barrier Navigation Centers, and Emergency Shelters.
- On April 12, 2023, the City Council adopted Ordinance 2009 amending the Camarillo Municipal Code to add a By-Right Overlay Zone allowing ministerial approval of residential development that includes affordable housing to lower income households on certain real property identified in the 2021-2029 Housing Element and one adjacent lot.
- On July 26, 2023, the City Council adopted Ordinance 2013 amending the Camarillo Municipal Code regarding rules pertaining to self-storage facilities and the allowed zones for that use.
- On November 8, 2023, the City Council adopted Ordinance 2014 amending the Camarillo Municipal Code to implement state law related to medicinal cannabis.
- On December 13, 2023, the City Council adopted Ordinance 2016 amending the Camarillo

Municipal Code to streamline the current Home Occupation Permit process.

Land Use Element Goals and Implementation Residential Land Uses

Goal: To continually improve the areas as places for living by ensuring that those portions of the City, which are best suited for residential uses, will be developed and preserved as healthful, safe, pleasant, and attractive neighborhoods, where all citizens are served by a full range of appropriate community facilities.

Implementation: The City of Camarillo reviews all residential projects for consistency with the General Plan, provides conditions of approval, and completes project compliance activities to ensure that project conditions and the goals of the General Plan are met. The City reviews all residential projects of five or more dwelling units through the Residential Development Evaluation process. Typically, allocation awards are granted for 400 units per year to projects that meet the evaluation criteria with exemptions allowed for low-income units. The Housing Crisis Act (SB330) became effective January 1, 2020, and prevents the City from enforcing the allocation ordinance until January 1, 2025. SB 8 extended the temporary prohibition for an additional 5-year period, concluding on January 1, 2030.

In 2023 the Planning Commission approved a 9-unit mixed use-development(CUP-400) on June 6, 2023 with all 9 of the units reserved for very-low income households on a vacant .36 acre site addressed 248, 262, 268, and 276 Arneill Road, located on the east side of Arneill Road between the Brake Masters at 238 Arneill Road and Jiffy Lube at 274 Arneill Road, just north of the 101 Freeway.

A detailed list and a location map of current residential projects are included in Attachment 3 – Department of Community Development Monthly Report, December 2023. Further discussion of the projects is discussed in the Housing Element section of this report.

Commercial Land Uses

Goal: The general placement and massing of commercial structures should consider the area and scale of the City and promote quality design in keeping with the community environment. The commercial areas of the City include the business district along Ventura Boulevard, community shopping centers along Carmen Drive, Las Posas Road, Mission Oaks Boulevard, and Arneill Road, several neighborhood convenience centers, the highway-oriented uses along the freeway, and all other commercial and business areas of the City of Camarillo.

Implementation: The City of Camarillo reviews all commercial projects for consistency with the General Plan, provides conditions of approval, and completes project compliance activities to ensure that project conditions and the goals of the General Plan are met. In 2023, 6 Commercial entitlements were approved by the Planning Commission, as shown below in the table below.

Project	Description	Approved
CUP-424, CPD-253M(1)	A 482-square-foot first and second floor addition, 85-square-foot trash enclosure, 466-square-foot outdoor patio area and exterior façade modifications, located at 2227 Ventura Boulevard, on a 2,995-square-foot parcel.	March 14, 2023
CUP-371M(1), Village Greens Market	A modification of a previously approved Conditional Use Permit related to the off-sale of alcoholic beverages on a 1,250-square-foot commercial Suite F of a 0.91-acre shopping center located at 795 Camarillo Springs Road.	June 6, 2023
CUP-400, Arneill Road Mixed Use	Mixed-use development consisting of nine (9) multi-family residential units and 500 square feet of commercial space in two buildings on a vacant .36 acre site addressed 248, 262, 268, and 276 Arneill Road, located on the east side of Arneill Road between the Brake Masters at 238 Arneill Road and Jiffy Lube at 274 Arneill Road.	June 6, 2023
CPD-254, Chick Fil A	A new 5,150-square-foot fast-food restaurant on a .39 acre lot, located at 670 Ventura Boulevard.	August 15, 2023
CPD-36M(1), Arneill Pharmacy	A modification to a Commercial Planned Development (CPD-36M(1)) for a new 1,650-square-foot second-story addition, exterior remodel, and interior tenant improvement to convert an existing vacant medical office into a delivery-only pharmacy and office suites located at 195 and 197 Arneill Road on a .31 acre site.	September 19, 2023
CUP-422, CPD-226M(5), Costco	A modification to Commercial Planned Development permit (CPD-226) for the development of approximately 20 acres into a 163,397-square-foot retail warehouse and the construction of a free-standing fuel facility and approval for the off-sales of alcoholic beverages on 20 acres located south of U.S. 101, north of West Ventura Boulevard, approximately 980 feet east of Springville Drive, and west of Home Depot.	December 5, 2023

A detailed list and a location map of current commercial projects is included in Attachment 3 – Department of Community Development Monthly Report, December 2023.

Industrial Land Uses

Goal: The goals, which were developed and adopted by the City Council, indicated the desire that all industrial proposals be analyzed and based primarily on existing and projected demand

for industrial land and environmental considerations.

Implementation: The City of Camarillo reviews all industrial projects for consistency with the General Plan, provides conditions of approval, and completes project compliance activities to ensure that project conditions and the goals of the General Plan are met. In 2023, three new industrial projects were approved by the Planning Commission, as shown in the table below.

Project	Description	Approved
IPD-405, CUP-419, Calle Tecate	Construct a new 62,777-square-foot industrial building with a 6,029-square-foot mezzanine and a Conditional Use Permit (CUP-419) to allow an increase in the maximum building height allowed in the zone of 40 feet, to a proposed building height of 46 feet, on a 3.92-acre parcel located at 3400 Calle Tecate.	April 18, 2023
IPD-249M(1), CUP-427, 805 Foundry	Expand an existing 17,854-square-foot, two-story building, to a 24,842-square-foot three-story building, along with a request for a 10% parking reduction and allow a bona fide food establishment (restaurant) and a craft distillery on a 48,352-square-foot parcel, located at 900 Avenida Acaso.	September 19, 2023
IPD-409, D-G Acquisition	Construct a four-unit industrial business park consisting of a total of 39,411 square feet of industrial space on four lots comprising a total of 2.8 acres at the terminus of Cortez Court.	December 5, 2023

A detailed list and a location map of current industrial projects are included in Attachment 3 – Department of Community Development Monthly Report, December 2023.

Public Land Uses

Goal: In order to assist in the implementation of the Land Use Element, the following general principles are established for public uses: locate facilities where they provide maximum service with the greatest efficiency; utilize public funds with care to assure the maximum service for the tax dollar; welcome cooperation from the private sector in all community enterprises; whenever possible and feasible, attempt to secure state and federal assistance in the development of public uses.

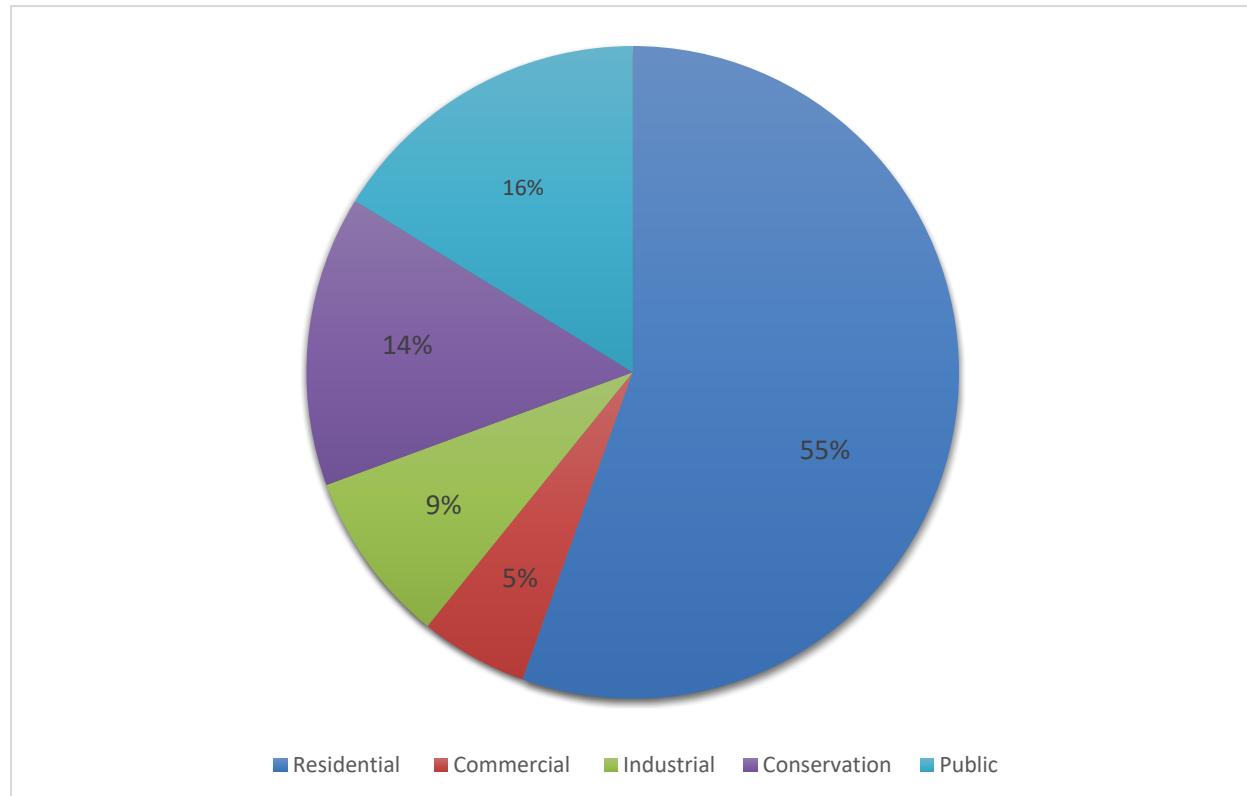
Implementation: The City of Camarillo reviews all public-use projects for consistency with the General Plan, provides conditions of approval, and completes project compliance activities to ensure that project conditions and the goals of the General Plan are met. In 2023 there were no public land use projects approved.

A detailed list and a location map of current institutional projects are included in Attachment 3 – Department of Community Development Monthly Report, December 2023.

Land Area by Land Use Category

The City's General Plan includes various residential, commercial, industrial, conservation, and public land use categories. As shown below in Figure 1 and Table 3- Land Area by Land Use Category, approximately 56 percent of the City's land is designated for residential uses, 16 percent for public uses, 14 percent for conservation uses, 9 percent for industrial uses, and 5 percent for the commercial uses.

Figure 1 – Land Area by Land Use Category



Source: City of Camarillo, GIS and Community Development Department (February 2023)

Table 3 – Land Area by Land Use Category

Category	General Plan Areas	Acres	Percent
Residential		6,430	55.6%
	Rural Density	1,952	16.8%
	Low Density	2,706	23.4%
	Low-Medium Density	1,109	9.6%
	Medium Density	207	1.8%
	High Density	308	2.7%
	Mobile Home	148	1.3%
Commercial		592	5.1%
	General Commercial	465	4.0%
	Office	67	0.6%
	Commercial Mixed-Use	60	0.5%
Industrial		1019	8.8%
	Industrial	846	7.3%
	Industrial/Commercial	4	0%
	Research and Development	169	1.5%
Conservation		1,668	14.4%
	Agriculture	1,152	9.9%
	Natural Open Space	518	4.5%
	Urban Reserve	0	0%
Public		1898	16.1%
	Public	740	6.4%
	Institutional/Semi-Public	2	0%
	Mini Park	3	0%
	Neighborhood Park	93	0.8%
	Community Park	97	0.8%
	City-Wide Park	59	0.5%
	Special Use Park	4	0%
	Elementary School	91	0.8%
	Middle School	52	0.4%
	High School	89	0.8%
	Quasi-Public/Utility	328	2.8%
	Historic Site	11	0.1%
	Waterway Linkage	310	2.7%
Subtotal		11,588	100%
Major Streets		1,033	
TOTAL		12,621	

Source: City of Camarillo, GIS and Community Development Department (February 2023)

CIRCULATION ELEMENT

Introduction

The Circulation Element serves as a guide for the implementation of street circulation systems within the City, includes design criteria for various classifications of streets, and includes a bikeway plan for recreation or commuter use. The Circulation Element complies with Assembly Bill (AB) 1358: The California Complete Streets Act, which requires the City to plan for the development of a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways. The City Council originally adopted the element on June 27, 1984, and the last comprehensive update was adopted on April 23, 2014.

Review of Goals and Objectives

Together, these parts form the blueprint for the development of the City. The goals of the Circulation Element emphasize providing a balanced, multimodal transportation network that prioritizes the safety and needs of all users, regardless of their mode of travel. This includes pedestrians, bicyclists, motorists, public transit riders, individuals with disabilities, employees and seniors. The over-arching statements that express community values and the desired outcomes are based on these goals. The objectives and policies provide measurable strategies by which to achieve these goals.

Roadway Network

Goal 1: Correlate the City's circulation system with the policies of the General Plan Land Use Element.

Goal 2: Promote a well-balanced, connected, economically-feasible and -sustainable, and multimodal transportation system that provides for safe and efficient movement on well-maintained roads, while meeting the needs of Camarillo residents, businesses, employees, visitors, special needs populations, and the elderly.

Goal 3: Provide a transportation system that is coordinated with regional agencies and encompasses a variety of transportation modes.

Goal 4: Provide adequate parking that is attractive, convenient, efficient, with appropriate capacity without overshadowing the uses which the parking supports.

Pedestrian and Bicycle Circulation

Goal 5: Provide a citywide system of safe, efficient, and attractive bicycle and pedestrian routes for commuter, school, and recreational use.

Public Transportation

Goal 6: Maintain a safe and efficient public transportation network that provides mobility to all City residents and employees as an alternative to automobile travel.

Aviation, Rail, and Goods Movement

Goal 7: Maintain and ensure land use compatibility with the Camarillo Airport.

Goal 8: Provide for the safe and efficient movement of goods.

Goal 9: Promote railroad safety.

Utilities

Goal 10: Provide safe, reliable, and efficient utility service, while minimizing utility impacts and hazards.

Public Transit

Camarillo residents have three public transit services at their disposal, including fixed routes, Dial-a-Ride (DAR), and VCTC Intercity service. The Camarillo Area Transit (CAT) is a low-cost and convenient service that provides two fixed routes and Dial-a-Ride service. VCTC Intercity is a countywide service, which connects Camarillo with Thousand Oaks, Oxnard, Ventura, Simi Valley, Moorpark, and California State University-Channel Islands.

The City operates two, fixed-route bus services, the Fixed Route, the Camarillo Trolley Service, and a citywide origin-to-destination Dial-a-Ride service. The Dial-a-Ride service is available to all residents. Both services charge a nominal fee for transportation. The City's Dial-a-Ride service typically requires that trips be scheduled the day before a trip is desired. Same-day service can be requested but cannot be guaranteed as it is dependent on vehicle availability and scheduling. Regional Dial-A-Ride (travel to Simi Valley, Moorpark, Thousand Oaks and a Gold Coast Transit transfer point in Oxnard is available to passengers 65 and older and passengers with an Americans with Disabilities Act (ADA) card.

Fixed Route

The Fixed Route services Leisure Village, Pleasant Valley Hospital, Camarillo Library, and Community Center Park with convenient stops in between. The fixed route operates Monday

through Friday, 8 a.m. to 4:30 p.m. The City utilizes Syncromatics (provided by VCTC) to track City buses.



Camarillo Trolley Service

The Camarillo Trolley Service services the Old Town Camarillo area and provides connections to various shopping centers in town. The Camarillo Trolley operates Sunday through Thursday, from 10 a.m. to 6 p.m.; and on Friday and Saturday, from 10 a.m. to 9 p.m. The Trolley starts at the

Metrolink train station, runs west on Daily Drive, turns south onto Las Posas Road, and turns east on Ventura Boulevard, before returning to the Metrolink station. The buses stop at shopping centers along the route on a 30-minute schedule. Riders can also flag down the buses to board

anywhere along the route.

Freeway

The U.S. Highway 101/Ventura Freeway bisects the City and runs east/west. There are eight freeway interchanges located in Camarillo, from Camarillo Springs Road at the east end to Central Avenue at the west end.



Air Transportation

Adopted in July 2000, the Airport Comprehensive Land Use Plan for Ventura County is intended to protect and promote the safety and welfare of residents near the military and public-use airports in the County, as well as airport users, while promoting the continued operation of those airports. Specifically, the plan seeks to protect the public from the adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. Projects are reviewed for consistency with the Airport Comprehensive Land Use Plan, prior to review by the Planning Commission and/or City Council.



Rail Transportation

The City of Camarillo has a Metrolink rail station, located on the east side of Lewis Road at Ventura Boulevard, which extends north beneath the U.S. Highway 101/Ventura Freeway to Daily Drive. The parking lot and station include decorative public improvements, such as landscaping and lighting that complement the Camarillo Old Town area. The station also has

murals, which were installed on freeway-support columns. In keeping with the City's General Plan designation of the site as a transit center, the area also serves as a Ventura County Transit bus stop/Park-and-Ride for the California State University – Channel Islands (CSUCI) campus.

Streets

The Public Works Department routinely maintains the public roadways through regular repairs and overlays. Annual overlays and slurry seals are completed based on the five-year Pavement Management Plan.

Parking

The City continues to require developments to provide adequate on-site parking according to adopted standards. Updated parking provisions and standards were adopted by the City Council in 2010. The off-street parking requirements for guest parking in townhouse, condominium or other multifamily ownership projects was amended in 2015.

Walkways

As part of the Circulation Element, a complete system of pedestrian walkways has been established, and all projects are required to provide walkways to serve the needs of the development.

The Circulation Element emphasizes providing a balanced, multimodal, transportation network that meets the needs of all users, including pedestrians of all ages and abilities. The design of complete streets emphasizes the balance between multiple functions and users of the street while enhancing the character of the community. Policies include providing for streetscapes that present an aesthetically pleasing appearance and promote ease of use for pedestrians while ensuring public safety.

Bikeways

The City has adopted a Bikeways Master Plan and continues to improve and expand bikeways around the City.

The Circulation Element shows new bikeways that have been completed since the last adopted Circulation Element and includes areas through Village at the Park, along Calleguas Creek, and Ponderosa Drive, west of Las



Posas Road. The updated map added the different bikeway classifications for Class I (separated from the street), Class II (striped lane on the street), Class III (shared roadways with signage), Shoulder Routes (shared roadways that are not signed), and Future Bikeways.

Improvement plans for the Class I bikeway from Springville Drive to Central Avenue that will be constructed along the future berm parallel to the U.S. 101 is currently in plan check. Construction will be completed as part of the Lennar Homes development in Springville.

Ramp and bike trail improvements at various locations in the City were approved as part of the 2021-2026 Five-Year CIP to improve pedestrian safety and implementation of the Bikeway Master Plan and the General Plan Circulation Element.

HOUSING ELEMENT

Introduction

Housing Element addresses housing needs, types, quantity, and distribution in the City. The City Council adopted the current element (2021 to 2029) on October 12, 2022. The City's 2021-2029 Housing Element was certified by HCD on April 14, 2023.

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code §65302(c)*). The Element is required to consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. It is also required to identify adequate sites for housing and to make adequate provisions for the existing and projected needs of all economic segments of the community (*§65583*).

