



# City of Camarillo

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## Planning Commission

### AGENDA REPORT

**DATE:** March 2, 2021

**TO:** Planning Commission

**FROM:** Joseph R. Vacca, Director of Community Development

**SUBMITTED BY:** Paul McClaren, Associate Planner

**SUBJECT:** **2020 General Plan Annual Report**

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#### SUMMARY

Each year, the Department of Community Development prepares an Annual Report reviewing the development activity during the prior year and the progress on the implementation of the various goals, objectives, and principles of the City's General Plan. The report provides information to the citizens, the Planning Commission, and the City Council. Government Code Section 65400 mandates that the City submit the annual report to their governing bodies, the California Department of Housing and Community Development, and the Governor's Office of Planning and Research.

#### DISCUSSION

The preparation of an Annual Report is mandated by the State and is required to identify the projects, tasks, and other aspects where the City has implemented various goals, objectives, and principles of the General Plan over the past year. The State also requires that the Annual Report include an analysis as to the status of the implementation of housing units towards meeting the City's Regional Housing Needs Assessment set forth under the RHNA (Regional Housing Needs Assessment) program. The attached report achieves both of those requirements and identifies the number of units issued and built in 2020, utilizing the 2013-2021 RHNA numbers by income categories.

#### SUGGESTED ACTION

Receive and file the 2020 General Plan Annual Progress Report.

#### ATTACHMENT

2020 General Plan Annual Progress Report



# *City of Camarillo*

## *2020 General Plan Annual Progress Report*



*Department of Community Development  
3/2/2021*



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## ATTACHMENTS

- 1 – POPULATION, DWELLING UNITS, AND AVERAGE HOUSEHOLD SIZE 1995-2020
- 2 – CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DATA TABLES
- 3 – CAMARILLO DEPARTMENT OF COMMUNITY DEVELOPMENT MONTHLY REPORT, DECEMBER 2020
- 4 – SB 341 ANNUAL REPORT: CAMARILLO HOUSING SUCCESSOR REPORT FOR FY 2019-2020:  
LOW- AND MODERATE-INCOME HOUSING ASSET FUND

## 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 *2020 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 24, 2021 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, 2020 through December 31, 2020. 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 the maintenance, improvement, and development of housing.

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 two optional elements. The City has also adopted five community plans to help implement adopted goals and policies of the General Plan.

**Table 1 – General Plan Elements and Community Plans**

<b>Mandatory Elements</b>	<b>Year Adopted</b>	<b>Last Comprehensive Update</b>
Land Use	1969	October 8, 2003
Open Space and Conservation	1984	July 12, 2006
Housing	2014	January 8, 2014
Circulation	1984	April 23, 2014
Noise	1970	September 9, 2015
Safety	1989	May 8, 2013
<b>Optional Elements</b>		
C.U.R.B.	1998	November 8, 2016
Recreation	1984	October 9, 2002
Community Design	1984	June 27, 2012
<b>Community Plans</b>		
Springville Specific Plan	2008	November 4, 2020
Camarillo Commons Specific Plan	2007	N/A
Village at the Park Specific Plan	2001	2013
Airport North Specific Plan	1986	September 28, 2016
Dawson Drive Area Concepts	2010	August 24, 2016

Source: City of Camarillo, Community Development Department

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## ***CAMARILLO URBAN RESTRICTION BOUNDARY (CURB)***

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### **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 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 south easterly 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 approximately 140 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.

## **Projects**

In 2019, the City of Camarillo began construction of The North Pleasant Valley Desalter Facility project. This project was approved in 2017 for a location that is outside the CURB but is exempt from procedural requirements of the CURB because the facility is necessary for the delivery of essential public services. The property for construction of the desalter and adjacent church parcel totaling 7.81 acres were annexed into the City in 2019. Construction of the facility is expected to be complete and begin delivering water in late 2021.



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## LAND USE ELEMENT

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### 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 second meeting in January, 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 to the Planning Commission for further study, or decline to refer the request, thus denying the applicant's request for a General Plan Amendment.

In 2020, two requests were received in accordance with the City's GPA referral policy.

2020 General Plan Referral Application Requests Summary				
Applicant	GPA Referral Request	Location/Current Use	Property Size	City Council Action
Philip Teyssier	From: Commercial Office  <i>To: Assisted Living, High Density Residential (18.1-30 dwelling units per acre)</i>	Adolfo Road between Mission Oaks Boulevard and Santa Rosa Road  <b>Current Use: Vacant land</b>	4.93 acres	General Plan Referral request denied.
Darling Development and Oxnard Union High School District	From: Public  <i>To: Industrial</i>	Northwest corner of Pleasant Valley Road and Airport Way  <b>Current Use: Skyway Playhouse, office buildings, parking lot, sports courts, and former water tower</b>	3.29 acres	General Plan Referral request granted.

### General Plan Amendments (GPA)

In 2020, the City of Camarillo City Council considered two non City-initiated GPA referral requests. The City Council referred GPA 2020-2 (Darling Development and Oxnard Union High School District) for further study on January 29, 2020, allowing for filing a GPA application. The

City Council did not refer a request from Philip Teyssier to redesignate 4.93 acres from Commercial Office to High Density Residential, for an assisted living project.

On November 4, 2020, the City Council approved a General Plan Amendment (GPA 2018-1) to amend the land use designation of certain areas within the Springville Specific Plan area consisting of 3 acres of Institutional/Semi-Public, 7 acres of Medium Density Residential (10.1-18 dwelling units per acre), and 14.5 acres of Low-Medium Density Residential (5.1-10 dwelling units per acre) to approximately 20.36 acres of Low-Medium Density Residential (5.1-10 dwelling units per acre) and approximately 4.14 acres of Natural Open Space. The project also approved the relocation of a 5-acre Public-Neighborhood Park site from the westerly edge of the Springville Specific Plan area to the northwest corner of Springville Drive and U.S. 101/Ventura Freeway.

GPA 2020-1 is a City-initiated affordable housing project that is not subject to the GPA referral process. The City entered into an Exclusive Negotiation Agreement and Term Sheet with the Area Housing Authority of Ventura County and Many Mansions for the construction of 59 affordable rental units, an unrestricted manager's apartment unit, and eight for-sale affordable units.

On December 1, 2020, the Planning Commission recommended approval to the City Council of GPA 2020-1 to amend the land use designation from Industrial/Commercial to High Density Residential (18.1-30 dwelling units per acre) on 2.52 acres located at 2800 Barry Street. It is anticipated that the project will be scheduled for a City Council public hearing second quarter of 2021.

On December 9, 2020, the City Council approved a General Plan Amendment (GPA 2017-1) to amend the land use designation from Industrial to High Density Residential (18.1 to 30 dwelling units per acre) on an approximately 14.17-acre site located at the southeast corner of Verdugo Way and Camino Ruiz.

### **Change of Zone (CZ)**

On November 4, 2020 the City Council approved a Change of Zone (CZ-328) in the Springville Specific Plan to change 3 acres zoned Professional Office (PO) and 21.5 acres zoned Residential Planned Development (RPD) to approximately 4.14 acres zoned Open Space, and approximately 20.36 acres zoned Residential Planned Development, 8 units per acre maximum (RPD-8U). The City Council also approved the relocation of 5 acres zoned Rural Exclusive (RE) for a future park site from the westerly edge of the Springville Specific Plan area to the northwest corner of Springville Drive and U.S. 101/Ventura Freeway.

On December 1, 2020, the Planning Commission recommended a Change of Zone (CZ-330), from Light Manufacturing (M-1) to Residential Planned Development, 30 dwelling units per acre maximum (RPD-30U) for the affordable housing project located at 2800 Barry Street. It is anticipated that the project will be scheduled for a City Council public hearing second quarter of 2021.

On December 9, 2020 the City Council approved the first reading of Change of Zone (CZ-331) on 14.17 acres at the southeast corner of Verdugo Way and Camino Ruiz from Limited

Manufacturing (L-M) to Residential Planned Development (RPD-30U). The second reading of the ordinance was held on January 13, 2021 and the ordinance was approved by the City Council.

## **Zoning Ordinance Amendments**

In 2020, the City of Camarillo City Council approved five ordinance amendments to Title 19-Zoning of the Camarillo Municipal Code, as follows:

- On January 29, 2020, the City Council adopted Ordinance 1168, adding CMC Chapter 19.57, prohibiting industrial hemp cultivation in all zones within the city limits.
- On March 25, 2020, the City Council approved an amendment to CMC Chapter 19.49 - Density Bonus and Other Incentives.
- On March 25, 2020, the City Council approved an amendment to Title 19 (Zoning) of the CMC pertaining to Family Day Care Home Regulations.
- On May 27, 2020, the City Council approved an amendment to CMC Chapter 19.56 - Accessory Dwelling Units.
- On May 27, 2020, the City Council approved an amendment to CMC Chapter 19.67 - Plan Review.

## **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 dwellings units through the Residential Development Evaluation process. Typically, allocations 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.

A detailed list and a location map of current residential projects is included in Attachment 3 – Department of Community Development Monthly Report, December 2020. Further discussion of the projects are 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 the General Plan are met. In 2020, one major modification, one conditional use permit, and one new commercial development were approved.

Project	Description	Approved
CUP-99M(1), Pleasant Valley Historical Society	Construct an approximately 1,153-square-foot expansion to an existing museum, located at 720 Las Posas Road.	January 21, 2020
CUP-399, Outlaws Grill and Saloon	Conversion of a restaurant into a bar, located at 2167 Pickwick Drive.	January 21, 2020
LD-550, CPD-248 America's Tire	Create a new 0.89-acre parcel for the construction of a 7,373-sf automotive service station, located at 401 Ventura Boulevard.	June 16, 2020

In addition to the projects above, two administrative modifications to the Camarillo Village Square Shopping Center were approved in 2020. The modifications will result in a façade remodel to the existing Rite Aid building to be consistent with previous updates to the shopping center and a 943-square-foot addition to an existing suite. Additionally, a Zone Clearance was issued for Las Posas Plaza to reroof the existing Ralph's grocery store and Taco Bell to be consistent with the recent façade improvements completed within the shopping center.