The guidelines adopted by the Department of Housing and Community Development (HCD) are also to be considered in the preparation of the Element (*§65585*). Periodic review of the Element is required to evaluate: (1) the appropriateness of its goals, objectives, and policies in contributing to the attainment of the state housing goals; (2) its effectiveness in attaining the City's housing goals and objectives; and (3) the progress of its implementation (*§65588*).

Regional Housing Needs Assessment (RHNA)

Regional Housing Needs Assessment (RHNA) is a state-mandated process to identify the total number of housing units by affordability level that each jurisdiction must accommodate in its Housing Element. As part of this process, the California Department of Housing and Community Development (HCD) projects the total housing need during a Housing Element cycle by region. The Regional Council of Southern California Association of Governments (SCAG) must then develop a methodology to distribute this need to local governments.

On March 4, 2021, SCAG adopted the final allocation for the 6th cycle RHNA allocation plan which covers the planning period October 2021 through October 2029. The plan was amended on July 1, 2021. The final RHNA Allocation Plan identifies the City's RHNA allocation of 1,376 housing units distributed among very low-, low-, moderate- and above moderate-income categories. These numbers have been integrated into the Housing Element.

To comply with State law, the City's adopted 2021-2029 Housing Element provides a land inventory of sites within the City that are zoned for and are appropriate for residential development. Based on the allowed density on each site, the land inventory specifies the number of units each site can accommodate by income category. Table 4 shows the number of units that are required in the 6th RHNA cycle by income category.

Table 4 – 2021-2029 RHNA and 2021-2029 Housing Element Land Inventory

Income Category	RHNA (units)	Land Inventory (units)
Low/Very Low	597	689
Moderate	271	548
Above Moderate	508	663
Total	1,376	1,900

Source: 2021-2029 Housing Element, City of Camarillo, Community Development Department

The City is required to demonstrate that it has sufficient sites that are zoned for and are appropriate for residential units to meet its RHNA allocation. The City is not required to achieve construction of these units as the market conditions are the primary factor in product type and the volume of construction. However, HCD uses RHNA as the housing production goal and reviews the City's housing production relative to the City's RHNA. Tables 5 and 6 show the City's housing production compared to the City's RHNA allocation for the start of the 6th Cycle.

Housing Production / RHNA Progress

Building Permits Issued

Table 5 demonstrates the number of residential units permitted thus far in the 6th RHNA cycle. As the current cycle has just begun, limited data is available. The sixth cycle Housing Element covers a planning period of October 15, 2021, through October 15, 2029, however, the RHNA planning period for this Housing Element begins June 30, 2021, and runs through October 15, 2029. Housing units constructed or permitted prior to July 1, 2021, are therefore not included. As discussed in the section above, the City is not required to produce the number of units per RHNA allocation, however, RHNA is used as a housing production goal.

Table 5 – 2021-2029 RHNA and 2021-2029 Permitted Units

Income Category	RHNA	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total	% of RHNA
Very Low/ Low	597	0	0	59	0	0	0	0	0	0	59	9.9%
Moderate	271	0	24	30	0	0	0	0	0	0	54	19.9%
Above Moderate	508	1	20	5	0	0	0	0	0	0	26	5.1%
Total	1,376	1	44	94	0	0	0	0	0	0	139	10.1%

Source: 2021-2029 Housing Element, City of Camarillo, Community Development Department; City of Camarillo, Building and Safety Department.

Units Built

Table 6 demonstrates the number of residential units built thus far (i.e., finalized permits) in the 6th

RHNA cycle. As discussed in the section above, the City is not required to produce the number of units per RHNA allocation, however, RHNA is used as a housing production goal.

Table 6– 2021-2029 RHNA and 2021-2029 Built Units

Income Category	RHNA	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total	% of RHNA
Very Low/Low	597	0	0	0	0	0	0	0	0	0	0	0
Moderate	271	3	18	29	0	0	0	0	0	0	50	18.5%
Above Moderate	508	47	131	31	0	0	0	0	0	0	209	41.1%
Total	1,376	50	149	60	0	0	0	0	0	0	259	18.8%

Source: 2021-2029 Housing Element, City of Camarillo, Community Development Department; City of Camarillo, Building and Safety Department.

Affordable Housing Income Categories and Income Limits

For purposes of this annual progress report, affordable housing is divided into four household income categories: very low, low, moderate, and above moderate. The 2023 Ventura County household income limits by income category are shown in Table 7.

Table 7 – Ventura County 2023 Household Income Limits

Income Category	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person
Area Median Income (AMI)	86,450	98,800	111,150	123,500	133,400	143,250
Very Low (50% of AMI)	46,500	53,150	59,800	66,400	71,750	77,050
Low (80% of AMI)	74,400	85,000	95,650	106,250	114,750	123,250
Moderate (120% of AMI)	103,750	118,550	133,400	148,200	160,050	171,900

Source: California Department of Housing and Community Development, State Income Limits for 2023 Memorandum (June 6, 2023).

Approved Residential Development

In December 2023, five projects were under construction, three projects were approved but no grading or building permits have been issued, and four projects were pending approval of entitlements, as summarized in Table 8 below. Attachment 3 – Department of Community Development Monthly Report, December 2023, provides additional detail and a location map for each of these residential projects.

Table 8 – Housing Development Status

Development Applications	General Location	Status	Comments
Lennar Homes - RPD-195	Northwest corner of US 101 and Springville Dr (Springville)	Under Construction	Single family detached housing, 159 units
Hiji Investment Co. – CUP-307M(2)	Between Village at the Park Dr and Westpark Ct (Village at the Park)	Pending	Mixed-Use rental, 10 units
Camino Ruiz – RPD-201	Southeast corner of Camino Ruiz and Verdugo Way	Under Construction	385 rental apartments (20 very low and 20 moderate income)
Agbelusi – CUP-391	99 South Glenn Dr	Approved	Mixed use, 12 rental units (2 very low)
Palmera – RPD-196	Northeast corner of Pleasant Valley and Lewis Roads	Under Construction	285 for sale Townhomes (29 moderate income units)
Camarillo Village Homes - CUP-369	Northeast corner of Pleasant Valley and Lewis Roads	Under Construction	24 mixed-use rental apartments (3 low income)
Area Housing Authority Barry Street – RPD-205	2800 Barry St	Under Construction	60 rental apartments and 8 for-sale condo units (67 affordable units)
Arneill Mixed Use – CUP-400	246, 262, 268, 276 Arneill Rd	Approved	Mixed-use apartments (9 very low-income)
Harris – LD-547	111 Mission Dr	Pending	Lot split of single lot into two separate lots
Finnerty - RPD-206	Southwest corner of Petit and Camarillo Streets	Approved	1,594 sq. ft. two-story single-family home
Camarillo Mobile Home Estates Expansion- CUP-4M(5)	236 Hughes Dr	Pending	Camarillo Mobile Home Estates 40-unit expansion
Wickford – RPD-207	Northwest terminus of Wickford Place	Pending	Wickford Homes, 36-units

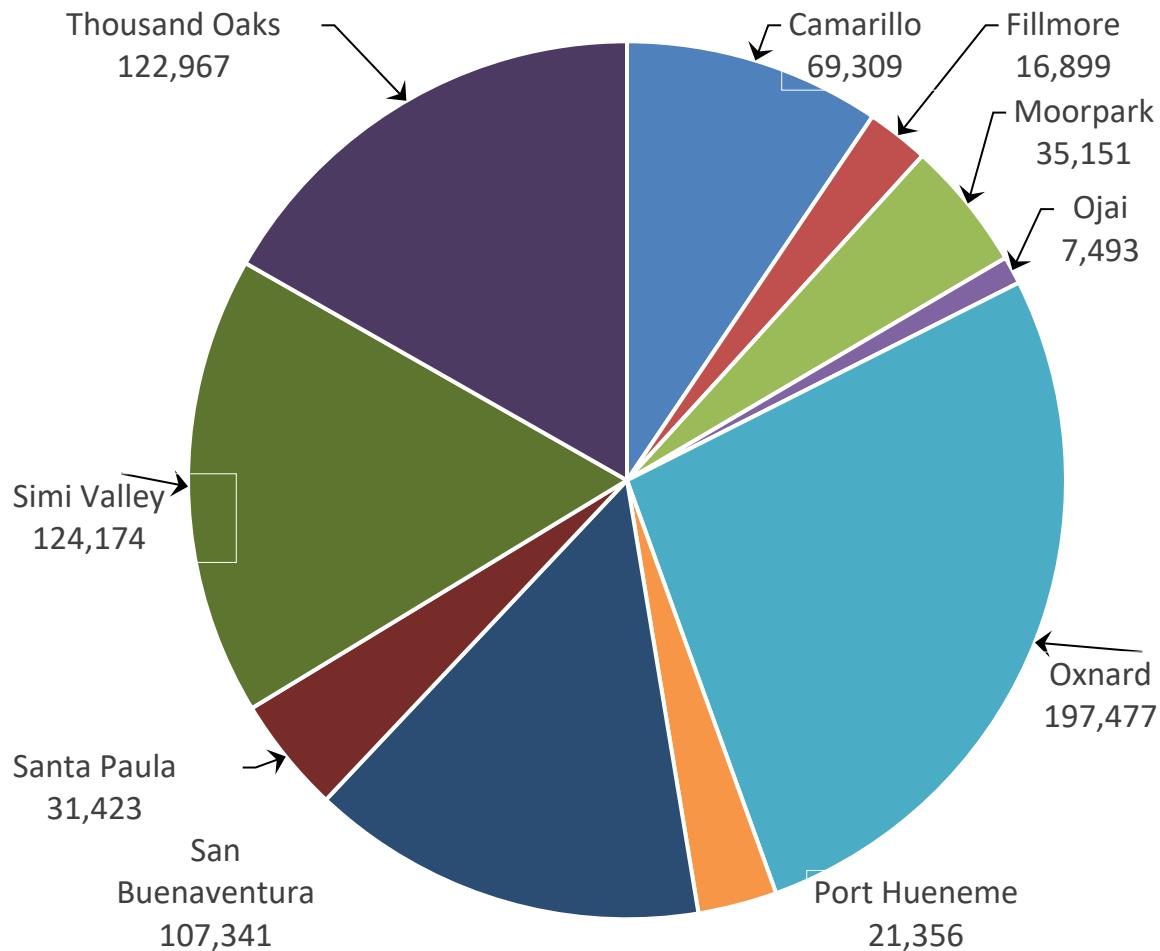
Source: 2023 December Monthly Report, Department of Community Development, City of Camarillo.

Population, Dwelling Units, and Household Size

Estimates for 2023 have the population decreasing since the prior year by 616 to 69,309. The total number of dwelling units within the City has increased from 28,025 in 2022 to 28,166 dwelling units in 2023, and the average household size has decreased from 2.58 in 2022 to 2.54 persons per dwelling unit in 2023 continuing a downward trend. Attachment 1 - State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2021-2023, provides the City's population, number of dwelling units, and average household size for each year with a baseline of 2020 based on 2020 U.S. Census data. Sacramento, California, May 2023.

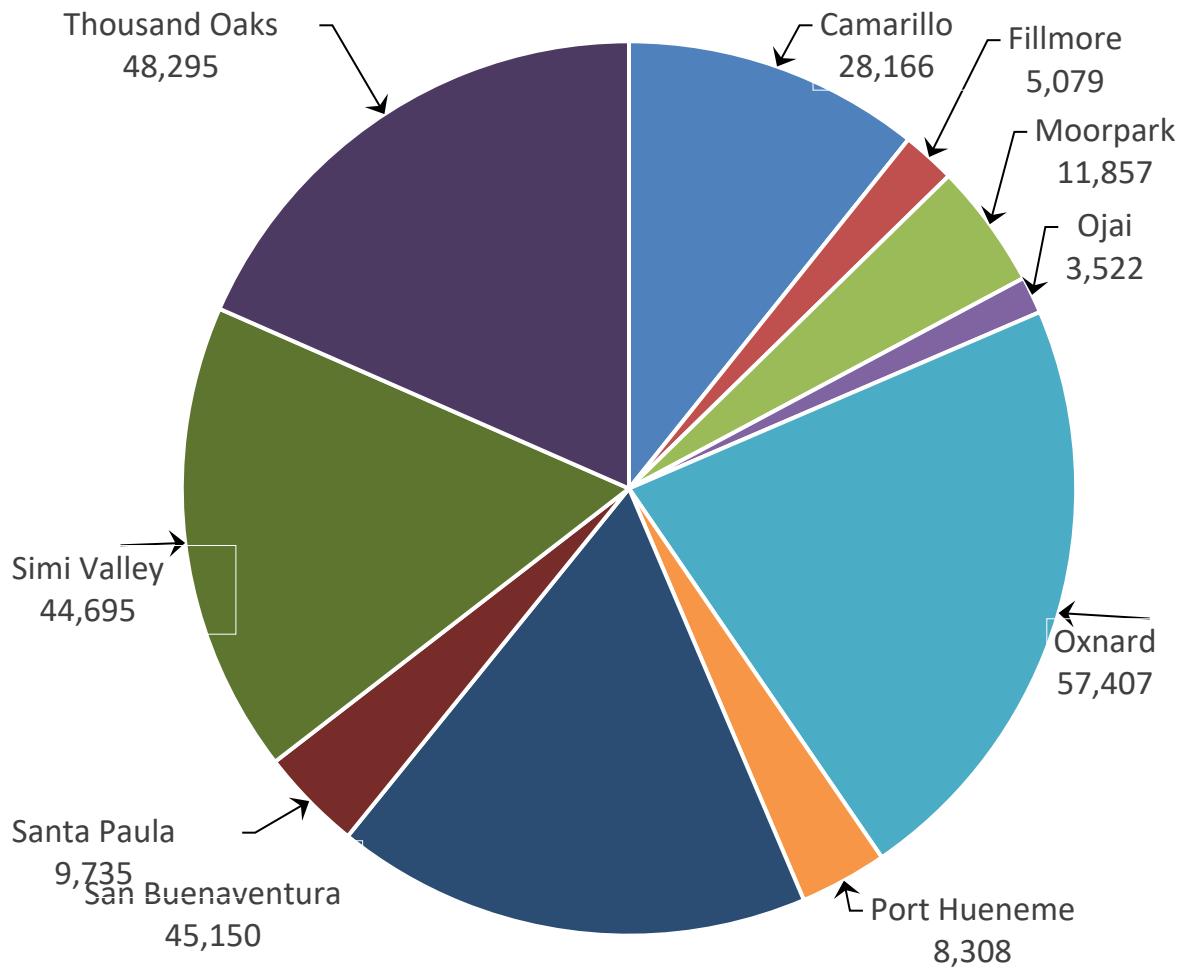
In comparison to the other nine cities within Ventura County (i.e., Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, San Buenaventura, Santa Paula, Simi Valley, Thousand Oaks), the City of Camarillo ranks fifth in population size and fifth in the total number of dwelling units, however, the City of Camarillo has the third smallest household size with the average of only 2.54 persons per dwelling unit. The two cities with a smaller household size are the City of Ojai with 2.25 and the City of Ventura with 2.47 persons per household. Figures 2, 3, and 4 show the total population, total dwelling units, and household size by jurisdiction within Ventura County, respectively.

Figure 2 – 2023 Population by Jurisdiction within Ventura County



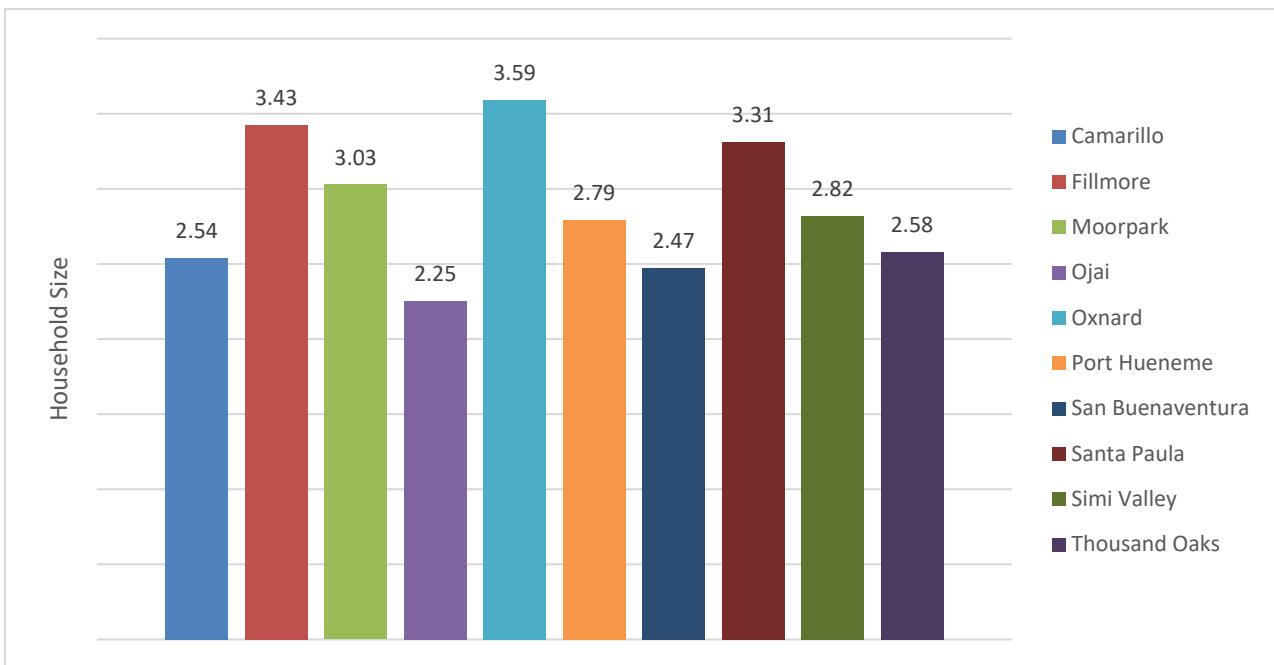
Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State – January 1, 2021-2023 with 2020 Benchmark*. Sacramento, California, May 2023

Figure 3 – 2023 Dwelling Units by Jurisdiction within Ventura County



Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State — January 1, 2021-2023 with 2020 Benchmark*. Sacramento, California, May 2023

Figure 4 – 2023 Household Size by Jurisdiction within Ventura County



Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State – January 1, 2021-2023 with 2020 Benchmark*. Sacramento, California, May 2023

Housing Element Program Implementation Status

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting Housing Elements as part of their General Plan to serve as a blueprint for how the city and/or county will grow and develop. The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law."

California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and the local Housing Element. Furthermore, the law requires that the Housing Element be updated on an 8-year cycle.

The currently adopted 2021-2029 Housing Element contains various programs to implement the goals of the Housing Element. Attachment 3 – HCD Data Tables, includes a detailed program-by-program review of implementation status as of February 1, 2024.

Redevelopment Activity

Pursuant to ABx1 26 (the "Dissolution Act"), all California Redevelopment Agencies (RDAs), including the RDA for Camarillo ("Camarillo Community Development Commission") were eliminated on February 1, 2012. In accordance with ABx1 26, in January 2012, the Camarillo City Council elected to serve as the Successor Agency to the Camarillo Community Development

Commission for redevelopment purposes and to have the City retain the housing assets and functions previously performed by the Camarillo Community Development Commission.