A detailed list and a location map of current commercial projects is included in Attachment 3 – Department of Community Development Monthly Report, December 2020.

## 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 the General Plan are met. In 2020, seven new industrial projects were approved.

Project	Description	Approved
CUP-397, Paw Works	Dog and cat kennel facility, within an existing 3,345-square-foot industrial space, located at 2255 Pleasant Valley Road, Unit K.	January 21, 2020
CUP-401, Nabor Wines	Winery with tasting room in an existing 2,550-sf industrial building, located at 1330 Flynn Road, Unit E.	February 18, 2020
IPD-404, Silverstrand Grid	A new 11-megawatt energy storage facility on a .4-acre site at the Camarillo Airport.	May 5, 2020
CUP-404, Damily Wines	Winery in an existing 1,699-sf industrial building, located at 3201 Corte Malpaso, Suite 310.	June 2, 2020
CUP-406, Shirah Wine LLC	Winery in an existing 6,222-sf industrial building, located at 805 Via Alondra.	July 14, 2020
IPD-407, AOG Architecture Studio	Demolition of existing building and construction of a new 18,888-sf industrial building, located in the Dawson Drive Industrial Area.	October 20, 2020
CUP-387, Verizon Wireless	Installation of a new stealth wireless communications facility, increase allowable height in the M-1 Zone from a maximum of 40 to 45 feet, located at 4053 Calle Tesoro.	December 1, 2020

In addition to the new industrial projects, administrative modifications to IPD-22 and IPD-329 for the Amazon Last Mile Distribution Center at 3001 Mission Oaks Boulevard was approved in 2020.

A detailed list and a location map of current industrial projects is included in Attachment 3 – Department of Community Development Monthly Report, December 2020.

## 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 the General Plan are met. In 2020, one new institutional/public project was approved. In addition, after over a year of public outreach and workshops, the City Council approved two Concept Plans for the two City-owned properties in Old Town.

Project	Description	Approved
SUP-9M(3)	6,400-sf expansion to the existing Boys & Girls Club located at 1500 Temple Avenue	November 10, 2020
Former Courthouse Concept Plan	Redevelopment of the existing property to expand the parking lot and construct a passive park area.	May 27, 2020
Dizdar Park and Former Fire Station Concept Plan	Renovation of the existing park and expansion to include a new band shell, parking, and fire station themed playground equipment.	May 27, 2020

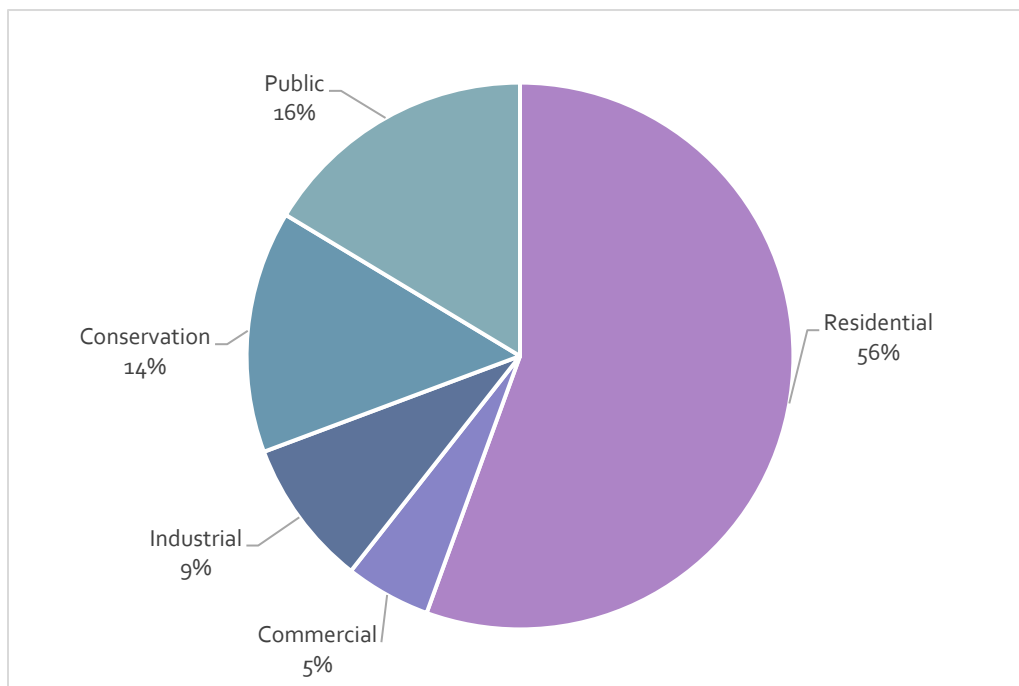
On November 4, 2020, the City Council approved GPA 2018-1 and an Amendment to the Springville Specific Plan, which includes the relocation of a 5-acre park site from the westerly edge of the Springville Specific Plan area to the northwest corner of Springville Drive and U.S. 101/Ventura Freeway. The relocation was supported by the Pleasant Valley Recreation and Park District, as it provides better access to the neighborhood and improved reconfiguration of the park site.

A detailed list and a location map of current institutional projects is included in Attachment 3 – Department of Community Development Monthly Report, December 2020.

## 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 2- Land Area by Land Use Category, 55 percent of the City's land is designated for residential uses, 17 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 (January 2021)

**Table 2 – Land Area by Land Use Category**

<b>Category</b>	<b>General Plan Areas</b>	<b>Acres</b>	<b>Percent</b>
Residential		<b>6,444</b>	<b>56%</b>
	Rural Density	1,955	17%
	Low Density	2,708	23%
	Low-Medium Density	1,116	10%
	Medium Density	208	2%
	High Density	307	3%
	Mobile Home	150	1%
Commercial		<b>587</b>	<b>5%</b>
	General Commercial	453	4%
	Office	71	1%
	Commercial Mixed Use	63	1%
Industrial		<b>1,009</b>	<b>9%</b>
	Industrial	856	7%
	Industrial/Commercial	8	0%
	Research and Development	145	1%
Conservation		<b>1,662</b>	<b>14%</b>
	Agriculture	1,151	10%
	Natural Open Space	515	4%
	Urban Reserve	0	0%
Public		<b>1899</b>	<b>16%</b>
	Public	742	6%
	Institutional/Semi Public	2	0%
	Mini Park	3	0%
	Neighborhood Park	93	1%
	Community Park	97	1%
	City-Wide Park	59	1%
	Special Use Park	4	0%
	Elementary School	91	1%
	Middle School	52	0%
	High School	89	1%
	Quasi-Public/Utility	321	3%
	Historic Site	11	0%
	Waterway Linkage	334	3%
Subtotal		<b>11,601</b>	<b>100%</b>
Streets		<b>1,614</b>	
TOTAL		<b>13,215</b>	

Source: City of Camarillo, GIS and Community Development Department (January 2021)



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## ***CIRCULATION ELEMENT***

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### **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 are the over-arching statements that express community values and the desired outcomes. 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, and economically-feasible and -sustainable, 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, and appropriate in 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 bus 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, Fixed Route A and Fixed Route B, 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 offers same-day service with a minimum two-hour notice; however, same-day service cannot be guaranteed as it is dependent on bus availability and scheduling.

### **Fixed Route A**

Fixed Route A services Leisure Village, Pleasant Valley Hospital, and Community Center Park with convenient stops in between. There are *Next Bus* display signs at four (4) prominent bus stops along Fixed Route A, which alert riders to the expected time of arrival of the bus and allow traffic engineers to monitor the on-time performance. The *Next Bus* system is funded by the VCTC.

### **Fixed Route B**

Fixed Route B services the Old Town Camarillo area and provides connections to various shopping centers in town. Fixed Route B operates Sunday through Thursday, from 10 a.m. to 6 p.m.; and on Friday and Saturday, until 9 p.m. Fixed Route B. The Route starts at the Metrolink train station, and runs west on Daily Drive, south down Las Posas Road, and then east on Ventura Boulevard, back 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 Drive 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.

The City Annual Overlay/Slurry Seal Program in 2020 restored pavement in a systematic manner to minimize major reconstruction and extend pavement life span.

Old Town Camarillo had installed a total of ten new lighted pedestrian crossing signs to address pedestrian safety. Eight signs were installed at the intersection of Ventura Blvd. and Glenn Dr., and two signs at Ventura Blvd. and the driveway that leads to the former courthouse.

### **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 street emphasizes balance between multiple functions and users of the street, while enhancing the character of the community. Policies include providing for streetscapes which 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. Phases III and IV of the bike trail were completed in the Summer of 2015. Phase III extends the trail along Calleguas Creek, south of the U.S. Highway 101/Ventura Freeway to the City limits on Pleasant Valley Road. Phase IV runs along the north side of Pleasant Valley Field Sports Park connecting the park to the trails along Calleguas Creek.



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.

Ramp and bike trail improvements at various locations in the City were approved as part of the 2020-2025 Five-Year CIP to improve pedestrian safety and implementation of the Bikeway Master Plan and the General Plan Circulation Element.

In 2020, Shea Homes completed a new trailhead at the northeast corner of Upland Road and Somis Road, which includes a parking lot, benches, landscaping, lighting and signage. The trailhead provides a connection to the City's Calleguas Creek bike path.