Senate Bill 341 (SB 341) amended Health and Safety Code Section 34176 to address particular provisions and functions relating to former redevelopment agencies and new successor agencies. Specifically, SB 341 requires each successor agency to prepare and submit an annual report on the Low- and Moderate-Income Housing Asset Fund to both the State Controller and the State Department of Housing and Community Development. SB 341 also prescribes that certain successor agency financial information be included within the General Plan Annual Progress Report. Attachment 4 – Housing Successor Annual Report addresses the SB 341 reporting requirements.

RECREATION ELEMENT

Introduction

Recreation Element reviews the need for various types of recreational facilities in the City and their sizes. The Recreation Element provides a guide for the establishment of parks and the classification of parks to serve the various needs within the City. The City Council originally adopted the element in 1984, and the last comprehensive update was on October 9, 2002.

Review of Goals and Objectives

The Recreation Element sets forth the following principles in order to provide for a system of park and recreation facilities that will best satisfy the recreational and cultural needs of all the people of Camarillo and its Sphere of Influence.

- Provide a balanced park and recreation system by locating facilities where they will most adequately serve the needs of residents.
 - The Pleasant Valley Recreation and Park District (PVRPD) operates 20 neighborhood parks, six community parks, and one Special Use Park within the City of Camarillo. In addition, the City of Camarillo owns and operates Dizdar Park, Constitution Park, and the Camarillo Public Library. In 2022, the City transferred the former library site to kidSTREAM for reuse as a children's interactive museum. Just outside City limits, but serving many Camarillo Residents, is Camarillo Grove Park, operated by the Pleasant Valley Recreation and Park District.
- Provide a full and varying range of recreational and cultural activities for all residents of Camarillo and its environs.
 - A variety of recreational facilities are provided within the City including a senior center, indoor aquatic center, community center, dog parks, ball fields, tennis courts, pickleball courts, running track, roller hockey rink, BMX track, radio control track, walking path, soccer fields, hiking trails, picnic shelters, play equipment including adaptive equipment, skate park, barbeques, and exercise equipment.
- Wherever possible, coordinate school and park facilities for maximum utilization and efficiency in maintenance and operation.
 - There are several school and park facilities located adjacent to one another that provides for greater utilization of parks. This includes Valle Lindo Park, which is within walking distance to both CAPE School and Monte Vista Middle School. Bob Kildee Park is adjacent to the Boys and Girls Club and Pleasant Valley School of Engineering and Arts. The Community Center Park is adjacent to the University Preparation Charter School. Mission Oaks Park is adjacent to Las Colinas Middle School. Tierra Linda School is adjacent to Woodcreek Park.
 - Establish a comprehensive program of sequential land acquisition and development for

future park and recreation sites as well as expansion of existing sites.

- The City of Camarillo General Plan recommends that for each 1,000 persons, a total of 2 ½ acres of neighborhood parks and 2 ½ acres of community parks should be required for a combined total of 5 acres of parkland per 1,000. New development is required to provide for the dedication of parkland or payment of fees in lieu of land dedication. Currently, the District operates 256 acres of parkland for over 70,171 constituents. Accordingly, the District should have 351 acres of parkland to meet this requirement which means there is currently a deficiency of 95 acres.
- The approved Camino Ruiz apartment project consisting of 385 units has paid a contribution of \$1,771,314 to PVRPD to mitigate the impacts of the new residents on parkland in the City.
- On November 4, 2020, the City Council approved GPA 2018-1 and TT-5671-2M(3), which includes the relocation of a future 5-acre park site within the Springville Specific Plan area. The developer is required to dedicate the park site to PVRPD and complete all improvements to the park prior to the issuance of the 100th unit within the tract. The subdivision also includes a 0.3-acre private recreation lot and an 8.2- acre open space lot for walking, hiking as well as biking on a new class one bike path.
- On May 27, 2020, the City Council approved the Concept Plans for the expansion and renovation of Dizzdar Park, which will include a renovated playground, bandshell, and the redevelopment of the former Courthouse building for parking and passive park space. Construction will begin in 2024.
- On October 27, 2021, the City Council approved an affordable housing development at 2800 Barry Street, that is conditioned to pay a \$313,508 in-lieu park fee.
- The City adopted ordinance No. 1180 establishing park impact fees on new residential development not subject to a subdivision and on new and expanded non-residential development. The park impact fees will be set by resolution of the City Council, be imposed by the City on applicable new development, and be used by the District to mitigate park impacts in accordance with a memorandum of understanding between the District and the City. The purpose of the fees is to address the impacts associated with such new development and pay the costs of public recreation and park facilities pursuant to the authority of Government Code section 66001, Article XIII C, Section 1 of the California Constitution, and Article XI, Section 7 of the California Constitution.
- Provide and sustain high standards of design, improvement, and maintenance of all recreation facilities.
 - Since December 2016, an Ad Hoc Committee comprised of two City Council Members and two PVRPD Board Members has been working on a community-wide Senior and Multi-Generational Recreation Facilities. Both the City Council and the PVRPD Board have agreed to support the Plan 2 concept, and the City Council has agreed to an \$8M million capital contribution and the District has agreed to \$1M million capital contribution. An estimated cost of the Plan 2 concept was too high, at \$30M. This

prompted the City Council and Board to enter into a new Cooperative Agreement to hire a new architect and cost estimator to refine the Plan 2 concept and its costs. PVRPD issued an RFP in late 2018. An architect and cost estimator have been chosen, and both agencies entered into a Cooperative Agreement to further develop Plan 2 and to draft four concept designs to include cost estimations. On September 16, 2019, the City Council and the PVRPD Board jointly approved Option D (Stand Alone) facility with approximately 30,728 square foot addition and directed the Liaison Committee to further refine the next phases of the project and identify funding sources. Due to the COVID-19 pandemic, this was put on hold in 2020. The Liaison Committee held meetings in 2021 to discuss possible financing options and to prepare updated cost estimates.

- Since 2017, the District has invested over \$9M in comprehensive park infrastructure enhancements. This commitment includes remodeling playgrounds, updating restrooms, and modernizing the Aquatic Center. ADA upgrades have been implemented to ensure accessibility. Furthermore, efforts extend to resurfacing courts, baseball fields, and introducing additional amenities to various parks.
- A pickleball complex is currently in the design and entitlement phase at Freedom Park. \$1.4 million has been committed to this project.

General Standards

The Recreation Element recommends a standard of 2.5 acres of neighborhood and 2.5 acres of community parks per 1,000 persons. In 2023, there were approximately 3.69 acres of total parkland per 1,000 persons (256 acres of parkland for 69,309 residents). Accordingly, the District should have 347 acres of parkland to meet this requirement which means there is currently a deficient of 91 acres. The Pleasant Valley Recreation and Park District (PVRPD) operates 20 neighborhood parks and six community parks within the City of Camarillo (see Table 9 and Table 10).

In addition, the City of Camarillo owns and operates Dizdar Park and Constitution Park, and the Camarillo Public Library (located at 4101 Las Posas Road).

Typically, Freedom Park hosts over 14 tournaments a year. It also houses a BMX track, roller hockey rink, and a remote-control car track. The Bob Kildee Aquatic Center has over 120,000 swimmers per year and contains a skate park, tennis courts, pickleball courts, playground, and handball courts. Mission Oaks Park has over 200,000 participants using the softball fields, tennis courts, dog park, and pavilions per year. Pleasant Valley Fields uses reclaimed water and over 800,000 people visit this 55-acre sports park for soccer tournaments, softball, and kickball league play per year.

The Outdoor Interpretive Nature Center was completed at Camarillo Grove Park in April 2015. Funds for the project were received from the Land and Water Conservation Fund, the National Recreation and Park Association, and the American Water Charitable Foundation. This interactive, nature-based learning facility is open for use by the public, school, and community groups, as well as available for private rentals.

Table 9 – Neighborhood Parks

Name	Address
Adolfo Park	3601 Adolfo Road
Arneill Ranch Park	1301 Sweetwater Avenue
Birchview Park	5564 Laurel Ridge Lane
Calleguas Creek Park	675 Avenida Valencia
Carmenita Park	1506 Sevilla Street
Charter Oak Park	325 Charter Oak Drive
Dos Caminos Park	2198 N. Ponderosa Road
Encanto Park	5300 Avenida Encanto
Foothill Park	1507 Cranbrook
Heritage Park	1630 Heritage Trail
Laurelwood Park	2127 Dexter Street
Lindo Park	889 Aileen Street
Lokker Park	848 Vista Coto Verde
Mel Vincent Park	668 Calistoga Road
Nancy Bush Park	1150 Bradford Avenue
Quito Park	7013 Quito Court
Springville Park	801 Via Zamora
Trailside Park	5462 Cherry Ridge Drive Valle
Woodcreek Park	1200 Woodcreek Road
Woodside Park	247 Japonica Avenue

Source: City of Camarillo, Community Development Department

Table 10 – Community Parks

Name	Address
Bob Kildee Community Park	1030 Temple Avenue
Community Center Park	1605 E. Burnley Street
Freedom Park	275 E. Pleasant Valley Road
Mission Oaks Park	5501 Mission Oaks Boulevard
Pitts Ranch Park	1400 Flynn Road
Pleasant Valley Fields	152 Westpark Court

Source: City of Camarillo, Community Development Department

Bikeway Linkages

Both the Rancho Calleguas and the Pitts Ranch Specific Plans incorporate a system of bicycle trails, including a linear bike trail along Calleguas Creek, which is intended to serve cyclists on a local and regional scale. A trailhead is located at the northeast corner of Upland Road and Somis Road. The trailhead provides a connection to the City's Calleguas Creek bike path.

Phase I of the Calleguas Creek Bike Trail linear park extends from the terminus of the Pitts Ranch Park pathway to Mission Oaks Boulevard. Phase II runs from Adolfo Road to Mission Oaks Boulevard on the east side of Calleguas Creek, where it connects with Phase I improvements and then crosses under the U.S. Highway 101/Ventura Freeway and joins with Village at the Park bikeway improvements. Phase III of the Calleguas Creek Bike Trail was completed on the west side of the creek from U.S. 101 to Pleasant Valley Road. Additionally, the bike trail across the north side of the Pleasant Valley Fields Sports Park, parallel to U.S. 101 from Westpark Court to Village at the Park is complete.

The bikeway connection along Upland Road connects between Stacy Lane and Paseo Noche. And the Sterling Hills project, in the west portion of the City, provides a pedestrian/equestrian linkage to Beardsley Road.

Park Design and Review

The Recreation Element recommends new or replacement equipment emphasizing sensory-motor integration, design measures to prevent park vandalism, use of professional consultants, and community review. These are ongoing measures of the PVRPD Board.

Programs and Marketing

The Recreation Element encourages expansion and improvement of the various recreational programs and utilization of marketing and/or public relations techniques. The PVRPD continues to expand the number and type of recreational programs offered to the community. The programs are advertised in an activity guide that goes out to over 32,000 homes, three times per year. Additionally, PVRPD offers "Fun Free Events" in July to promote events and/or recreational activities for the community.

Future Park Considerations

At the time of consideration of conversion of any land use designation, attention is given to the recreational needs of the area to be developed, with site selection and size based on the type of activities to be conducted and ease of pedestrian and vehicular access.

A planned future 5-acre neighborhood park will be located in the Springville Specific Plan that will be owned and operated by the PVRPD. The park will include grass turf, sports courts, playground equipment, and restrooms.

Commercial and Industrial Projects

Commercial and industrial areas are encouraged to provide passive and active recreational space to supplement the need for employee recreation.

Multi-Family Residential

Various types of recreational uses are currently incorporated into multi-residential projects as part of the development review, including pools, tennis courts, jogging paths, and open space for active and passive recreation. The inclusion of these recreational elements is part of the open space requirement of the City's Residential Planned Development (RPD) Zone.

The approved Camino Ruiz apartment project consisting of 385 units will include a tot-lot, community center with a pool and gym, dog park, 27,000-square foot internal park with bocce ball courts seating areas, BBQs, and open grass areas, and walking/jogging path around the perimeter of the project site.

The approved affordable housing project at 2800 Barry Street will include a playground and community center within the development.

OPEN SPACE AND CONSERVATION ELEMENT

Introduction

Open Space and Conservation Element addresses the need for preserving certain types of open space, which would consist of agriculture, waterways, natural hillsides, and the means by which the areas can be conserved. The purpose of this Element is to define the policies for those parcels or areas of land to be conserved or preserved as open space. The City Council originally adopted the element in 1984, and the last comprehensive update was on July 12, 2006.

Review of Goals/Objectives

Hillside Development Ordinance

The Hillside Ordinance was adopted in May 1988, establishing a means for preserving unique areas and vistas. It also requires the review of geotechnical characteristics that may affect future development and requires grading practices that will maintain the general character and quality of life in the City. No new projects were approved in 2023 that are subject to the Hillside Development Ordinance.

Air Quality

The City continues to follow Air Pollution Control District (APCD) guidelines for the preparation of environmental documents. Various projects were required to provide mitigation measures for short- and long-term impacts, in accordance with the APCD Environmental Guidelines.

Environmental Review

Notice of Exemptions. During 2023, twenty notices of exemption were filed.

- Zoning Ordinance Amendment to the Camarillo Municipal Code (CMC) in relation to Lighting Regulations.
- A-114, Actions for the annexation of a 5 foot wide section of property in the County of Ventura in order to widen a driveway.
- CUP-416, Construction of a new camouflaged wireless telecommunications facility.
- DCUP-425, Conversion of an existing 4,800 square foot industrial building into a craft distillery and tasting room.
- Zoning Ordinance Text Amendment to the CMC in relation to Life Science and Advanced Technology Industries.
- CUP-424 and CPD-254M(1), House of Bamboo, Construction of a 482 square-foot first and second floor addition, 85 square-foot trash enclosure, 466 square-foot outdoor patio area, and exterior façade modifications for a drinking establishment.
- Omnibus Zoning Ordinance Amendment to the CMC to implement Program 16 of the

Housing Element to ensure local compliance with a number of state laws.

- Zoning Ordinance Amendment to the CMC establishing a new By-Right Affordable Housing Development Overlay.
- T-6080, Camarillo Village Square Tract Map, Tentative Tract map to subdivide 22.45 acres known as the Camarillo Village Square Shopping Center.
- CUP-426, Construction of a new camouflaged wireless telecommunications facility.
- CUP-415, Construction of a new camouflaged wireless telecommunications facility.
- CUP-421, Construction of a new stealth wireless telecommunications facility.
- WT-11-01, North Pleasant Valley Groundwater Desalter Detention Basin Improvements to an existing basin to treat stormwater before discharging offsite.
- ST-5123, Road Rehabilitation to provide slurry seal to local streets and restore and maintain pavement in a systematic manner to minimize major reconstruction and extend pavement life span.
- ST-14-05, Camarillo Train Station Undercrossing, construct a new undercrossing beneath two existing railroad tracks, provide additional pedestrian access to the train station.
- CUP-427 and IPD-249M(1), Foundry 805, Convert an existing 17,854 two-story building from general office use to a 24,842 square-foot three-story research and development center, including a restaurant, and a fully operational craft distillery with a retail component.
- CPD-36M(1), Arneill Pharmacy, Construction of a new 1,650 square-foot second-story addition, exterior remodel, and interior tenant improvement to convert an existing vacant medical office into a delivery-only pharmacy and office suites.
- IPD-409, Cortez Circle Industrial Project, Construction of a four-unit industrial business park consisting of a total of 39,411 square feet of industrial space on four lots.
- MC-2023-5, Treated Water Diversion – Desalter, Modify existing piping, install a new flow meter, and construct sidewalk, driveway, and drainage improvements to provide for the ability to divert treated water when needed.
- CH-09-01, City Council Chambers Remodel, Improve physical accessibility consistent with the Americans with Disabilities Act, improve technology, lighting, audio, seating, and security enhancements

Negative Declarations. A negative declaration is utilized where there is no substantial evidence that a project may have a significant effect on the environment. During 2023, one negative declarations was filed.

- ND 2023-1, Arneill Road Mixed Use (GPA-2019-2 and CZ-329), General Plan Amendment to change the Land Use Element designation from General Commercial to Commercial Mixed-Use and a Change of Zone to change the zoning designation from Commercial

Planned Development to Village Commercial Mixed-Use for a vacant .36 acre site, to allow for the future consideration of Conditional Use Permit 400 on the site (a 9-unit low income housing project with 500 square feet of commercial space).

Mitigated Negative Declarations (MND). MNDs are utilized where a project, which may have a potential impact can be adequately mitigated through the implementation of mitigation measures. During 2023, two mitigated negative declaration were adopted:

- MND 2023-2 Calle Tecate Industrial Project (IPD-495 and CUP-419), Construction of a 62,777 square-foot industrial building with a 6,029 square-foot mezzanine and a conditional use permit to allow an increase in the maximum building height to 46 feet.
- Second Subsequent MND 2023-4, Costco (CPD-226M(5) and CUP-422), Development of approximately 20 acres into a 163,397 square-foot retail warehouse, the construction of a free-standing fuel facility, and the off-sale of alcoholic beverages.

Environmental Impact Reports (EIR). EIRS contain an overview of the project, in-depth studies of potential impacts, measures to reduce or avoid those impacts, maps and technical details of the project area and an analysis of alternatives to the project.

- Final Environmental Impact Report for Dizzar Park Renovation and Expansion, Project No. CP-5095, Project improvements include a new plaza, garden entry gateway, band shell with stage, shade trees, seating, public restrooms, enhanced pavement, and a fire station themed playground; demolition of the vacant office building and the former fire station/community center.
- Addendum to Final Subsequent Environmental Impact Report) SEIR No. 2014-08, (GPA 2019-1, Airport North Specific Plan Amendment, and CZ-335), Change the General Plan Land Use Element designation from General Commercial to Industrial (R&D), change the Airport North Specific Plan Land Use designation from General Commercial to Industrial (R&D), and change the zoning from Commercial Planned Development (CPD) to Limited Manufacturing (LM) for 26.1 acres.

COMMUNITY DESIGN ELEMENT

Introduction

Community Design Element establishes a program to enrich the beauty and character of the community. The Community Design Element is an optional element that establishes a design framework for community development. It includes policies for promoting quality development while protecting the City's positive visual character.

The City Council originally adopted the element in 1984. In June 2012, the City adopted a major update to the Community Design Element, which integrated the Scenic Highways Element into the Community Design Element.

Goals Review

The Community Design Element contains policies and guidelines that relate to the development of (1) overall community character; (2) residential areas; (3) commercial areas; (4) industrial areas; (5) public and quasi-public facilities; (6) open space areas; (7) gateways, streets, and corridors; and (8) scenic corridors to ensure development that is consistent with the City of Camarillo's character. The Community Design Element also contains policies and sustainable design guidelines to encourage the use of low-impact development alternatives. The guidelines address environmental, architectural, and aesthetic components of development.

Overall Community Character

The Camarillo Community Character section provides the setting and context for community design in the City and a description of the City's primary land uses. The section contains guidelines that should be considered in reviewing development and redevelopment to ensure compatibility with the environment and adjacent development, respect for the natural environment, and provide for connectivity between land uses.

Goal CD-1: Promote a hometown community with a strong sense of identity.

Goal CD-2: Protect greenbelts consistent with the Camarillo Urban Restriction Boundary (CURB) Element and the Open Space and Conservation Elements.