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## ***HOUSING ELEMENT***

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### **Introduction**

Housing Element addresses housing needs, types, quantity, and distribution in the City. The City Council adopted the current element on January 8, 2014, and the State Department of Housing and Community Development certified the document on February 10, 2014.

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). The Element is 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, and 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.

In October 2012, the SCAG adopted the RHNA Allocation Plan for the fifth Housing Element cycle, which covers a 7-year-10-month RHNA projection period (January 1, 2014 to October 1, 2021) and an eight-year Housing Element planning period (October 15, 2013 to October 15, 2021). The RHNA Allocation Plan identifies the City's RHNA allocation of 2,224 housing units distributed among very low-, low-, moderate- and above moderate-income categories as shown in Table 3.

**Table 3 – 2014-2021 RHNA and 2013-2021 Housing Element Land Inventory**

<b>Income Category</b>	<b>RHNA (units)</b>	<b>Land Inventory (units)</b>
Very Low	539	24
Low	366	1,082
Moderate	411	339
Above Moderate	908	1,432
<b>Total</b>	<b>2,224</b>	<b>2,877</b>

Source: 2013-2021 Housing Element, City of Camarillo, Community Development Department.

SCAG is in the process of developing the 6th cycle RHNA allocation plan which will cover the planning period October 2021 through October 2029. It was planned for adoption by SCAG in October 2020 but has been delayed due to appeals that are still being heard. The draft RHNA Allocation Plan that is yet to be adopted identifies the City's RHNA allocation of 1,373 housing units distributed among very low-, low-, moderate- and above moderate-income categories. This number could still change. Once adopted, the new RHNA numbers will be incorporated into the new updated Housing Element.

To comply with State law, the City's adopted and certified 2013-2021 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 as shown in Table 3. The Community Development Department is currently in the process of preparing the Housing Element update for 2021-2029 that will incorporate the RHNA allocation from this 6th cycle.

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 4 and 5 show the City's housing production compared to the City's RHNA allocation.

## **Housing Production / RHNA Progress**

### **Building Permits Issued**

Table 4 demonstrates the number of residential units permitted in the 5<sup>th</sup> RHNA cycle. As shown in the table, the City has met the goal for issued building permits in the moderate-income category and is close to meeting the goal for the above moderate-income category. However, the City has a shortfall in very low- and low-income categories. 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 4 – 2014-2021 RHNA and 2014-2020 Permitted Units**

Income Category	RHNA (Units)	2014	2015	2016	2017	2018	2019	2020	Total	% of RHNA
Very Low	539	20	0	34	72	1	0	0	127	24%
Low	366	21	0	30	54	0	2	6	113	31%
Moderate	411	155	2	52	407	228	14	163	1,021	248%
Above Moderate	908	102	94	121	200	238	72	256	1,083	119%
<b>Total</b>	<b>2,224</b>	<b>298</b>	<b>96</b>	<b>237</b>	<b>733</b>	<b>467</b>	<b>88</b>	<b>425</b>	<b>2,344</b>	<b>105%</b>

Source: 2013-2021 Housing Element, City of Camarillo, Community Development Department; City of Camarillo, Building and Safety Department.

### Units Built

Table 5 demonstrates the number of residential units built (i.e. finalized permits) in the 5<sup>th</sup> RHNA cycle. As shown in the table, actual units constructed exceeded the RHNA allocation for moderate-income category; actual units constructed is close to the RHNA allocation for above moderate-income category. However, the City has a shortfall for actual units constructed in the very low- and low-income categories. 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 – 2014-2021 RHNA and 2014-2020 Built Units**

Income Category	RHNA (Units)	2014	2015	2016	2017	2018	2019	2020	Total	% of RHNA
Very Low	539	13	24	30	1	24	0	0	92	17%
Low	366	12	26	30	0	1	0	2	71	19%
Moderate	411	180	144	1	4	438	169	65	1001	244%
Above Moderate	908	22	138	106	66	255	181	63	831	92%
<b>Total</b>	<b>2,224</b>	<b>227</b>	<b>332</b>	<b>167</b>	<b>71</b>	<b>718</b>	<b>350</b>	<b>130</b>	<b>1,995</b>	<b>90%</b>

Source: 2013-2021 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 2020 Ventura County household income limits by income category are shown in Table 6.

**Table 6 – Ventura County 2020 Household Income Limits**

<b>Income Category</b>	<b>1-Person</b>	<b>2-Person</b>	<b>3-Person</b>	<b>4-Person</b>	<b>5-Person</b>	<b>6-Person</b>
Area Median Income (AMI)	68,450	78,250	88,000	97,800	105,600	113,450
Very Low (50% of AMI)	36,650	41,850	47,100	52,300	56,500	60,700
Low (80% of AMI)	58,600	67,000	75,350	83,700	90,400	97,100
Moderate (120% of AMI)	82,150	93,900	105,600	117,350	126,750	136,150

Source: California Department of Housing and Community Development, State Income Limits for 2020 Memorandum (April 30, 2020).

## Approved Residential Development

In December 2020, three projects were completed, two projects were under construction, five projects were approved but no grading or building permits have been issued, and six units were pending approval of entitlements, as summarized in Table 7 below. Attachment 3-Department of Community Development Monthly Report, December 2020, provides additional detail and a location map for each of these residential projects, as well as information on commercial, industrial, and institutional projects.

**Table 7 – Housing Development Status**

<b>List Development Applications</b>	<b>General Location</b>	<b>Status</b>	<b>Comments</b>
Fore Property CUP-350	Ponderosa Drive/Camino Tierra Santa	Completed Jan 2020	50 Rental units + Ground Floor Commercial
KB Home RPD-177	Ponderosa Drive/Camino Tierra Santa	Completed April 2020	130 Condominiums
Aldersgate RPD-188	Lewis Road/Mike Loza Drive	Under Construction	87 Townhomes ( 9 Moderate-Income, 78 Above Moderate-Income)
Williams Homes RPD-189M(2)	West of Village at the Park	Entitled	Apartments (96 Moderate-Income)
Ran Rancho RPD-195	Springville	Pending TT Approved	159 single-family detached units

Camarillo Village Homes T-5969/RPD-196	Pleasant Valley Road/Lewis Road	Entitled	Townhomes (256 Above Moderate- Income, 29 Moderate-Income)
Shea Homes TT-5979/RPD-198	Somis Road/Upland Road	Under Construction	Senior (55+) Cluster and Townhomes (50 built, 231 under construction - 281 Above Moderate- Income)
Camino Ruiz and ZDI RPD-201	Camino Ruiz/Verdugo Way	Entitled	385 Apartments (Includes 20 Very Low Income and 20 Moderate Income)
Lustra RPD-202	Glenn Drive/Chapel Drive	Entitled	Apartments (7 Moderate-Income, 1 Low-Income)
LD-544 / RPD-203 Habitat for Humanity		Completed August, 2020	2 Low Income units
NUWI T-6016/RPD-204	791 Camarillo Springs Road	Pending Entitlement	Senior (55+) Detached Homes (248 Above Moderate-Income)
Area Housing Authority of VC T-6017/RPD-205	2800 Barry St	Pending Entitlement	68 Units (59 Low, Very Low and Extremely Low Income apartments, 1 manager unit, 8 Low Income for sale units)
Lustra CUP-391	99 South Glenn Drive	Entitled	Mixed-Use Apartments (10 Moderate-Income, 2 Very Low- Income)
Camarillo Village Homes CUP-369	Pleasant Valley Road/Lewis Road	Entitled	Mixed-Use Apartments (21 Moderate-Income, 3 Low-Income)
Hiji T-5753/CUP-307M(2)	West of Village at the Park	Pending Entitlement (incomplete)	Mixed-Use Apartments (10 Moderate-Income)
City of Camarillo CUP-400	Arneill Road South of Barry	Pending Entitlement	Mixed-use Apartments (9 very low- income units)

Source: 2020 December Monthly Report, Department of Community Development, City of Camarillo.

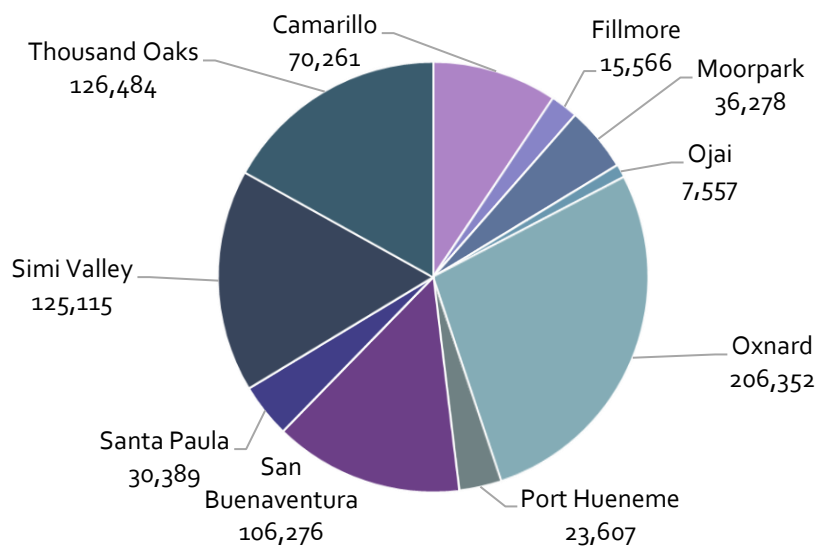
## Population, Dwelling Units, and Household Size

The City's total population and the number of dwelling units have steadily increased over the years; however, the household size has declined. Since 1995, the City's population has increased from 58,027 to 70,261 people; the total number of dwelling units within the City has increased from 20,146 to 27,789 dwelling units; and the average household size has decreased from 2.90 to 2.61 persons per dwelling unit. Attachment 1 – Population, Dwelling Units, and Average Household Size 1995-2020, provides the City's population, number of dwelling units, and average household size for each year from 1995 to 2020.