Heritage Zone

The Heritage Zone was developed with the idea that a person's perception of the built environment is shaped by transportation corridors. This Zone encompasses all development within 500 feet of the freeway corridor, or within 1,000 feet of a freeway interchange. The purpose of the Heritage Zone is to give the City a cohesive appearance from the freeway through similar architectural styles. The development that occurs in the Heritage Zone should be of a Mission, Spanish, or Mediterranean style, or any modern interpretation that incorporates elements from these styles. The materials, colors, textures, and scale of architectural elements are seen as the most important aspects of implementing the Heritage Zone.

Residential projects: In 2023, residential projects located within the Heritage Zone include the

following: RPD-195, Lennar Homes (under construction); CUP-400, City of Camarillo (approved); CUP-307M(2) Hiji Investment Co (pending); RPD- 201, Camino Ruiz (under construction); and RPD-205, Area Housing Authority (under construction).

Commercial projects: In 2023, commercial projects under construction within the Heritage Zone include the following: CPD-246/CUP-384 Hotels and Conference Center and CPD-251M(3) Walk up Restaurant.

Industrial projects: In 2023, industrial projects under construction within the Heritage Zone include the following: IPD-53M(11), Rexford Industrial.

Historic Buildings and Features

Several buildings reflect the early character of Camarillo and enrich the present image of the community. This section identifies St. Mary Magdalene Church, Evangelical Free Church, Adolfo Camarillo House, St. John's Seminary, Griffin Residence, and Charles Daily House as buildings that should be preserved. Adjacent developments should complement these buildings through scale and massing.

Key Redevelopment Areas

This section of the Community Design Element identifies opportunity sites for their potential to further enhance Camarillo through redevelopment efforts. These sites provide opportunities for improved circulation, redevelopment of underutilized lands, transit-oriented development, commercial recreational facility, and a hotel/conference center.

Residential Areas

The residential section contains principles for the design of new residential development, which considers such elements as compatibility with adjoining land uses, environmental context, vehicular access, pedestrian access, noise attenuation, and building materials. The residential component also contains sections dealing with designing for privacy, including relationships to interior and exterior spaces, and designing areas that encourage interaction between residents, while fostering a sense of community. Standards for hillside development are also discussed.

Goal RA-1: Preserve and enhance neighborhood identity and character for Camarillo's residential neighborhoods.

Goal RA-2: Promote design excellence for infill and redevelopment sites.

Goal RA-3: Integrate transit-oriented development with public transportation.

Commercial Areas

The commercial section contains policies for the development of new commercial projects. These policies address individual businesses on separate parcels, small commercial centers, commercial office complexes, and a variety of other commercial areas. These policies contain recommendations regarding lot coverage, inclusion of areas for pedestrian activities, avoidance of linear development plans, landscaping, provision of adequate parking, and screening of mechanical equipment and transformers.

The City reviews projects to ensure compliance with the Community Design standards and inspects the projects at completion to ensure compliance with conditions of approval.

Goal CA-1: Create and maintain attractive and vibrant commercial developments.

Industrial Areas

The industrial section contains policies intended to ensure that the industrial areas have the same aesthetic appeal as the City's commercial and residential areas. These policies include the provision of adequate parking and loading areas, enhanced landscape setbacks, appropriate screening of loading areas, transformers and mechanical equipment, common access driveways (when warranted to ease access to parking and loading areas), proper transitioning when industrial areas abut less intensive uses, as well as the incorporation of proper architectural treatments to the buildings.

Goal IA-1: Provide well-maintained, compatible, and attractive industrial areas that can maintain their value over time.

Public and Quasi-Public Facilities

Public and quasi-public facilities provide the community with areas for cultural and leisure pursuits. Public buildings and spaces should be placed throughout the City to maximize access for all of the City's residents.

Goal PQPF-1: Provide community facilities and services that meet the physical, social, and cultural needs of Camarillo's population.

Goal PQPF-2: Identify and preserve cultural and historic resources.

Open Space

Open space areas include agricultural lands, hillside areas, and waterways. Open spaces help form the perimeter of the City and provide viewscapes that create a visual relief and backdrop. The City has made progress toward the preservation of the scenic open spaces that surround it through the adoption of the CURB Element of the General Plan, which protects open space and agricultural lands surrounding the City from urban encroachment. Policies in the Community Design Element seek to preserve open space views along major corridors and incorporate appropriate public open space into site designs.

Goal OSA-1: Protect the visual benefits and natural characteristics of Camarillo's open space areas.

Gateways, Streets, and Corridors

Streets, gateways, and corridors make up a significant portion of the urban environment in Camarillo. The Community Design Element directs its attention to the development of property that abuts public roads, city entries, and the visual qualities of major driving corridors. Streets should be designed to be attractive through the use of landscaping while remaining functional and accommodating for all users. Gateways are those points that lead into the Camarillo area and should trigger the perception of a community with a quality environment and strong sense of character. Corridors are those major thoroughfares that bisect the City and give travelers a

first impression of the community's character. Special attention should be given to projects that interface with these major corridors.

Goal GSC-1: Major corridors and gateways within the City should provide for attractive viewscapes from the road to promote a quality environment with a distinct sense of place.

Scenic Corridors

A scenic corridor consists of land that is visible from, adjacent to, and outside of, the right-of-way that contributes to Camarillo's scenic character. The following routes have been identified as scenic corridors:

- U.S. Highway 101/Ventura Freeway
- Lewis Road (Hwy-34)
- Las Posas Road/Upland Road
- Pleasant Valley Road/Santa Rosa Road

Goal SC-1: Maintain the visual quality and scenic views along designated corridors, where they contribute and become an essential part of the community's urban fabric.

Sustainable Design

Sustainable design refers to design and construction practices that significantly reduce or eliminate the negative impacts of development on the environment and its inhabitants. The policies and guidelines in this section are intended to guide a project from the early site planning stages through building design and construction.

Goal SD-1: Encourage development locations that are connected with goods, services, neighboring uses, and transit.

Goal SD-2: Promote the use of green building practices in neighborhood pattern and design.

Goal SD-3: Promote development to use green construction and technology practices. This refers to structures that use environmentally responsible processes and that are resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition.

Architectural Review

In 1986, the City adopted the architectural review policy, which details standards for new development and rehabilitation of older development. In conjunction, the City has also adopted landscape guidelines for the review of landscape plans. The City amended its landscape policy to further address state-mandated requirements for water conservation.

Signage

The Sign Ordinance is an important tool in enhancing the appearance of all zones throughout the City. The Sign Ordinance regulates the location, type, size, design, and number of signs that a particular use may have, thereby reducing the potential for conflicting or confusing signs or visual blight caused by the use of numerous or inappropriate signs.

Zoning Ordinance

The Zoning Ordinance is the legal tool by which policies contained in the General Plan are implemented. This includes those policies contained in the Community Design Element. The Zoning Ordinance sets the basic standards such as setbacks, building height and coverage, landscaping, parking, and loading requirements. The Zoning Ordinance is amended, as necessary, to continue to implement those policies contained in the Community Design Element.

Implementation

The overall implementation of the Community Design Element is an ongoing process. Each project is considered individually, as well as in conjunction with adjoining projects. Policies are incorporated into individual projects, as necessary, to create a unified design theme for the City. The Community Development Department continues to implement the design review process and routinely reviews the design of projects through the planned development review process. Zoning Ordinance standards, General Plan policies, and Specific Plan requirements are used as the basis for the review.

The following list of physical improvements and recommended actions to achieve the goals in the Community Design Element have been identified as follows:

- Continue to look for opportunities to provide public art.
 - Individual development applications are reviewed on a case-by-case basis for opportunities to provide art such as focal points, fountains, and other landscape features.
 - The public art for Camino Ruiz Apartments was approved on February 28, 2023.
 - The public art for Rexford was approved on June 6, 2023.
- Update the Street Median and Parkway Landscape Master Plan.
 - The Street Median and Parkway Landscape Master Plan was adopted on January 9, 1985. The City has not completed a recent update of the plan; however, the City complies with the State requirements regarding the median and parkway landscape.
- Select appropriate plant materials, so higher levels of maintenance are not required. Where plants require less pruning, this can reduce maintenance costs, green waste, and allow plants to grow healthier.
 - Implemented as part of the landscape plan check review of individual development projects.
- Construct gateway monuments consistent with Figure 10.11 of the Community Design Element of the General Plan.
 - On October 25, 2023, the City Council approved the plans for the renovation of Dizdar Park, which provides an opportunity for an enhanced gateway monument.
 - Palmera Townhomes located adjacent to the city limits north of Pleasant Valley Road where Lewis Road enters the City is under way and will add gateway monumentation on the east side of Lewis Road to complete the gateway monumentation on the west side

of the street.

- Prepare a study regarding the potential location for enhanced parkway focal points within the community.
 - Implemented as part of the project processing and review of individual development applications.
- Update Citywide Wayfinding Signage Program.
 - The City has continued to study locations and designs for a wayfinding signage program.
- As a major corridor through the City, improve Lewis Road to its full right-of-way section as a complete street with landscaping, bike, and pedestrian paths.
 - The Community Design Element provides a sketch of what Lewis Road would look like with the full improvements. Palmera Townhomes is under construction and will complete improvements in Lewis Road from the southerly City boundary at Lewis and Pleasant Valley to Mike Loza Drive.
 - The under construction affordable housing project at 2800 Barry Street proposes improvements, including new sidewalks and landscaping that will enhance the streetscape along Lewis Road.
 - There is currently no funding for additional improvements; however, the City will seek opportunities should they become available.
- Improve the following scenic corridors: Lewis Road, U.S. Highway 101 interchanges, U.S. Highway 101 median and shoulders.
 - The City will continue to seek opportunities for improvements as opportunities for funding become available.
- Prepare a street furniture program to adopt criteria for selecting street furniture within the City.
 - The Community Design Element provides Street Furniture Design Guidelines that will be used when selecting street furniture within the City.
- Develop an incentive program to encourage the renovation of outdated commercial shopping centers.
 - The Carmen Plaza shopping center submitted a request for façade modifications to accommodate a new tenant. The application included a proposed update to the sign program. The façade modifications were administratively approved and interior work on the tenant space began in 2023.
 - Work on the Central Plaza shopping center for a complete renovation of the shopping center to include demolition of the old K-Mart building, construction of new in-line retail space, new stand-alone buildings, and a gas station has proceeded throughout 2023.

- The City will continue to explore other opportunities, as they become available.
- Explore redevelopment opportunities that may be available to further enhance Camarillo.
 - In 2017, the City acquired the 0.36-acre property at 246, 262, 268, and 276 Arneill Road for a mixed-use affordable housing development. The application was approved for a 9-unit multi-family complex with 500 square-feet of commercial space. The 9 units are for very-low income households.
 - The City will continue to explore opportunities as they become available.
- As the City matures, additional events that further the City's character and agricultural heritage should be promoted.
 - In 2023, the 2nd Annual, Heritage Days were celebrated in Old Town.
 - The Camarillo Airport hosted the Camarillo Airshow.
 - The City will continue to explore opportunities as they become available.

SAFETY ELEMENT

Introduction

Safety Element addresses the general characteristics of properties and analyses in relation to hazardous waste, fault zones, subsidence, liquefaction, and other geologic features needed to be considered prior to development. The City Council originally adopted the element in 1989, and the last comprehensive update was on May 8, 2013. The Safety Element update is currently in process and is expected to be presented to the City Council in 2024. Simultaneously, the City is working on a related Climate Action Plan.

The California Government Code requires the preparation of a Safety Element for the protection of the community from various natural disasters common to the Southern California area. Included in the Element are evacuation plans and emergency accessibility guidelines. The City of Camarillo has prepared a Multi-Hazard Functional Plan (MHFP), which addresses planned responses to extraordinary emergencies associated with natural disasters, technological incidents, and national security emergencies. The MHFP is adopted by the City Council and provides an overview of operational concepts, identifies components of the City's emergency management organization within the Standardized Emergency Management System (SEMS), and by extension, the National Incident Management System (NIMS). Emphasis is also placed on mitigation measures to reduce losses from disasters, including the development and enforcement of appropriate land use, design, and construction regulations. The MHFP was revised and adopted in 2010, to include the most up-to-date information relevant to the City, including provisions of the NIMS. Part One of the MHFP describes the general conditions existing in Camarillo and identifies specific potential hazards. Part Two of the MHFP contains specific actions to be taken in response to an emergency, as well as a description of the Ventura County Multi-Jurisdictional Hazard Mitigation Plan (HMP), which Camarillo has put into action to promote safety of the community.

Ventura County updated the HMP in June of 2022. The update was a multi-jurisdictional effort overseen by the Ventura County Sheriff's Office of Emergency Services in coordination with 10 incorporated cities including the City of Camarillo, County Watershed Protection District, the Ventura County Office of Education, various special-purpose districts.

Fault Displacement

Goal SAF-2 of the Safety Element calls for a combined program of site investigation, no development on active fault lines, modification of existing structures within hazard zones, adoption of current California Building Code standards, and participation in cooperative studies with other agencies. These are ongoing City practices.

Earthquakes and Ground Shaking

Goal SAF-2 of the Safety Element calls for a combined program of ongoing site investigations, adoption of current standards, participation in cooperative studies, and structural evaluation of

all existing public buildings and buildings used for public assembly. Upon submittal, all projects are reviewed for compliance with the current building codes.

Goal SAF-2 of the Safety Element maintains the preparation of a disaster plan and increase of a countywide systematic review process.

- The City has an auxiliary generator at the police department, a mobile generator, and several additional generators already in the possession of the City that are intended to be installed at City facilities, including City Hall, in the near future.
- The MHFP is being implemented through periodic training sessions for all personnel involved in emergency response. The City's disaster preparedness program is developed under guidance from the California Emergency Management Agency (CalEMA) program, coordinated by the Ventura County Sheriff's Office of Emergency Services (OES).

Flooding

Goal SAF-3 calls for open space or agricultural designations in undeveloped floodplain areas. The Land Use Element is consistent with this recommendation. The objective also calls for the prevention of incompatible land use within the 100-year and 500-year flood plains and discourages the development of public facilities in the flood hazard area. Chapter 16.34 of the Flood Damage Protection ordinance requires siting and design measures for the protection of buildings, public or otherwise, and water and sewer systems from flood hazards. Prior to submittal, the Flood Damage Protection ordinance requires a review of the projected flood limits affecting a building and encourages the construction of flood mitigation projects.

Liquefaction

Goal SAF-2 calls for continued participation in cooperative studies that more accurately determine areas of potential soil liquefaction hazards. However, the City requires such analysis of development projects, which lie in areas having moderate- to high-liquefaction potential, as part of the environmental document for the project and/or specific plan.

Subsidence

In 1983, the County of Ventura adopted the Water Conservation Management Plan that addresses groundwater management. The City is presently implementing the measures identified in the Plan to minimize subsidence in Camarillo.

Expansive Soil

The City requires soil tests for expansive soils and other natural features, as part of reviewing a building or other development permit request. In addition, a soils report is required to be submitted with each new subdivision application under the Subdivision Ordinance.

Fire

Goal SAF-4 calls for a comprehensive fuel management program, brush clearance/weed abatement, and planting of fire-resistant plant materials. The Ventura County Fire Protection District is presently implementing this program in their weed abatement program, along with

their review of new construction. Weed abatement is an ongoing priority of the City's Code Compliance program and is addressed bi-annually. The potential for wildfires in Ventura County has created a greater awareness of the fire danger inherent in brush growth. The Department of Community Development continues to encourage the planting of riparian vegetation on major riverways and creeks, and the planting of fire-resistant plant materials in development areas. The Safety Element calls for residential development controls in high-fire hazard zones, including setbacks, vegetation replacement, fuel breaks, and/or fuel management programs, as a condition of approval of tentative tract maps. The Department of Community Development continues to apply these measures where applicable.

Hazardous Materials

The City has coordinated with the County of Ventura in the implementation of the Hazardous Waste/Materials Management Plan. Part of the Plan's implementation included the amendment of the Zoning Ordinance and industrial/commercial performance standards to address the storage, use, and disposal of hazardous materials. In addition, the City will review the Plan at three-year intervals to ensure that appropriate technology is addressed and will also establish siting criteria for industrial users that use highly toxic hazardous materials. The City has reviewed new projects and new uses for compliance with the previously adopted performance standards to address the Hazardous Waste/Materials Management Plan provisions.

Aircraft Hazards

Goal SAF-6 calls for facilitating safe development within the vicinity of the Camarillo Airport. The City coordinates with the Ventura County Department of Airports and the Airport Land Use Commission on future development projects associated with or located in the vicinity of the airport. Projects are reviewed for consistency with the Ventura County Airport Comprehensive Land Use Plan (ACLUP). Development projects within the Airport Hazard Zones are required to comply with Part 77 of the Federal Aviation Administration Regulations (objects affecting navigable airspace). The City also ensures that private airstrips and agricultural landing fields are sited outside of areas that would present significant hazards or annoyance to existing or planned land uses and would not conflict with the flight paths of existing airports.

The hotels and conference center currently under construction at the northeast corner of Las Posas Road and Ventura Boulevard has been reviewed by the Camarillo Airport and conditioned appropriately to ensure compliance with these regulations.

Miscellaneous

Various City personnel have been trained in safety procedures, including life-saving practices, such as Cardio-Pulmonary Resuscitation (CPR) and the use of defibrillators. This training will be ongoing to ensure continued proficiency.

NOISE ELEMENT

Introduction

The Noise Element provides a comprehensive program for including noise control in the City of Camarillo planning area. The fundamental goals of the Element are to provide noise information in the form of Community Noise Equivalent Level (CNEL) contours, to develop noise standards and implementation measures to avoid incompatible land uses due to noise, and to protect existing and future noise sensitive regions within the City. The City Council originally adopted the element in 1970, and the last comprehensive update was on September 9, 2015.

Goals Review

Noise and Land Use Planning Integration

GOAL 1: Camarillo's Land Use Pattern Is compatible with current and future noise levels.

- The City has adopted appropriate noise limits for various land use classifications throughout the community.
- The City requires developers to submit noise assessment reports with mitigation measures during the project planning process to identify and address potential noise impacts to their own developments and on nearby residential and noise-sensitive land uses.
- The City, through the Department of Building and Safety, requires that new, single- family, and multifamily structures comply with the State's noise insulation standards for exterior-to-interior party walls, and that floor/ceiling noise control be applied.

Transportation Noise Control

GOAL 2: Noise impacts affecting noise-sensitive land uses from transportation sources are minimized.

- The City has required the use of sound walls, berms, or other noise barriers to mitigate roadway and rail line noise emissions in order to mitigate transportation-related noise to adjacent residential developments.
- RPD-195, Tract 5671-2, was approved in 2021 and will include the construction of a berm west of Springville Drive to shield the residential uses from freeway noise. Construction of the project is currently ongoing.
- The City requires contractors to incorporate appropriate noise mitigation measures, such as limiting the hours of construction for new and upgraded roadway projects, when adjacent to nearby noise-sensitive land uses. Examples include the restriction of construction hours from 7 a.m. to 7 p.m., Monday through Saturday (holidays excluded).

- The City works closely with the Ventura County Department of Airports, which operates Camarillo Airport, to keep pilots informed of the guidelines for noise reduction, including identification of “noise-sensitive areas” where over-flight should be avoided, as well as the avoidance of flights between 10 p.m. and 7 a.m. The City also coordinates the review of all development projects with the Ventura County Department of Airports to ensure proper and effective mitigation of airport-related noises relevant to development projects.

Community Noise Control

GOAL 3: Construction, maintenance, and nuisance noise in residential and noise-sensitive land uses is reduced.