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

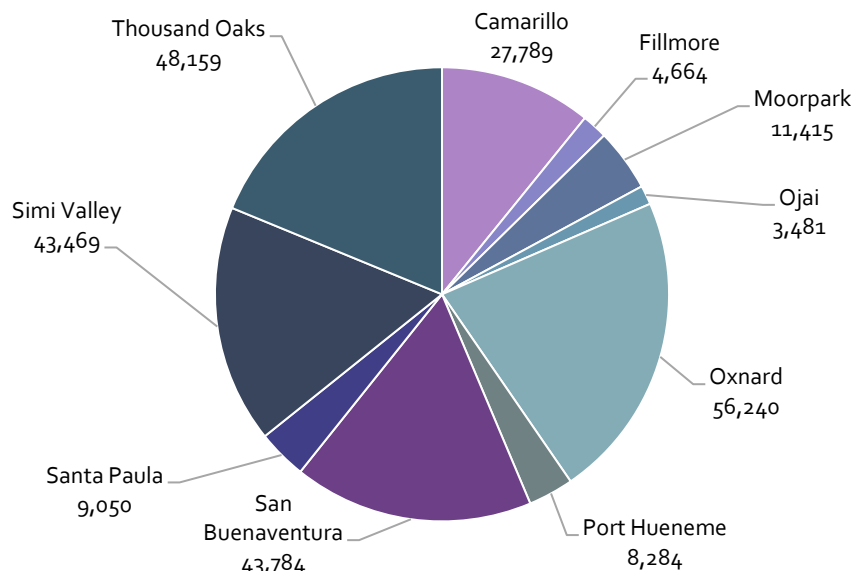
2.61 persons per dwelling unit. The two cities with a smaller household size are the City of Ojai with 2.32 and the City of Ventura with 2.53 persons per household. Figures 2, 3, and 4 show the total population, total dwelling units, and household size by jurisdiction within Ventura County, respectively.

**Figure 2 – 2020 Population by Jurisdiction within Ventura County**



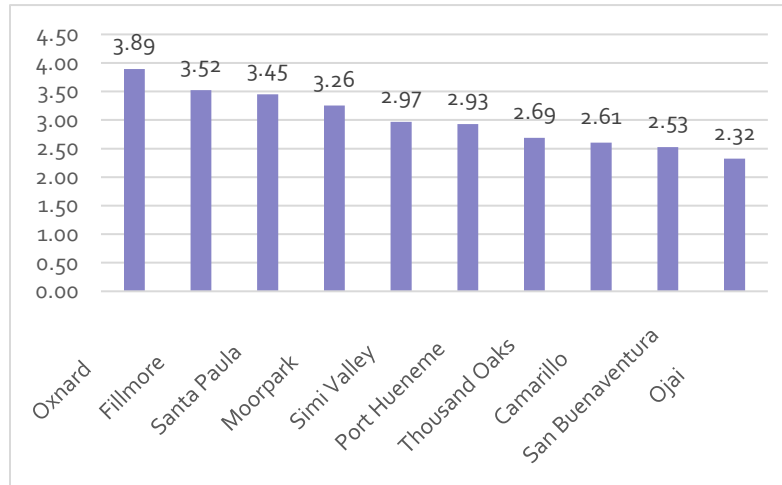
Source: California Department of Finance, E-5 City/County Populations and Housing Estimates, January 1, 2020.

**Figure 3 – 2020 Dwelling Units by Jurisdiction within Ventura County**



Source: California Department of Finance, E-5 City/County Populations and Housing Estimates, January 1, 2020.

**Figure 4 – 2020 Household Size by Jurisdiction within Ventura County**



Source: California Department of Finance, E-5 City/County Populations and Housing Estimates, January 1, 2020.

### **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 and certified 2013-2021 Housing Element contains various programs to implement the goals of the Housing Element. Attachment 2 – HCD Data Tables, includes a detailed program-by-program review of implementation status as of December 31, 2020.

In 2021 the City is required to update the Housing Element, which must be adopted and submitted to HCD by October 15, 2021.

Housing-Element Process:

Update previous housing element. (On-going)

Submit draft to the California Department of Housing and Community Development (HCD) for review/approval. (June 30, 2021)

Revise and adopt (or adopt without changes).