- The City has reviewed and adopted a Noise Ordinance that controls unnecessary, excessive, and annoying noise in the City, including the hours of use for powered yard and gardening equipment, machinery, and other noise disturbances.

City Operations

GOAL 4: The quality of life in the community is improved through efforts on the part of the city to reduce noise impacts.

- The City coordinates among the appropriate agencies involved in noise abatement, including the Camarillo Airport.
- The City observes all state and federal occupational safety and health noise standards.

Recommended Noise Element Implementation Measures

Table 11 lists the measures contained in the Noise Element for implementation of the goals and policies, and the status of implementation.

Table 11 – Noise Element Measures for Implementation of Goals and Policies

Program	Status
Measure 1. The City should regularly review and, when necessary, update the Noise Ordinance, and enforce the provisions of its Noise Ordinance that set appropriate noise limits for non-transportation system related noise sources within various land use classifications.	Ongoing
Measure 2. The City should require developers of commercial and industrial projects with noise-producing activities that seek to locate near residential or noise-sensitive land uses to submit to the City noise study reports prepared by experienced persons with demonstrated expertise in noise control engineering. The noise study report shall include appropriate noise- mitigating measures, as necessary, to be incorporated into the proposed development that would reduce noise levels at noise-sensitive receptors to acceptable levels as defined in the City’s Noise Element and Municipal Code.	Ongoing, as needed

Program	Status
<p>Measure 3. The City should require developers of new noise-sensitive land uses in areas that would be exposed to noise exceeding the “normally acceptable” level for the proposed use(s) to submit to the City noise study reports prepared by experienced persons with demonstrated expertise in noise control engineering. The noise study report shall include appropriate noise-mitigating measures, as necessary, to be incorporated into the proposed development that would reduce noise levels at noise-sensitive receptors to acceptable levels, as defined in the City’s Noise Element and Municipal Code.</p>	Ongoing, as needed
<p>Measure 4. The City should investigate non-transportation source noise complaints received from the public, and notify and/or cite violators, consistent with its authority. Complaints regarding non-transportation noise sources received by the City during normal Ongoing, as needed work hours should be referred to the City’s Department of Community Development, and the Police Department after normal work hours.</p>	Ongoing, as needed

Source: City of Camarillo, Community Development Department

Review of Acoustical Reports

The City conditions various projects that may expose receptors to excessive noise levels with the requirement to submit acoustical reports, in accordance with these guidelines. The subdivisions and residential projects outlined in the Housing Element are required to submit the reports as part of their plans for the issuance of permits where projects are located near highways, airports, railroads, or other uses that may generate excessive noise levels. The development plans are then required to incorporate the necessary attenuation measures.

The two hotel sites currently under construction and located adjacent to the U.S. 101, (Home 2 Suites and Embassy Suites), incorporate construction specifications to ensure compliance with the City’s Noise Ordinance.

ATTACHMENT 1

Population, Dwelling Units, and Average Household Size 1995-2023

Date	Population	Dwelling Units	Persons/ Dwelling Unit
January 1, 1995	58,027	20,146	2.90
January 1, 1996	58,215	20,375	2.90
January 1, 1997	59,501	20,633	2.88
January 1, 1998	60,339	20,974	2.93
January 1, 1999	61,533	21,344	2.94
January 1, 2000	57,079	21,439	2.62
January 1, 2001	58,800	22,213	2.64
January 1, 2002	60,266	22,696	2.65
January 1, 2003	60,546	22,696	2.65
January 1, 2004	61,907	23,397	2.66
January 1, 2005	62,739	23,617	2.66
January 1, 2006	64,034	24,259	2.64
January 1, 2007	65,872	24,905	2.64
January 1, 2008	65,453	24,975	2.63
January 1, 2009	66,149	25,109	2.62
January 1, 2010	65,201	25,702	2.64
January 1, 2011	66,368	25,985	2.66
January 1, 2012	66,609	25,987	2.67
January 1, 2013	66,968	25,987	2.69
January 1, 2014	67,194	25,987	2.70
January 1, 2015	67,496	26,135	2.69
January 1, 2016	68,134	26,461	2.69
January 1, 2017	68,370	26,628	2.68
January 1, 2018	68,741	26,723	2.69
January 1, 2019	69,880	27,439	2.66
January 1, 2020	70,755	27,828	2.63
January 1, 2021	70,612	27,890	2.61
January 1, 2022	69,925	28,025	2.58
January 1, 2023	69,309	28,166	2.54

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2021-2023. Sacramento, California, May 2023.¹

¹This data has been adjusted for a new 2020 baseline per the 2020 Census.

Jurisdiction	Camarillo	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	36
	Non-Deed Restricted	0
Low	Deed Restricted	23
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	30
Above Moderate		5
Total Units		94

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	9
Single-family Detached	0	4	22
2 to 4 units per structure	0	0	0
5+ units per structure	0	60	0
Accessory Dwelling Unit	0	30	29
Mobile/Manufactured Home	0	0	0
Total	0	94	60

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	38	94
Not Indicated as Infill	0	0

Housing Applications Summary		
Total Housing Applications Submitted:		55
Number of Proposed Units in All Applications Received:		69
Total Housing Units Approved:		54
Total Housing Units Disapproved:		15

Use of SB 35 Streamlining Provisions - Applications		
Number of SB 35 Streamlining Applications		0
Number of SB 35 Streamlining Applications Approved		0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	54	68
Discretionary	1	1

Density Bonus Applications and Units Permitted		
Number of Applications Submitted Requesting a Density Bonus		0
Number of Units in Applications Submitted Requesting a Density Bonus		0
Number of Projects Permitted with a Density Bonus		4
Number of Units in Projects Permitted with a Density Bonus		60

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	23
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Camarillo
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in gray contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1	2	3	4	5	6	7	8	9	10	11	12	13											
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4.5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915 approved?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	62	7	69	54	15					
1620021090	2757 Barry	WEISS CURT-GIADYS res.	23-1	ADU	R	1/3/2023								1		1	1		NONE	No	Approved	Ministerial	
1640113015	42 CALLE LA GUERRA	LIZBETH RAMOS TRUST res.	23-07	ADU	R	1/9/2023								1		1	1		NONE	No	Approved	Ministerial	
1520420085	277	JENKINS res.	23-16	SFD	O	1/12/2023								1		1	1		NONE	No	Approved	Ministerial	
1520420085	277	JENKINS res.	23-19	ADU	R	1/12/2023								1		1	1		NONE	No	Approved	Ministerial	
1630570505	2495 RONDELL RONDELL	RPD-198	23-22	SEA	O	1/13/2023								1		1	1		NONE	No	Approved	Ministerial	
1630570525	2499 RONDELL	RPD-198	23-23	SFA	O	1/13/2023								1		1	1		NONE	No	Approved	Ministerial	
1630570495	2493 RONDELL	RPD-198	23-24	SFA	O	1/13/2023								1		1	1		NONE	No	Approved	Ministerial	
1630520035	2498 RONDELL	RPD-198	23-28	SFD	O	1/18/2023								1		1	1		NONE	No	Approved	Ministerial	
1630520075	2492 RONDELL	RPD-198	23-29	SFD	O	1/18/2023								1		1	1		NONE	No	Approved	Ministerial	
1710085325	849 HACIENDA	CHAVEZ res.	23-36	ADU	R	1/24/2023								1		1	1		NONE	No	Approved	Ministerial	
1650352065	1248 LANTANA	ROJO res.	23-43	ADU	R	1/27/2023								1		1	1		NONE	No	Approved	Ministerial	
1620142140	2336 GRANDVIEW DR	MCQUONE res.	23-53	ADU	R	2/7/2023								1		1	1		NONE	No	Approved	Ministerial	
1710024025	5393 CHERRY RIDGE	MAHNOOSH res.	23-60	ADU	R	2/8/2023								1		1	1		NONE	No	Approved	Ministerial	
1640132055	450 DAILY	450 DAILY	23-82	ADU	R	2/24/2023								1		1	1		NONE	No	Approved	Ministerial	
1650033015	1553 BEDFORD	TRIPOLI res.	23-89	ADU	R	2/28/2023								1		1	1		NONE	No	Approved	Ministerial	
1660144075	1560 LOMA	DANIEL res.	23-90	ADU	B	2/28/2023								1		1	1		NONE	No	Approved	Ministerial	
1670061055	2075 SUNER	GARCIA res.	23-97	ADU	B	3/3/2023								1		1	1		NONE	No	Approved	Ministerial	
1670161210	1507 BARCA	GOLDMAN res.	23-110	ADU	B	3/10/2023								1		1	1		NONE	No	Approved	Ministerial	
1710312255	5099 PASEO MONTELENA	ALLISON res.	23-116	ADU	R	3/16/2023								1		1	1		NONE	No	Approved	Ministerial	
1670024035	2062 CIPRIAN	MEDEL res.	23-122	ADU	R	3/20/2023								1		1	1		NONE	No	Approved	Ministerial	
1660253145	1591 SIERRA MADRE	MELGAR res.	23-139	ADU	R	4/4/2023								1		1	1		NONE	No	Approved	Ministerial	
1520201115	400 LA MARINA	PR-1003M(1)	23-141	SFD	O	4/5/2023								1		1	1		NONE	No	Approved	Ministerial	
1520201115	400 LA MARINA	PR-1003M(1)	23-141	ADU	R	4/5/2023								1		1	1		NONE	No	Approved	Ministerial	
1670025015	3928 VINCENTE	COMPTON res.	23-187	ADU	R	4/27/2023								1		1	1		NONE	No	Approved	Ministerial	
1520380055	619 CRESTVIEW	FERIDOON-ROMINA res.	23-190	ADU	R	5/1/2023								1		1	1		NONE	No	Approved	Ministerial	
1670181090	3521 ELMA	GALANO res.	23-204	ADU	R	5/9/2023								1		1	1		NONE	No	Approved	Ministerial	
1620181320	2828 PETIT	RPD-216	23-216	ADU	B	5/18/2023								1		1	1		NONE	No	Approved	Discretionary	
1660263145	1223 SATURN	RICE res.	23-218	ADU	B	5/17/2023								1		1	1		NONE	No	Approved	Ministerial	
1660082065	2773 HARTNELL	WALKER res.	23-231	ADU	R	5/24/2023								1		1	1		NONE	No	Approved	Ministerial	
1520210395	91 AVOCADO	SORKNESS res.	23-233	ADU	R	5/26/2023								1		1	1		NONE	No	Approved	Ministerial	
1650132095	2223 DERBY	SHOEMAKE res.	23-241	ADU	R	5/30/2023								1		1	1		NONE	No	Approved	Ministerial	
1640022445	846 CALLE LA ROCHA	CLEVETTE res.	23-247	ADU	R	6/5/2023								1		1	1		NONE	No	Approved	Ministerial	
1620134020	178 FIR	NOURL res.	23-254	ADU	R	6/12/2023								1		1	1		NONE	No	Approved	Ministerial	
1620120010	244 GRANDVIEW	JONES res.	23-278	ADU	R	6/26/2023								1		1	1		NONE	No	Approved	Ministerial	
1720110075	2024 MORONGO	DEARMOND res.	23-292	ADU	R	7/3/2023								1		1	1		NONE	No	Approved	Ministerial	
1720110075	6944 VIA ALBA	MARTINEZ res.	23-344	ADU	R	7/31/2023								1		1	1		NONE	No	Pending	Ministerial	
1620021110	2805 BARRY	BELTRAN res.	23-345	ADU	R	7/31/2023								1		1	1		NONE	No	Approved	Ministerial	
1710082085	756 HILLCREST	REYNA res.	23-360	ADU	R	8/11/2023								1		1	1		NONE	No	Approved	Ministerial	
1710154155	1720 COACHMAN	PHILLIPPE res.	23-380	ADU	R	8/23/2023								15		15	0	15	NONE	No	Approved	Ministerial	
1640172095	390 PASEO CAMARILLO	RPD-150	23-381	ADU	R	8/23/2023														No	Disapproved	Ministerial	

1520402145	3242 CALLE DE BESESA	RAN ZHENG res.	23-384	ADU	R	8/24/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
1730060105	2269 RAMBLING ROSE	ARAGHI res.	23-400	ADU	R	9/6/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
1640144095	321 CALLE CIRCOLO	ESTRADA res.	23-410	ADU	R	9/15/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
1600073115	5274 FELICIA	WATKINS res.	23-452	ADU	R	10/13/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
1660074075	509 MERRITT	SONAWANA res.	23-455	ADU	R	10/17/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
1620084075	117 KENNETH	SOUTHWICK res.	23-459	ADU	R	10/19/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
1580152145 2290222255	1568 CALLE LA CUMBRE	PALO res.	23-479	ADU	R	10/31/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
	3061 WHITE ROCK	GONZALEZ res.	23-485	ADU	R	11/6/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
	2196 STACY	REILLY res.	23-487	ADU	R	11/7/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
1510050035	111 W LOOP	PUTZ res.	23-499	ADU	R	11/14/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
1670172020	3632 HELMA	DIAZ res.	23-548	ADU	R	12/22/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
1660142065	1707 LOMA	MACIAS res.	23-550	ADU	R	12/28/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
1620151110	131 PALM	GRENDA res.	23-414	ADU	R	9/19/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
1650432015	998 PALMER	MCHANAY res.	23-432	ADU	R	10/3/2023					1	1	1	1	NONE	No	No	Approved	Ministerial
1500050135	260 MISSION DR	KIMIA res.	23-438	ADU	R	10/5/2023					1	1	1	1	NONE	No	No	Approved	Ministerial

Table A2

Jurisdiction	Camarillo	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table E

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Jurisdiction	Camarillo	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Camarillo
Reporting Year	2023 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
DENSITY BONUS AND OTHER INCENTIVES FOR AFFORDABLE HOUSING	Maintain a long-term supply of affordable housing units in the city	Annually	Updated the City Municipal Code allowing for greater density bonus in compliance with state law, took the update to the City's Planning Commission on December 5, 2023, it was adopted by City Council in early 2024. Worked with the Area Housing Authority on the development of 67 affordable units within the City in a high opportunity area and with several developers on upcoming housing projects that contain affordable housing utilizing density bonus.
AFFORDABLE HOUSING BONUS POINTS UNDER RESIDENTIAL DEVELOPMENT CONTROL SYSTEM	Increase the supply of affordable housing through the residential development control system.	Program suspended until 2030.	Program suspended until 2030.
ACCESSORY DWELLING UNITS (ADU)	To provide a variety of housing options for lower- and moderate income households, with the goal of approving at least 10 ADUs per year.	Annually	The City permitted 30 ADUs in 2023 and 29 ADUs were granted occupancy. Staff worked on updating the City's ADU code to maintain compliance with new state law, taking the update to Planning Commission on December 5, 2023 and approved by Council in early 2024. The City continues to allow ADUs as a permitted use in all residential zones.

AFFIRMATIVELY FURTHERING FAIR HOUSING	To address the local fair housing issues identified in Appendix C of the Housing Element	Ongoing, goals are to be implemented variously at least once a year, by December 2023, twice a year, at least twice during the planning period, by January 2024, by January 2026, by January 2028, on a per development proposal basis, at least once during the planning period, by January 2025, and by December 2025, depending on the metric.	The City in concert with local and regional non-profit and fair housing organizations provides information regarding available housing resources and financial planning, in order to increase housing mobility. The City addresses fair housing issues through coordination with the Housing Rights Center (HRC) to assist in providing services to Ventura County residents, including the City of Camarillo. The City distributed fair housing materials throughout the City, including the City's website and also provided housing mobility tools on its website. The City has actively coordinated and communicated with the Area Housing Authority of the County of Ventura throughout 2023 regarding the development of additional affordable housing units and preservation of existing affordable units. The City is currently partnered with the Area Housing Authority on the development of 67 affordable units in a high resource zone on Barry Street. City Staff continues to monitor ADU affordability and development. City staff brought an update to the City ADU Code to the Planning Commission on December 5, 2023 to comply with state law and the item was approved by City Council in early 2024. The City monitored updates to existing legislation regarding transit oriented development to ensure compliance with state law. The city monitored and updated the vacant and underutilized residential sites inventory. The City conducted multiple meetings with nonprofit housing and supportive service providers to discuss needs in the City/funding opportunities as part of its CDBG request for proposal process. As part of twice-annual code compliance surveys, City-staff provides information to property owners regarding available residential rehabilitation resources including Habitat for Humanity's repair program funded through City CDBG funds. The City has worked to expand housing choice and increase affordability in high opportunity areas through partnering with the Area Housing Authority on the 67-affordable unit Barry Street project in a high opportunity area.
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AFFIRMATIVELY FURTHERING FAIR HOUSING (CONTINUED)	To address the local fair housing issues identified in Appendix C of the Housing Element	Ongoing, goals are to be implemented variously at least once a year, by December 2023, twice a year, at least twice during the planning period, by January 2024, by January 2026, by January 2028, on a per development proposal basis, at least once during the planning period, by January 2025, and by December 2025, depending on the metric.	City staff reviews new residential development proposals, and each new proposal for conversion of existing apartments to condominiums, to consider the inclusion of affordable housing units for a range of incomes, including lower and moderate-income households. City Staff explains to developers in the review process the benefits of including affordable housing in developments and benefits of transit-oriented development in general; City Staff also explains density bonus and concessions to encourage their use and encourage the development of Affordable Housing and transit-oriented development. The City resold an affordable unit it had previously purchased and reset the covenant on, in concert with the other listed items, furthering the goals of community preservation and revitalization. Informational events were held in concert with the Housing Rights Center to provide information regarding fair housing laws and available resources in English and Spanish. Informational materials in accessing financial resources have also been provided. The City has helped prevent the displacement of low income residents through the purchase and resale of housing units to refresh affordability covenants and through the advocacy of affordable housing in new developments. City Staff monitored the status and fair housing compliance of Avalon Mission Oaks, Ponderosa Village, and Park Glenn and communicated with the landlords on any issues to assist with fair housing compliance. Avalon Mission Oaks Affordable Housing Agreement expired February 2023 after all proper noticing in compliance with state law. The Area Housing Authority of the County of Ventura was not able to acquire Avalon Mission Oaks. The City revised its ADU ordinance (took to Planning Commission on December 5, 2023, but approved by Council in early 2024) to meet state law which will also have the positive effect of increased flexibility for the development of additional potential housing for seniors and persons with disabilities. Since ADUs are over the counter, this also has the positive effect of promoting objectivity and greater approval certainty.
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AFFIRMATIVELY FURTHERING FAIR HOUSING (CONTINUED)	To address the local fair housing issues identified in Appendix C of the Housing Element	Ongoing, goals are to be implemented variously at least once a year, by December 2023, twice a year, at least twice during the planning period, by January 2024, by January 2026, by January 2028, on a per development proposal basis, at least once during the planning period, by January 2025, and by December 2025, depending on the metric.	The City reviewed its zoning ordinance in relation to requirements for residential care facilities and group homes for seven or more residents and determined that the City's code is in compliance with state law; however, the City continues to be committed to ensure its code is in line with state law if future changes to state law are made. The City disseminated downpayment assistance information related to our Workforce Housing Downpayment Assistance Program, which targets low income and moderate income potential homeowners. The City adopted a By-Right Housing Zoning Overlay April 12, 2023 to make the development of housing easier on certain Housing Element Sites. The City regularly updates its website with housing and fair housing related resources for both landlords and tenants. The City adopted an omnibus legislative update on April 12, 2023 for the purpose of achieving compliance with state law and promoting greater objectivity and flexibility for employee housing, supportive housing, low barrier navigation centers, and emergency shelters.
NONPROFIT HOUSING ORGANIZATIONS	To maximize the uses of all housing resources to assist affordable housing	Annually	City staff monitored and updated as needed the vacant and underutilized residential sites inventory based on real-world conditions. No changes were needed. The City has worked in partnership with the Area Housing Authority of the County of Ventura, providing technical assistance and information to further identify housing need and the development of housing for low- and moderate-income households, especially with regard to the 67-affordable unit Barry Street project. The City also met with the Housing Trust fund of the County of Ventura on the same subjects. Meetings were held with nonprofit housing and supportive service providers to discuss needs in the City and funding opportunities as part of the CDBG Request for Proposal process.
CODE COMPLIANCE	To maintain and preserve the quality of existing housing stock	Annually	As part of the City's twice-annual code compliance surveys, City staff identified properties suitable for rehabilitation efforts and provided homeowners with information regarding available residential rehabilitation resources, including Habitat for Humanity as funded by the City's CDBG program.
AFFORDABLE HOUSING PRESERVATION (OWNERSHIP UNITS)	To ensure the long-term preservation of affordable ownership housing units	Annually	City staff has continued to implement the City's Affordable Housing Preservation Program by identifying and monitoring affordable units at-risk of conversion to market rate and resold one unit that the City had previously purchased to reset its affordability covenant.

HOUSING CHOICE VOUCHERS PAYMENT STANDARDS	To ensure that Housing Choice Vouchers (Section 8) payment standards support local rent levels	Annually	In concert with the Area Housing Authority of the County of Ventura, the properties participating in the Housing Choice Voucher program have been identified and inventoried. Additionally, the City has coordinated with the Area Housing Authority on opportunities to increase and expand rental assistance opportunities, including working to advocate for additional vouchers at the federal level for the Area Housing Authority. The City has coordinated with the Area Housing Authority to try to expand participating voucher properties in areas of high resource with lower rates of housing choice voucher recipients including census tract 53.03 and 52.03, along with the City at large. As of July 31, 2023, 531 vouchers were in use within the City, up from 479 in July 2020.
INCLUSIONARY HOUSING	Continue to maintain a monitoring program to support the successful implementation of this program	Annually	City Staff reviews each new residential development proposal, and each new proposal for conversion of existing apartments to condominiums, to consider the inclusion of affordable housing units for a range of incomes, including lower and moderate-income households. City Staff continues to maintain a monitoring program for the affordable units to support the successful implementation of this program and the continued affordability of these units.
ADEQUATE SITES	Provide adequate residential sites and opportunities for affordable housing commensurate with the City's RHNA	Annually	City Staff monitored the City's sites inventory of available parcels for housing development that can accommodate low- and moderate-income households (the Sites Inventory) to confirm that it continues to have adequate sites to accommodate the City's remaining unmet RHNA. No changes in the sites inventory were needed at this time. City Staff has made the Sites Inventory available on the City's Website, at the Community Development Counter at the Camarillo City Hall, and provided to private or nonprofit housing providers to support the production of 868 units to meet the RHNA allocation for lower- and moderate-income households during the planning period.

DESIGN FLEXIBILITY	To facilitate the development of housing and ensure that development standards do not unnecessarily constrain the development of housing	Goals are to be implemented variously by December 2024, December 2025, or annually throughout the Planning Period	Staff met with developers throughout 2023 and have reviewed the Municipal Code requirements related to design standards and housing capacity with an eye to remove constraints to the development of affordable housing in order to improve timeframes and promote objectivity and greater approval certainty in findings and permitting requirements. Staff implemented a number of code updates in 2023 including a By-Right Housing Overlay, and updates related to employee housing, supportive housing, low barrier navigation centers, and emergency shelters with the goal of compliance with state law and to ensure that development standards do not constrain the development of housing while promoting objectivity and greater approval certainty. The City has continued the use of modifications and provide additional flexibility in development standards as an incentive to encourage the development of housing for lower-income households throughout 2023.
HOUSING REHABILITATION ASSISTANCE	To preserve and conserve the City's affordable housing stock; facilitate rehabilitation of six housing units annually or 48 units during the planning period	Goals are to be implemented variously by December 2025 or annually through the planning period.	City staff has actively sought additional funding sources and identified partnerships with local and regional organizations to expand financial resources and promote opportunities to residents and property owners in need of rehabilitation assistance. These include researching state and federal grant programs, identifying Community Action of Ventura County for Energy Efficient Home Repairs, and partnership with Habitat for Humanity on rehabilitation assistance to property owner's funded by the City's CDBG program. 7 Homes were rehabilitated in 2023 through partnership with Habitat for Humanity with funding through the City's CDBG program.
SEEK GRANT FUNDING TO SUPPORT AFFORDABLE HOUSING ACTIVITIES	To preserve existing and provide new affordable housing stock; and encourage homeownership at all income levels	Annually	The City applied for additional PLHA funds to support the First Time Homebuyer Downpayment Assistance Loan Program and actively sought opportunities to apply for new grant funding resources that assist with the development of affordable housing, home rehabilitation loans and financing, The City secured it's annual CDBG allocation and distributed it to support affordable activities within the City.
FIRST TIME HOMEBUYER DOWN PAYMENT ASSISTANCE LOANS	To encourage affordability and homeownership at all income levels	Annually	The program launched in December of 2023 in partnership with the Ventura County Community Development Corporation. An informational meeting was held December 12, 2023 to educate residents on the program and its requirements. The program currently has funding for 6 loans and began working with applicants in December 2023 to help them achieve home ownership.

HOUSING POLICIES	To encourage availability of affordable housing to households at all income levels and demographics	Goals are to be implemented variously by December 2025 or at least twice during the planning period.	City staff has reviewed existing housing policies for internal consistency and to determine effectiveness in addressing housing needs, and to seek opportunities to revise or expand existing program resources to increase access to housing across all income levels and especially for seniors and persons with disabilities. City staff made several proposed changes to existing policies that are under review by upper management to encourage additional high quality affordable housing.
ZONING ORDINANCE AMENDMENTS	Bring the City's Zoning Ordinance into compliance with AB 101, AB 139, AB 2162, and the Employee Housing Act	Goals are to be implemented variously by March 2023 or annually throughout the planning period.	The City amended its municipal code to ensure compliance with AB101, AB 139, AB2162 and the Employee Housing Act and in order to promote objectivity and greater approval certainty in findings and permitting requirements. The omnibus code update was brought to the City Council March 22, 2023 for its first reading and adopted at the following meeting. In 2023, staff adopted a by-right zoning overlay that will assist with allowing for increased flexibility for the development of housing for seniors and persons with disabilities, in order to promote objectivity and greater approval certainty in findings and permitting requirements. Staff continues to monitor changes to state law to ensure the compliance of the City's municipal code with state law. The City's municipal code is currently in compliance with state law as it relates to residential care facilities, employee housing, group homes, and boarding houses. Staff brought another omnibus update to its municipal code before the City Planning Commission on December 5, 2023 related to SB 6, changes in response to an HCD letter concerning the City's SB 9 ordinance, AB 2011, ADUs, Density Bonus, and parking requirements. These updates have since been adopted in early 2024.
HOMELESS STRATEGIC PLAN	To establish a Plan for prioritizing, resourcing, and locating emergency and transitional housing for the homeless community in Camarillo	Goals are to be implemented variously by December 2025 or annually throughout the planning period.	City staff continued coordinating with non-profits who run existing shelters to assist the Camarillo homeless community. Staff is currently working on locating and acquiring funding for additional homeless housing within the City.
CITY-INITIATED AFFORDABLE HOUSING PROJECTS	To entitle City-initiated affordable housing projects (Barry Street/Former Stock Lumber and Arneill Road Mixed-Used sites), providing very-low and low-income units included in the land inventory	Goals are to be implemented variously by December 2022 (completed), June 2023, or annually throughout the planning period.	The 9 unit very-low income mixed-use complex on Arneill Road was entitled on June 6, 2023. The City began the purchase of a tax default site in 2023 for the future siting of affordable, likely homeless, housing. The City is cooperating with the Area Housing Authority on the construction of their 67 unit affordable complex on a formerly City owned site.

PROMOTE ENERGY CONSERVATION	To promote energy conservation options for new residential development and remodeling projects.	Goals are to be implemented variously by December 2024 or annually throughout the planning period.	Information on energy conservation has been provided on the City's website, at the City Hall Public Counter, via social media, and at public hearings. The City has continued to participate in the California HERO and Figtree Property Assessed Clean Energy (PACE) programs to help property owners in Camarillo to finance energy efficiency, water conservation, and renewable energy improvements to their properties.
AFFORDABLE HOUSING PRESERVATION (RENTAL UNITS)	To preserve rental properties at-risk of conversion to market rate	Annually	City Staff monitored the status and fair housing compliance of Avalon Mission Oaks, Ponderosa Village, and Park Glenn and communicated with the landlords on any issues to assist with fair housing compliance. Avalon Mission Oaks Affordable Housing Agreement expired February 2023 after all proper noticing in compliance with state law. The Area Housing Authority of the County of Ventura was not able to acquire Avalon Mission Oaks.
BY-RIGHT AFFORDABLE HOUSING PROJECTS	To allow by-right residential projects, that provide 20 percent or more units designated to lower-income households, proposed for vacant and nonvacant land inventory sites that were utilized in the prior Housing Element.	By December 2025 (Implementation completed earlier per letter from HCD directing the City to do so).	The City established a By-Right Zoning Overlay on April 12, 2023 to allow by-right residential projects that provide 20 percent or more units for lower-income households on vacant or nonvacant land sites utilized in the prior Housing Element.

Jurisdiction	Camarillo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCRR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Camarillo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Camarillo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Jurisdiction	Camarillo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1		2		3		4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						
162-0-023-030	2800 Barry Street	Vista Campanario	RPD-205	68	Area Housing Authority of the County of Ventura	68 Housing Units, 67 of which are affordable. Project is under construction by Area Housing Authority.

Jurisdiction	Camarillo
Reporting Period	(Jan. 1 - Dec. 31)
2023	31)

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Ventura County jurisdictions, please format the APN's as follows:999-9-999-999

Table H

Locally Owned Surplus Sites

Parcel Identifier			Designation	Size	Notes	
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
162-0-023-030	2800 Barry Street	Vacant	0	Exempt Surplus Land	2.52	Transferred to the Area Housing Authority of the County of Ventura for the development of 67 affordable housing units and 1 managers unit on 03/29/23

Jurisdiction	Camarillo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Jurisdiction	Camarillo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

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Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Camarillo
Reporting Year	2023 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount \$ - *Total award amount is auto-populated based on amounts entered in rows 15-26.*

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	36
	Non-Deed Restricted	0
Low	Deed Restricted	23
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	30

Above Moderate		5
Total Units		94

Certificate of Occupancy Issued by Affordability Summary

Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	29
Above Moderate		31
Total Units		60

CITY OF CAMARILLO

DECEMBER
2023



DEVELOPMENT ACTIVITY REPORT

DEPARTMENT OF COMMUNITY DEVELOPMENT

The City of Camarillo Development Activity Report is a publication of the Department of Community Development. The report describes development activity relating to residential, commercial, industrial and institutional/public land uses. The Development Activity Report is available on the City's website and is updated quarterly—

www.cityofcamarillo.org.

Inside:

<i>Residential Projects</i>	pg. 2
<i>Commercial Projects</i>	pg. 5
<i>Industrial Projects</i>	pg. 10
<i>Institutional/Public Projects</i>	pg. 14

RESIDENTIAL PROJECTS

CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
RPD-195 / TT- 5671M(3)	Lennar Homes of California Ben O'Neal 2000 Five Point, Suite 365 Irvine, CA 92618 (949) 247-0701	Northwest corner of US 101 and Springville Dr (Springville)	157-0-020-210	Single family detached housing 22.87 acres	159	Under Construction	J. Lee	RPD appvd 4/20/21 TT- 5671M(3) appvd 11/4/20	n/a
CUP- 307M(2)	Hiji Investment Co Dennis Hardgrave 434 Park Cottage Place Camarillo, CA 93012 (805) 402-1589	Between Village at the Park Dr and Westpark Ct (Village at the Park)	157-0-020-195	Mixed-Use rental 3.21 acres	10	Pending	J. Lee	n/a	n/a
RPD-201	Camino Ruiz, LLC and ZDI, Inc 16509 Saticoy St Van Nuys, CA 91406 (310) 392-7899	Southeast corner of Camino Ruiz and Verdugo Way	160-0-093-195	385 rental apts (20 very low and 20 moderate income) 13.79 acres	385	Under Construction	P. McLaren	2/2/2021	2/2/2024
CUP-391	John Agbelusi 370 Sierra St Camarillo CA 93010 (805) 407-8942	99 South Glenn Dr	162-0-154-110	Mixed use, 12 rental apartments, (2 very low) .24 acres	12	Approved	M. Cepak	7/16/2019	7/16/2024
TT-5969 / RPD-196	Palmera (Camarillo Village Homes) Williams Homes Mike Badner 24911 Avenue Stanford Santa Clarita, CA 91355 (661) 222-9207	Northeast corner of Pleasant Valley and Lewis Roads	229-0-070-240	285 for sale Townhomes (includes 29 moderate income units) 19.88 acres	285	Under Construction	P. McLaren	9/20/2016	n/a
CUP-369	Camarillo Village Homes, LLC Williams Homes Mike Badner 24911 Avenue Stanford Santa Clarita, CA 91355 (661) 222-9207	Northeast corner of Pleasant Valley and Lewis Roads	229-0-070-240	24 mixed-use rental apartments (including 3 low income) 2.81 acres	24	Under Construction	P. McLaren	9/20/2016	n/a
RPD-205 / TT-6017 / CUP-405 / CZ-330	Area Housing Authority of the County of Ventura Michael Nigh 1400 W. Hillcrest Dr Newbury Park, CA 91320 (805) 480-9991	2800 Barry St	162-0-023-030	60 rental apartments and 8 for-sale condo affordable units 2.5 acres	68	Under Construction	J. Lee	10/27/2021	n/a

RESIDENTIAL PROJECTS

CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
CUP-400	City of Camarillo 601 Carmen Dr Camarillo, CA 93010 (805) 388-5360	246, 262, 268, 276 Arneill Rd	162-0-012-210	Mixed-use apartments (9 very low-income)	9	Approved	J. Fowler	6/6/2023	6/6/2024
LD-547	Deborah Harris 111 Mission Dr Camarillo, CA 93010 (805) 443-2484	111 Mission Dr	150-0-070-395	Lot split of single lot into two separate lots	1	Pending	M. Cepak	n/a	n/a
RPD-206	Ameritas Life Insurance Comp Phineas A. Turner 2945 Townsgate Rd. Suite 200 Westlake Village, CA 91361 (805) 229-7389	2828 Petit St	162-0-181-320	1,594 sq. ft. two- story single family home	1	Approved	M. Beebe	8/17/2021	8/18/2024
CUP-4M(5)	Mike McCabe IPG 18006 Skypark Cir, Ste 200 Irvine, CA 92614 (208) 724-4343	236 Hughes Dr	162-0-210-0-40	Camarillo Mobile Home Estates expansion	40	Pending	J. Lee	n/a	n/a
RPD-207	Hiji Investment Co Dennis Hardgrave 434 Park Cottage Place Camarillo, CA 93012 (805) 402-1589	Northwest terminous of Wickford Place	229-0-150-375	Wickford Homes	36	Pending	P. McLaren	n/a	n/a

RESIDENTIAL PROJECTS

RESIDENTIAL ACTIVITY SUMMARY	
DWELLING UNIT PERMITS ISSUED IN 2023	94
DWELLING UNITS DEMOLISHED IN 2023	0
DWELLING UNITS FINALED IN 2023	61
TOTAL ESTIMATED DWELLING UNITS (DECEMBER 31, 2023)	27,625

PROJECT STATUS	UNITS	PROJECTS
PENDING (Excludes GPAs)	87	4
APPROVED/NOT BUILT	22	3
GRADING	0	0
UNDER CONSTRUCTION	921	5
TOTAL	1,030	12

COMMERCIAL PROJECTS

CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SQ FT	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
CPD-226M(3)	Amara Shopping Center Springville Camarillo Owner Jessica Ramirez 10000 Washington Blvd, Ste 300 Culver City, CA 90232 (213) 223-5510	Northeast corner of W. Ventura Blvd and Springville Dr	230-0-020- 230/240, 230-0- 010-470/480	Commercial center	491,776	44.84	Approved	J.Lee	4/19/2016	4/19/2024
CPD-226M(5) / CUP-422	Costco Wholesale Tim Cruz 3333 Michelson Dr, Suite 100 Irvine, CA 92612 (949) 705-0781	Between US 101 and W Ventura Blvd, west of Home Depot	230-0-020-250	Retail warehouse with off-sales of alcoholic beverages and fuel station	169,397	20	Pending	J. Lee	n/a	n/a
CPD-236M(1)	Hiji Inv Co/TFR Inv Co Dennis Hardgrave 434 Park Cottage Place Camarillo, CA 93012 (805) 402-1589	Between Village at the Park Dr and Westpark Ct (Village at the Park)	219-0-150- 25/315	2 Commercial Pads	8,000	1.54	Pending	J. Lee	n/a	n/a
CUP-334	City of Camarillo 601 Carmen Dr Camarillo, CA 93010 (805) 388-5360	South of W. Ventura Blvd East of Springville Dr	230-0-020-220, 230-0-010-460	Bowling alley and 2-sheet ice rink	108,481	11.68	Pending	D. Moe	n/a	n/a
CUP-384 / CPD-246	Mr. T.M. Mian Mian Development 831 Corte La Cienega Camarillo, CA 93010 (469) 688-9740	Northeast corner of Las Posas Rd and Ventura Blvd	229-0-010-630, - 110, -590, -610, - 090, -100, -140, - 150	Hotel and Conference Center	192,194	14	Under Construction	J. Lee	12/13/2017	n/a
CUP-391	John Agbelusi 370 Sierra St Camarillo, CA 93010 (805) 407-8942	99 South Glenn Dr	162-0-154-110, 162-0-154-120	Mixed-Use, 12 apartments, 2 retail spaces	1,400	0.16	Approved	M. Cepak	7/16/2019	7/16/2024
CPD-5M(27)	Brixmor Holdings 1 SPE, LLC Kyle Godat 1525 Faraday Ave, Ste 350 Carlsbad, CA 92008 (858) 202-1115	323 Carmen Dr	165-0-381-135	New drive-thru building	8,300	1.18	Pending	M. Cepak	n/a	n/a

COMMERCIAL PROJECTS

CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SQ FT	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
CPD-2M(5)	Motel 6 Richard Gabaldon 6930 Destiny Dr Rocklin, CA 95677 (916) 303-4036	1641 Daily Dr	165-0-250-020	Façade remodel	10,000	1.37	Approved	M. Beebe	3/22/2022	4/1/2024
CUP-369	Camarillo Village Homes, LLC Mike Badner 24911 Avenue Stanford Santa Clarita, CA 91355 (661) 222-9207	Northeast corner of Pleasant Valley and Lewis Roads	229-0-070-240	Ground floor Commercial with 24 Mixed-Use apartments above (3 low income)	12,000	2.28	Under Construction	P. McLaren	9/20/2016	n/a
CUP-402	Reliant Land Service Stella Smith 1745 W Orangewood Ave Orange, CA 92868 (714) 685-0123	25 Las Posas Rd	158-0-081-285	New stealth wireless facility in a tower	n/a	5.44	Pending	P. McLaren	n/a	n/a
CPD-248	Halle Properties, LLC Don Thraikill 20225 N. Scottsdale Rd Scottsdale, AZ 85255 (480) 606-5781	Northwest corner of Ventura Blvd and Overland Rd	023-0-153-025	New America's Tires Building	7,373	11.5	Approved	M. Cepak	6/16/2020	6/16/2024
CUP-400 / CZ-329 / GPA 2019-2	City of Camarillo David Moe 601 Carmen Dr Camarillo, CA 93010 (805) 388-5360	246, 262, 268, 276 Arneill Rd	162-0-012-210, -280, -290, -300, -310	Mixed-use	500	0.36	Pending	D. Moe	n/a	n/a
CPD-6M(23)	Sphear Investments, LLC Greg Parker 200 E. Carillo St Santa Barbara, CA 93101 (805) 690-1001	Northeast corner of Arneill Rd and Ponderosa Rd	166-0-210-065 & 075	Commercial Shopping Center remodel	180,636	16.1	Under Construction	P. McLaren	2/15/2022	n/a
CUP-410	Victor Flores J5 Infrastructure Partners for AT&T 182 Green St Claremont, CA 91711 (562) 786-0531	2301 E Daily Dr	160-0-040-760	New AT&T wireless facility	n/a	n/a	Under Construction	P. McLaren	4/5/2022	n/a

COMMERCIAL PROJECTS

CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SQ FT	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
CUP-413	Jerry Ambrose Eukon Group for ATT Mobility 3905 State St, Suite 7-188 Santa Barbara, CA 93105 (805) 637-7407	690 Ventura Rd	229-0-010-505	Stealth wireless facility	n/a	n/a	Approved	P. McLaren	5/4/2022	6/14/2024
CPD-251M(3)	Graphics, Inc. 360 Mobil Ave Camarillo, CA 93010 (805) 327-5273	2071 Ventura Blvd	162-0-032-020	Adaptive reuse to a walk-up restaurant	469	0.09	Under Construction	B. McMahon	11/17/2021	n/a
CPD-252	Sustainability Engineering Group, LLC Todd Bessire 8280 E Gelding Dr, Suite 101 Scottsdale, AZ 85260 (480) 588-7226	672 Las Posas	164-0-121-155	Construct new retail gas station with kiosk	4,135	0.43	Approved	B. McMahon	11/1/2022	11/1/2024
CUP-79M(8)	Johnathan Bailey Investors Trust 1 Upper Newport Plaza Newport Beach, CA 92660 (714) 397-9475	999 Crestview Ave	155-0-261-095, -155, -145, &152-0-261-115, -125, 135	9 bungalows, concierge bldg, fitness center and spa with 12 lots	35,821	3.15	Pending	J. Fowler	n/a	n/a
CPD-253M(1) / CUP-424	House of Bamboo Onyx Creative 2300 Knoll Drive Suite A Ventura, CA 93003 (805) 644-8180 x23	2227 Ventura Blvd	162-0-035-250	Bar with full-service kitchen, outdoor patio, and trash enclosure	482	0.06	Approved	M. Cepak	3/14/2023	3/13/2024
CUP-415	Jerry Ambrose Eukon Group for ATT 3905 State St. 7-188 Santa Barbara, CA 93105 (805) 637-7407	275 Pleasant Valley Road (Freedom Park)	230-0-030-145	New wireless facility	0	0	Approved	P. McLaren	5/2/2023	5/2/2024
CUP-416	Jerry Ambrose Eukon Group for Dish 3905 State St. 7-188 Santa Barbara, CA 93105 (805) 637-7407	1030 Temple Ave (Bob Kildee Park)	166-0-020-200	New wireless facility	0	0	Under Construction	M. Beebe	1/31/2023	n/a

COMMERCIAL PROJECTS

CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SQ FT	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
CUP-417	Jerry Ambrose Eukon Group for ATT 3905 State St. 7-188 Santa Barbara, CA 93105 (805) 637-7407	5501 Mission Oaks Bl	171-0-250-045	Stealth wireless facility	0	0	Approved	M. Cepak	7/19/2022	7/19/2023
CUP-421	Jerry Ambrose Eukon Group for Dish Wireless 3905 State St. 7-188 Santa Barbara, CA 93105 (805) 637-7407	740 Ventura Blvd, Ste 502	229-0-010-505	Stealth wireless facility	0	0	Under Construction	M. Beebe	n/a	n/a
CUP-426	David Elliott Eukon Group for Dish Wireless 3905 State St. 7-188 Santa Barbara, CA 93105 (808) 489-1191	801 Via Zamora	152-0-252-065	Stealth wireless facility	0	0	Approved	M. Beebe	5/2/2023	5/2/2024
CUP-386 M(2)	Mark Petit, MCB Enterprises 126 Wood Rd, Ste 104 Camarillo, CA 93010 (805) 558-6552	126 Wood Rd	230-0-132-035	Increase in size of tasting area	18,616	0.9	Pending	M. Beebe	n/a	n/a
CPD-36M(1)	Arneill Pharmacy Sid Mahdi Rezvan 141 Concord Street, Unit 5 El Segundo, CA 90245 (310) 406-5689	195 and 197 Arneill Rd	160-0-033-300	Convert existing bldg into delivery pharmacy & 1,650 sf addition	4,936	0.31	Approved	B. McMahon	9/19/2023	9/19/2024
CPD-254	Carlos Arias, Chick-fil-A, 105 Progress, Ste. 100, Irvine, CA, 92618.	670 Ventura Blvd.	229-0-340-050	New foot fast-food restaurant	5,150	0.39	Approved	M. Cepak	8/15/2023	8/14/2024
CUP-428	Chris Pell Butler Telecom for Dish Wireless 1511 E Orangethorpe Ave Fullerton, CA 92831 (760) 678-8329	4301 Margarita Ave	234-0-040-790	New wireless facility	n/a	n/a	Pending	B. McMahon	n/a	n/a

COMMERCIAL PROJECTS

CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SQ FT	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
CUP-429	Charles Allison	2401 Ventura Blvd.	162-0-040-440; 430	Demolish existing commercial building and erect new mixed-use building with restaurant and 10x2bed appartments	18,437	0.16	Pending	M. Cepak	n/a	n/a
CUP-285M(2)	Tihtina Sintayehu Crown Castle for T-Mobile	5501 Mission Oaks Bl	171-0-250-045	Modification to a wireless facility	n/a	n/a	Pending	M. Beebe	n/a	n/a

PROJECT STATUS	ACRES	BUILDING SQ. FT.	PROJECTS
PENDING	44.25	349,115	10
APPROVED/NOT BUILT	46.37	503,176	5
GRADING	0.00	0	0
UNDER CONSTRUCTION	32.47	385,299	7
TOTAL	123.09	1,237,590	22

INDUSTRIAL PROJECTS

CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SQ FT	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
IPD-391	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	Southeast corner of Camino Carillo and Camino Ruiz	160-0-111-115 / 125 / 135	2 multi-tenant buildings	70,615	4.61	Approved	J. Lee	5/15/2012	5/15/2024
IPD-391M(1) / CUP-423	North Palisade Partners Brian Wong 1133 Camelback St, Suite 8143 Newport Beach, CA 92658 (310) 242-1612	SE corner of Camino Carillo and Camino Ruiz	160-0-500-045	Multi-tenant industrial warehouse building	89,106	4.61	Pending	J. Fowler	n/a	n/a
IPD-392	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	Southeasterly terminus of Camino Carillo west of Conejo Creek	160-0-111-105 / 115	2-unit building	56,450	3.93	Approved	J. Lee	5/15/2012	5/15/2024
IPD-410	SVP, Dev/North Palisade Partners, LLC Brian Wong 1330 Factory Place #105 Los Angeles, CA 90013 (310) 242-1612	Southerly terminus of Balboa Circle, west of Conejo Creek	160-0-111-095, -105, -335	Single tenant industrial	117,000	6.81	Pending	P. McLaren	n/a	n/a
IPD-395	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	West side of Balboa Circle at the end of the cul-de-sac	160-111-310 / 320	Multi-tenant	23,602	1.29	Approved	J. Lee	9/6/2011	9/6/2024
IPD-396	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	West side of Camino Carillo, approximately 230' south of Verdugo Way	160-0-093-265	Single tenant industrial	14,430	1.12	Approved	J. Lee	9/6/2011	9/6/2024

INDUSTRIAL PROJECTS

CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SQ FT	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
IPD-53M(11)	Bruce Herbkersman Rexford Industrial Realty, Inc 11620 Wilshire Blvd, Ste 1000 Los Angeles, CA 90025 (310) 966-3812 x112	3233 E. Mission Oaks Blvd	160-0-010-730	Demo 52,500 sq. ft. office bldg. Construct 120,500 sq. ft. multi-tenant bldg. & add 55,810 to ex bldg	163,526	31.89	Under Construction	P. McLaren	2/1/2022	n/a
IPD-403	RGM Architects Rick Moraga 350 N. Lantana St, Ste 22 Camarillo, CA 93012 (805) 482-1836	950 W. Verdulera St	230-0-131-035	New Industrial Building	17,506	1.19	Pending	P. McLaren	n/a	n/a
IPD-407	Acacia Industrial Investment Inc Jerry Felsenthal 9201 Wilshire Blvd, Ste 301 Beverly Hills, CA 90210 (310) 273-9201	372 Dawson Dr	229-0-063-025	New Industrial Building	18,821	0.94	Approved	J. Lee	10/20/2020	10/20/2024
IPD-408	Darling Development Dick Darling 30770 Russel Ranch Rd, Ste 250 Westlake Village, CA 91362 (805) 379-2111	280 and 330 Skyway Dr	230-0-030-105	Three industrial bldgs	40,407	3.29	Approved	J. Lee	9/20/2022	9/20/2024
IPD-406	Dawson Storage Sumaia Sandlin 1379 Brookhaven Ave. Camarillo, CA 93010	91-235 Dawson Dr	162-0-160-510	New mini storage warehouse	58,900	1.42	Approved	P. McLaren	8/16/2022	8/16/2024
IPD-405 / CUP-419	Robert Goetch 2229 Hillsbury Rd Westlake Village, CA 91361 (805) 750-1022	3400 Calle Tecate	160-0-140-145, 155, 135	New industrial building / increase bldg height	68,806	3.92	Approved	M. Cepak	4/18/2023	4/18/2024
IPD-409	Robert Goetch 2229 Hillsbury Rd. Westlake Village, CA 91361 (805)750-1022	375, 380, 385, 390 Cortez Circle	160-0-044-145,-155,-135,-335	4 new industrial buildings	40,148	2.8	Approved	P. McLaren	12/5/2023	n/a

INDUSTRIAL PROJECTS

CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SQ FT	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
CUP-420	Chris Doheny Smartlink for AT&T 3300 Irvine Ave S-300 Newport Beach, CA 92660 (619) 994-8528	1040 Avenida Acaso	160-0-044-335	New wireless facility	n/a	n/a	Pending	M. Cepak	n/a	n/a
IPD-325M(6)	Ben Huber for Kimley-Horn & Assoc. 4637 Chabot Drive, Suite 300 Pleasanton, CA 94588 (929) 398-4847	5300 Adolfo	160-0-111-375	Conversion of Office to Self- Storage	179,758 Existing	9.22	Under Construction	P. McClaren	8/1/2022	n/a
CUP-427	Foundry 805 LLC Joseph Fiss 1068 E Main St., #225 Ventura, CA 93001 (818) 621-7619	900 Avenida Acaso	166-0-012-155	Conversion and exterior improvements	17,854	1.11	Approved	M. Cepak	9/19/2023	9/18/2024
DCUP-425	Joseph Fiss, TW Land Planning & Development 1068 E Main St, Ste 225 Ventura, CA 93001	4045 Via Pescador	160-0-122-025	Distillery and tasting room	4,800	1.08	Approved	M. Cepak	2/7/2023	2/7/2024

GENERAL PLAN AMENDMENTS (GPAs)

GPA	DEVELOPER	ACRES	LOCATION	STATUS	DESCRIPTION
GPA 2019-1	Dennis Hardgrave RIC (Springville) LLC 434 Park Cottage PI Camarillo, CA 93012 (805) 402-1589	46.88	West of Springville Drive, East of West Ventura Blvd, North of Camarillo Airport, South of 101 Freeway	Approved	Change entire 46.88 acre property to Industrial. (Research and Industrial)
GPA 2022-1	Dennis Hardgrave Romspen Investment Corporation 434 Park Cottage PI Camarillo, CA 93012 (805) 402-1589	135	South side of US 101 at Central Ave	Pending	Commercial, Office, R&D to Industrial/Commercial, R&D and Industrial

INDUSTRIAL PROJECTS

INDUSTRIAL ACTIVITY SUMMARY			
PROJECT STATUS	ACRES	BUILDING SQ. FT.	# OF PROJECTS
PENDING (includes Modifications)	5.80	106,612	2
APPROVED/NOT BUILT	25.51	414,833	11
GRADING	0.00	0	0
UNDER CONSTRUCTION	6.11	140,466	3
TOTAL	37.42	661,911	16

INSTITUTIONAL / PUBLIC PROJECTS

CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SQ FT	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
CUP-312	St. Demetrios Greek Church Keith Valle PO Box 1970 Camarillo, CA 93010 (805) 377-3919	5575 Santa Rosa Rd	171-0-250-655	Church (total of 31,240 sq. ft. in 3 phases)	9,058	4.07	Under Construction	J. Lee	10/19/2010	n/a
CUP-403	Crestview Mutual Water Co. Robert Eranio 328 Valley Vista Dr Camarillo, CA 93010 (805) 732-0495	Crestview Estates/Las Posas Hills on Crestview Ave	152-0-380-185	Well Pump and Pump House	1,022	1.09	Pending	P. McLaren	n/a	n/a
CUP-99M(1)	Pleasant Valley Historical Society Bob Burrow 720 Las Posas Rd (PO Box 570) Camarillo, CA 93011 (805) 483-3660	720 Las Posas Rd	164-0-061-270 & -250	1,153 sq. ft. expansion to an existing museum	2,403	1.41	Approved	P. McLaren	1/21/2020	1/21/2024
CUP-412	KidSTREAM Michael Shanklin 3100 Ponderosa Drive Camarillo, CA 93010 (661) 289-1369	3100 Ponderosa Dr	166-0-020-315	Establish a children's museum	16,570	2	Approved	J. Lee	11/30/2022	11/30/2024
CUP-175M(5)	John Worthy Muller Worthy Architects 1451 Rice Ave, Suite D Oxnard, CA 93030	1322 Las Posas Rd	165-0-342-225	529 sq. ft. church lobby extension and outdoor improvements	32,449	4.82	Approved	M. Beebe	2/3/2023	2/3/2024

INSTITUTIONAL / PUBLIC PROJECTS

INSTITUTIONAL ACTIVITY SUMMARY

PROJECT STATUS	ACRES	BUILDING SQ. FT.	PROJECTS
PENDING	1.09	1,002	1
APPROVED/NOT BUILT	3.41	18,973	2
GRADING	0.00	0	0
UNDER CONSTRUCTION	4.07	9,058	1
TOTAL	8.57	29,033	4

SENATE BILL 341 ANNUAL REPORT

**Camarillo Housing Successor
Report for Fiscal Year 2022-23**

11/9/2023



TABLE OF CONTENTS

INTRODUCTION	1
REPORTING REQUIREMENTS OF SENATE BILL 341	1
ASSETS TRANSFERRED TO THE HOUSING SUCCESSOR	3
EXPENDITURE REQUIREMENTS OF SENATE BILL 341	3
LOW AND MODERATE INCOME HOUSING ASSET FUND	5
HOUSING ASSET FUND DEPOSITS	5
HOUSING ASSET FUND ENDING BALANCE	5
OTHER ASSET BALANCES	6
EXPENDITURE LIMIT COMPLIANCE	7
MONEY TRANSFERS BETWEEN HOUSING SUCCESSORS	7
PROPERTY AND PROJECT DESCRIPTIONS	7
PROPERTY TAX REVENUE RECEIVED	8
STATUS UPDATES ON DISPOSITIONS AND DEVELOPMENTS	8
OUTSTANDING OBLIGATIONS	9
SENIOR HOUSING	10
EXCESS SURPLUS	10
HOME OWNERSHIP UNIT INVENTORY	11
APPENDIX 1 – HOUSING ASSET TRANSFER FORM	12

INTRODUCTION

On January 11, 2012, the City of Camarillo (“City”) elected to become the Housing Successor Entity (“Housing Successor”) and assumed the housing functions of the former Camarillo Community Development Commission (“CDC”), which had served as the redevelopment agency for the City. Most of the Housing Successor’s assets were transferred from the CDC when it dissolved according to the Dissolution Act (enacted by Assembly Bills x1 26 and 1484). All “rights, powers, assets, liabilities, duties, and obligations associated with the housing activities of the agency, excluding any amounts in the Low-and Moderate-Income Housing Fund” were transferred from the CDC to the Housing Successor. However, although the Housing Successor inherited the CDC’s housing assets and functions, it does not have an ongoing financing mechanism to maintain them. The CDC primarily funded projects with redevelopment tax increment revenue, which was terminated with the dissolution of redevelopment.

The CDC prepared a Housing Asset Transfer Form (“HAT”), which provided an inventory of all assets received in the mandatory transfers of assets following the dissolution of redevelopment. All items on the HAT were approved by the California Department of Finance (“DOF”) on August 27, 2012.

REPORTING REQUIREMENTS OF SENATE BILL 341

Senate Bill (“SB”) 341, Assembly Bill (“AB”) 1793, SB 107, and AB 346 amended certain sections of the California Health & Safety Code (“HSC”) in 2014, 2015, and 2017, pertaining largely to entities that accepted the housing assets and liabilities of former redevelopment agencies. SB 341 clarified that all former redevelopment agency housing assets, regardless of their originating redevelopment agency, must be maintained in a separate fund called the Low- and Moderate-Income Housing Asset Fund (“Housing Asset Fund” or “LMIHAF”). SB 341 outlined a series of reporting requirements that must be adhered to in annual reports. This annual report is due to be submitted to the California State Department of Housing and Community Development (“HCD”) by April 1st of each year. The report must be accompanied by an independent financial audit, which is due by December 31 every year.

In accordance with HSC Section 34176.1(f), certain data must be reported annually for the Housing Asset Fund. These reporting requirements are detailed in Figure 1.

Figure 1. SB 341 Reporting Requirements

LMIHAF Revenues & Expenditures	Other Assets and Active Projects	Obligations & Proportionality
Total amount deposited in the Housing Asset Fund for the fiscal year	Description of any project(s) still funded through the Recognized Obligation Payment Schedule ("ROPS")	Description of any outstanding production obligations of the former Agency that are inherited by the Successor
Statement of balance at the close of the fiscal year	Update on property disposition for any property owned more than five years or plans for property owned less than five years	Compliance with proportionality requirements (income group targets), which must be upheld on a five-year cycle
Description of expenditures for the fiscal year, broken out as follows: <ul style="list-style-type: none"> • Rapid rehousing for homelessness prevention (up to \$250,000 per year); • Administrative expenses (greater of \$200,000¹ or 5% of "portfolio" per year); • Monitoring expenses (included as an administrative expense); • All other expenditures must be reported as spent for each income group (extremely low-, very low-, and low-income) 	Other "portfolio" balances, including: <ul style="list-style-type: none"> • Statutory value of any real property either transferred from the former CDC or purchased by the Housing Asset Fund (note that the Successor may only hold property for five years); • Value of loans and grants receivable 	Percentage of deed-restricted rental housing restricted to seniors and assisted by the entity assuming housing functions, the former CDC, or the County within the past ten years compared to the total number of units assisted by any of those three agencies
Description of any transfers to another housing successor for a joint project	Inventory of homeownership units assisted by the former Agency or the Successor that are subject to covenants or restrictions or to an adopted program that protects the former CDC's investment of monies from the Low- and Moderate-Income Housing Fund	Amount of any excess surplus, and, if any, the plan for eliminating it

¹ This amount is adjusted annually for inflation. See the following page of this report for more details on the current reporting year's administrative expenditure limit.

ASSETS TRANSFERRED TO THE HOUSING SUCCESSOR

Per HSC Section 34176(e), housing assets may include the following:

- Real property;
- Restrictions on the use of property;
- Personal property in a residence;
- Housing-related files;
- Office supplies and software programs acquired for low- and moderate-income purposes;
- Funds encumbered by an enforceable obligation;
- Loan or grant receivables funded from the former Low- and Moderate-Income Housing Fund;
- Funds derived from rents or operation of properties acquired for low-and moderate-income housing purposes;
- Rents or payments from housing tenants or operators of low- and moderate-income housing; and
- Repayment of Supplemental Educational Revenue Augmentation Fund loans.

The assets transferred from the CDC to the Housing Successor included real properties, affordable housing covenants, and loan receivables.

EXPENDITURE REQUIREMENTS OF SENATE BILL 341

SB 341 reinstated many of the affordable housing requirements that formerly applied to redevelopment agencies. Specifically, SB 341 directs expenditures from the housing successor's Housing Asset Fund as follows:

- **Administrative Costs:** Administrative expenditures, which include housing monitoring, are capped at the greater of \$200,000 per year adjusted for inflation or 5% of the statutory value of real property owned by the Housing Successor and the value loans, grants receivable from the Housing Asset Fund's annual portfolio. HCD annually publishes the administrative expenditure cap limit which contains a Consumer Price Index adjustment. For FY 2022-23, the administrative expenditure cap limit published by HCD is \$254,500. The Housing Successor has a value in the Housing Asset Fund portfolio of \$275,000, and 5% of that value is \$13,750.

- **Homelessness prevention and rapid rehousing services:** A housing successor is authorized to spend up to \$250,000 each year on homeless prevention and rapid rehousing services if the former Agency does not have any outstanding inclusionary housing production or replacement requirements. Since the former Agency did not have such outstanding obligations at the time of dissolution, the Housing Successor is authorized to spend up to \$250,000 in funds on homeless prevention and rapid rehousing services.
- **Affordable Housing Development:** Per HSC Section 34176.1(a), a housing successor must spend remaining housing funds to expand housing options for households earning 80% or less of the area median income (“AMI”).

Five-Year Income Proportionality: If any Housing Asset Funds are spent on affordable housing development, it triggers a requirement to spend at least 30 percent of such expenses assisting extremely low-income households (30% AMI) and no more than 20 percent on low-income households (between 60-80% AMI) per five-year compliance period. The current five-year compliance period is from July 1, 2019 through June 30, 2024.

Note that housing successors must report expenditures by category each year, but compliance with income proportionality limits is measured every five years. For example, a housing successor could spend all its funds in a single year on households earning between 60-80% AMI, as long as it was 20 percent or less of the total expenditures during the five-year compliance period.

Ten-Year Age Proportionality: If more than 50% of the total aggregate number of rental units produced by the City, Housing Successor, or former Agency during the past 10 years are restricted to seniors, the Housing Successor may not spend more Housing Asset Funds on senior rental housing.

The following discusses the implications of being out of compliance and the activities the Housing Successor must undertake to ensure compliance moving forward:

Failure to comply with the 60%-80% AMI requirement in any five-year compliance period will result in the Housing Successor not being able to expend any of the remaining funds on these income categories until in compliance.

Failure to comply with the 30% AMI requirement in any five-year compliance period will result in the Housing Successor having to ensure that 50% of remaining funds expended in each fiscal year following the latest fiscal year following the report are expended for the

development of extremely-low income rental units until in compliance with the 30% AMI requirement.

LOW AND MODERATE INCOME HOUSING ASSET FUND

The Housing Asset Fund currently contains three of the five assets that were originally transferred from the CDC to the Housing Successor via the HAT. They are:

- Two affordability covenants (Mira Vista Village Apartments and Park Glenn Senior Apartments); and
- One loan receivable (KDF Loan/ Park Glenn Senior Apartments).

The two other assets on the original HAT were real properties, commonly referred to together as the Cedar-Oak Property, that were sold in FY 2016-17. The proceeds from that transaction were deposited into the Housing Asset Fund.

HOUSING ASSET FUND DEPOSITS

SB 341 requires housing successors to annually report the amount of funds that were deposited into the Housing Asset Fund during the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule (“ROPS”). Deposits for FY 2022-23 are shown in Table 1 below.

Fiscal Year 2022-23 Housing Asset Fund Deposits **Table 1**
Camarillo Housing Successor

Description	Amount
Interest Income	\$ 11,457
Net Adjustment Fair Value	(767)
Total	\$ 10,690

Source: City of Camarillo General Ledger

There were deposits in the amount totaling \$10,690 into the Housing Asset Fund during FY 2022-23. The deposits consist of \$11,457 in interest revenue minus a \$767 net fair value adjustment. No revenue was requested on the ROPS for housing items.

HOUSING ASSET FUND ENDING BALANCE

SB 341 requires housing successors to submit a statement of the Housing Asset Fund’s balance at the close of the fiscal year, distinguishing any amounts held for items listed on the ROPS. As shown in Table 2, the Housing Successor has \$582,687 in cash and short-term investments, plus \$275,000 in a note

receivable and \$3,885 in receivable interest. The fund balance as of June 30, 2023 is \$861,572. There are no Housing Successor-related enforceable obligations on the ROPS, therefore there were no deposits into the Housing Asset Fund related to the ROPS, and none are anticipated in the future.

Fiscal Year 2022-23 Housing Asset Fund Ending Balance **Table 2**
Camarillo Housing Successor

Description	Amount
Cash / Pooled Cash & Investments	\$ 582,687
KDP Park Glenn Seniors L.P.	275,000
Receivable / Interest	3,885
Total	\$ 861,572

OTHER ASSET BALANCES

SB 341 requires housing successors to report on the statutory value of real properties formerly owned by the former redevelopment agency, and loans and grant receivables listed on the HAT. The statutory values of real property, loans and grants receivable belonging to the Housing Successor on June 30, 2023 is \$275,000, is shown in Table 3. The Housing Successor currently has one loan receivable, two affordability covenants, and no real property or grants receivable in the Housing Asset Fund. The Housing Successor received a loan agreement, dated June 1, 1999, with a value of \$275,000 as of June 30, 2023. The loan was issued to KDF Communities to develop affordable housing under affordability terms.

Fiscal Year 2022-23 Real Properties and Receivables **Table 3**
Camarillo Housing Successor

Real Properties	Statutory Value
None	\$ -
Loans and Grants Receivables	Value
KDF Loan (6/1/1999): VCR 99-111694 (Park Glenn Senior Apartments)	\$ 275,000
Total	\$ 275,000

Source: Low- and Moderate-Income Housing Fund Trial Balance Summary (6/30/23) and City Response to Data Request

EXPENDITURE LIMIT COMPLIANCE

The Housing Successor is expected to comply with all the Housing Asset Fund spending restrictions in FY 2022-23, including five-year compliance period income targeting requirements:

- Administrative costs of \$7,743 did not exceed the annual administrative limit of \$254,500. Per HSC Section 34176.1, there is no penalty for a housing successor exceeding the administrative spending limit. The Housing Successor will ensure that it continues to comply with the administrative spending limit in all future periods.
- No homeless prevention or rapid rehousing expenses were made in FY 2022-23.
- No affordable housing development-related expenditures were made in FY 2022-23.

During the first year of the compliance period, the Housing Successor spent LMIHAF on households earning less than or equal to 30% of AMI and there were no new expenditures during the FY 2020-21. Because the Housing Successor did not spend any funds from the LMIHAF on affordable housing development related activities during FY 2021-22 or FY 2022-23, the Housing Successor remains in compliance with proportionality requirements for income groups. The Housing Successor will continue to monitor expenditures from the Housing Asset Fund to ensure compliance with proportionality limits at the conclusion of the five-year compliance period.

MONEY TRANSFERS BETWEEN HOUSING SUCCESSORS

SB 341 requires that when two or more contiguous housing successors enter into a joint venture to provide (A) a description of any transfers made in the previous fiscal year and in earlier fiscal years and (B) a description of and status update on any project for which transferred funds have been or will be expended.

The Housing Successor has not entered into a joint venture with another housing successor and, therefore, complies with this legal requirement.

PROPERTY AND PROJECT DESCRIPTIONS

At the time of dissolution, the CDC transferred two real estate properties, consisting of three parcels, to the Housing Successor. These properties were commonly referred to as the Cedar-Oak Mixed-3Use Project and were subsequently sold during FY 2016-17. In addition to the properties, affordability covenants were also assumed by the Housing Successor.

PROPERTY TAX REVENUE RECEIVED

SB 341 requires housing successors to provide a description and status of any project for which the housing successor receives or holds property tax revenue pursuant to the ROPS.

There are no Housing Successor enforceable obligations on the ROPS. Therefore, the Housing Successor did not receive or hold property tax revenue pursuant to the ROPS during FY 2022-23, and none are anticipated in the future.

STATUS UPDATES ON DISPOSITIONS AND DEVELOPMENTS

SB 341 requires that all real properties acquired by the CDC prior to February 1, 2012 and transferred to the Housing Successor be developed pursuant to the requirements detailed in HSC Section 33334.16. Thus, all property that falls within these parameters must be developed for affordable housing purposes or sold within 5 years from the date DOF approved the HAT, or by August 27, 2017. In addition, housing successors are required to provide a status update on any projects for real property acquired on or after February 1, 2012. During FY 2016-17, the Housing Successor's only real properties were sold, and the proceeds were deposited into the Housing Asset Fund.

Cedar-Oak Mixed-Use Project

On July 20, 2012, the Housing Successor Agency submitted a HAT form to transfer two real estate properties to the Housing Successor. The Housing Successor inherited these properties to construct the Cedar-Oak Mixed-Use Project. The Department of Finance approved of this transfer on August 27, 2012. The City retained Mainstreet Architects + Planners, Inc. to develop concepts and plans for the Cedar-Oak Project. The mixed-use development concept chosen by the City and the Citizens Advisory Committee ("CAC") included space for residential, retail, and restaurant uses. The development concept provided a total of 13 one-bedroom and 10 two-bedroom apartments. The development has 22 units set-aside for households (tenants) at or below moderate-income and one unit at lower-income.

The residential units are subject to a recorded affordable housing agreement that will restrict rents and limit occupancy to income-eligible tenants for a period of at least 55 years. All units in the project will be rented at affordable rents.

The commercial component, encompassing approximately 6,100 square feet, includes three retail spaces and one restaurant space. The City has approved the conditional use permit for both the mixed-use concept and for a building height greater than two-stories.

The following is the timeline of events:

- On November 19, 2015, the City entered into an exclusive negotiation agreement with Mr. Ernie T. Mansi, CEO of Aldersgate Investment (“Developer”), regarding the development of the Cedar-Oak Project.
- On September 8, 2016, the Department of Community Development approved an administrative modification to replace 3 townhouse units with four stacks flats within the same building mass on the easterly portion of the project to create a total of 23 units.
- On March 7, 2017, the property was sold for \$1,164,000 and the sale proceeds from this property were deposited into the Housing Asset Fund.
- On July 19, 2017, the Department of Building and Safety issued a building permit for the construction of the project. Construction was completed in Fall 2019.
- During FY 2019-20, all 23 residential units were completed and rented out to occupants at affordable rates per the housing agreement. Additionally, one of four commercial units was completed.
- During FY 2020-21, the three remaining commercial units were built, and the Cedar Oak Project was completed.

2800 Barry Street – (City-owned former stock lumber site)

- City purchased the site on September 4, 2018 with Tax Exempt Bond proceeds.
- It is anticipated that this project will include 60 rental units and 8 homeownership units.
- City selected Area Housing Authority with Many Mansions to develop the project.
- The project was approved by the City Council on October 27, 2021.
- Tax Credit Financing for the project was approved in September 2022.

OUTSTANDING OBLIGATIONS

SB 341 requires housing successors to describe (A) any outstanding obligations that were supposed to be transferred to the housing successor at the time of dissolution, (B) the housing successor’s progress in meeting those obligations, and (C) the housing successor’s plans to meet unmet obligations.

At the time of dissolution, the CDC had built 108 very low-income units, exceeding the required amount of 16 units by 92. Also, the CDC had built 111 low- and moderate-income units, exceeding the required amount of 24 units by 87. With a surplus of 179 affordable units (92 very low-income and 87 low- and

moderate-income units), the Housing Successor did not have any outstanding inclusionary or replacement housing obligations at the time of dissolution.

SENIOR HOUSING

SB 341 requires housing successors to report the percentage units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous ten years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency and its host jurisdiction within the same period. The previous ten-year period reviewed was July 1, 2011 through June 30, 2021. Pursuant to HSC 34176.1, the percentage of affordable housing units for seniors shall not exceed 50% of the total number of affordable housing units.

Over the last 10 years, no affordable senior rental units were constructed. The percentage of affordable rental units developed for seniors is therefore 0%. By default, the Housing Successor has not exceeded the 50% threshold.

EXCESS SURPLUS

Housing successors are required to report (A) the amount of any excess surplus, (B) the amount of time that the successor agency has had the excess surplus, and (C) the housing successor's plan for eliminating the excess surplus. Excess surplus is defined by HSC Section 34176.1(d) as "an unencumbered amount in the account that exceeds the greater of one million dollars, or the aggregate amount deposited into the account during the housing successor's preceding four fiscal years, whichever is greater."

Excess surplus calculations were once performed by redevelopment agencies on an annual basis and were intended to ensure that funds are expended to benefit low-income households in a timely manner. SB 341 reinstates this calculation for housing successors. The Housing Asset Fund has no excess surplus for FY 2022-23, as shown in Table 5. According to SB 341, if there is an excess surplus in the Housing Asset Fund, the housing successor must expend or encumber excess surplus within three fiscal years. If the housing successor fails to comply then they shall transfer any excess surplus to HCD within ninety days of the end of the fiscal year.

Fiscal Year 2022-23 Excess Surplus Calculation**Table 4****Camarillo Housing Successor**

Fiscal Year	2018-19	2019-20	2020-21	2021-22	2022-23
Deposits	\$ 27,367	\$ 260,783	\$ 3	\$ (10,676)	\$ 10,690
Encumbered Funds					-
Unencumbered Amount ¹					858,624
Step 1					
\$1 Million, or					1,000,000
Last 4 Deposits					277,477
Result: Larger Number					1,000,000
Step 2					
Unencumbered Amount					858,624
Larger Number From Step 1					1,000,000
Excess Surplus/(Deficit)					
\$					-

¹ As of July 1, 2022.**HOMEOWNERSHIP UNIT INVENTORY**

Assembly Bill 1793 (“AB 1793”), added requirements to the SB 341 Report, requires the annual reporting of any homeownership units assisted by the Housing Successor that require restrictions, covenants, or an adopted program that protects Housing Asset Fund monies. The Housing Successor does not assist any homeownership units and complies with the provision of the law.

APPENDIX 1 – HOUSING ASSET TRANSFER FORM

The Housing Asset Transfer Form is attached as a separate document.

DEPARTMENT OF FINANCE
HOUSING ASSETS LIST
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484
(Health and Safety Code Section 34176)

Former Redevelopment Agency: Camarillo Community Development Commission

Successor Agency to the Former
Redevelopment Agency: City of Camarillo City Council in the Capacity of Successor Agency to the Camarillo Community Development Commission

Entity Assuming the Housing Functions
of the former Redevelopment Agency: City of Camarillo City Council in the Capacity of Successor Agency - Housing to the Camarillo Community Development Commission

Entity Assuming the Housing Functions
Contact Name: Dan Paranick Title: Interim Executive Director Phone: (805) 388-5312 E-Mail Address: dparanick@ci.camarillo.ca.us

Entity Assuming the Housing Functions
Contact Name: _____ Title: _____ Phone: _____ E-Mail Address: _____

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property
Exhibit B- Personal Property
Exhibit C - Low-Mod Encumbrances
Exhibit D - Loans/Grants Receivables
Exhibit E - Rents/Operations
Exhibit F- Rents
Exhibit G - Deferrals

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

Prepared By: _____

Date Prepared: July 20, 2012

Exhibit A - Real Property

City or County of xxxx
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

1	Low-Mod Housing	162-0-107-010-Land	\$706,954	0.24 Acres	No	N/A	N/A	1-Feb-12	\$706,954	\$0	\$0	16-Feb-10	N/A
2	Low-Mod Housing	162-0-135-050/060-Land	\$1,019,003	0.35 Acres	No	N/A	N/A	1-Feb-12	\$1,019,003	\$0	\$0	30-Apr-10	N/A
3	Low-Mod Housing	VCR 20060707-0144674	\$0	N/A	N/A	Yes	CA Redevelopment Law	1-Feb-12	\$1,100,000	\$0	\$650,000	14-Jun-06	Affordability Covenant
4	Low-Mod Housing	VCR 20031215-0463017	\$0	N/A	N/A	Yes	CA Redevelopment Law	1-Feb-12	\$0	\$0		25-Nov-03	Affordability Covenant
5	Low-Mod Housing	VCR 99-111695	\$0	N/A	N/A	Yes	CA Redevelopment Law	1-Feb-12	\$275,000	\$0		2-Jun-99	Affordability Covenant
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit B - Personal Property

City or County of xxxx
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

1	None																			
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
10																				
11																				
12																				
13																				
14																				
15																				
16																				
17																				
18																				
19																				
20																				

a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

Exhibit C - Low-Mod Encumbrances

City or County of xxxx
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Line Item	Description of Asset	Contract or Agreement Number	Contract or Agreement Type	Description of Asset	Current Value	Current Owner	Construction Status	Construction Completion Date	Estimated Completion Date	Estimated Completion Cost
1	None									
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										

a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit D - Loans/Grants Receivables

City or County of xxxx
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Exhibit E - Rents/Operations

City or County of xxxx
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Line Item	Description of Asset	Type of Asset		Source of Funds		Type of Asset		Source of Funds		Type of Asset		Source of Funds	
		Revolving	Non-revolving	From	To	Revolving	Non-revolving	From	To	Revolving	Non-revolving	From	To
1	None												
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													

a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit F - Rents

City or County of xxxx
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item Number		Item Description	Value or Cost (a)	Source of Funds (b)	Amount Collected (c)	Amount Received (d)	Purpose of Funds Received (e)	Amount Spent (f)	Amount Remaining (g)	Items from Existing Agreement (h)	Items Associated with New Agreement (i)
1	None										
2											
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19											
20											

a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit G - Deferrals

City or County of xxxxx

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Number of times removed from the classroom					
1	None					
2						
3						
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16						
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