Submit adopted housing element to HCD. (October 15, 2021)

## **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.

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## ***RECREATION ELEMENT***

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### **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 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, the Camarillo Public Library, and the former library site. Just outside City limits, but serving many Camarillo Residence, is a Camarillo Grove Park, a County Regional Park.
- 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 park, ball fields, tennis courts, pickleball courts, running 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 dedication of park land or payment of fees in lieu of land dedication. Currently, the District operates 256 acres of parkland for over 69,800 constituents. Accordingly, the District should have 349 acres of parkland to meet this requirement which means there is currently a deficiency of 93 acres.
- The applicant for the pending Camino Ruiz apartment project consisting of 385 units has agreed to voluntarily pay a contribution of \$1,771,314 to PVRPD to mitigate the impacts of the new residents on parkland in the City. The project includes a Village Park that will preserve the mature trees along Verdugo Way and Camino Ruiz while providing open space for the residents and surrounding businesses. GPA 2017-1 was approved by the City Council on December 9, 2020. Related RPD-201 was approved by the Planning Commission after a public hearing on February 2, 2021.
- 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 100<sup>th</sup> unit within the tract. The subdivision also includes a 0.3-acre private recreation lot and 8.2-acre open space lot for walking, hiking as well as biking on a new class one bike path.
- The City reviewed pending applications for an affordable housing development at 2800 Barry Street, that if approved will be conditioned to pay an in-lieu park fee in the amount of \$313,508. It is anticipated that this project will be scheduled for a City Council public hearing Spring 2021.
- On May 27, 2020, the City Council approved the Concept Plans for the expansion and renovation of Dizdar Park, which will include a renovated playground with band shell, and the redevelopment of the former Courthouse building for parking and passive park space.
- 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 Recreation Facilities Study. 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. 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.

- Since 2017 the District has spent over \$4M in park infrastructure to include re-modeling playgrounds, restrooms, Aquatic Center, baseball fields, picnic shelters, as well as adding amenities to various parks and facilities.

## **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 2019, there was approximately 3.67 acres of total park land per 1,000 persons (256 acres of parkland for over 69,800 residents). Accordingly, the District should have 349 acres of parkland to meet this requirement which means there is currently a deficient of 93 acres. The Pleasant Valley Recreation and Park District (PVRPD) operates 20 neighborhood parks and six community parks within the City of Camarillo (see Table 7 and Table 8).

In addition, the City of Camarillo owns and operates two parks (see Table 9), the Camarillo Public Library (located at 4101 Las Posas Road), and the former library site (located at 3100 Ponderosa Drive).

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. Due to the COVID-19 pandemic, parks were temporarily closed and many of these events were cancelled in 2020.

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 7 – Neighborhood Parks**

<b>Name</b>	<b>Address</b>
Adolfo Park	3601 Adolfo Road
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
Nancy Bush Park	1150 Bradford Avenue
Quito Park	7013 Quito Court
Springville Park	801 Via Zamora
Trailside Park	5462 Cherry Ridge Drive
Valle Lindo Park	889 Aileen Street
Woodcreek Park	1200 Woodcreek Road
Woodside Park	247 Japonica Avenue
Mel Vincent Park	668 Calistoga Road
Arneill Ranch Park	1301 Sweetwater Avenue
Lokker Park	848 Vista Coto Verde

Source: City of Camarillo, Community Development Department

**Table 8 – Community Parks**

<b>Name</b>	<b>Address</b>
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
Pleasant Valley Fields	152 Westpark Court
Pitts Ranch Park	1400 Flynn Road

Source: City of Camarillo, Community Development Department

**Table 9 – City Owned and Operated Parks**

<b>Name</b>	<b>Address</b>
Dizdar Park	20 Glenn Drive
Constitution Park	601 Carmen Drive

Source: City of Camarillo, Community Development Department

## **Completed Park Sites**

Mel Vincent Park, a five-acre neighborhood park within the Springville Specific Plan was completed at the end of 2016, and the grand opening took place in February of 2017. The park land was dedicated to the Pleasant Valley Recreation and Park District and constructed by Comstock Homes, as required under the Specific Plan and Tract 5561 conditions. The park includes two children's playgrounds, fitness equipment, basketball courts, two sand volleyball courts, picnic tables, shade structure, and meandering concrete path.

## **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. 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.

In 2020, Shea Homes completed a new trailhead at the northeast corner of Upland Road and Somis Road, which includes a parking lot, benches, landscaping, lighting and signage. The trailhead provides a connection to the City's Calleguas Creek bike path.

## **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 District has added a digital marquee sign which provides the District with the opportunity to communicate information on a more consistent basis as well as the ability to share information in real-time.

The PVRPD continues to expand the number and type of recreational programs offered to the community. Over the past two summers PVRPD has offered “Fun Free Events” in July to promote thirty-one 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 City Council approved GPA 2018-1 on November 4, 2020, which relocated the park site from the westerly end of the Specific Plan to the southwest corner of Ponderosa Drive and Springville Drive. 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.

Staff is processing entitlements for the proposed Camino Ruiz apartment project consisting of 385 units that 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.

Also, under review is the proposed affordable housing project at 2800 Barry Street that includes a playground and community center within the development.

The Residential Planned Development applications for Camino Ruiz and 2800 Barry Street are anticipated to be scheduled for public hearings in 2021.

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## ***OPEN SPACE AND CONSERVATION ELEMENT***

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### **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 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. Shea Homes, TT-5979/RPD-198 senior single-family, cluster, and townhome development comprising of 281 units was approved by the Planning Commission on February 6, 2018. As of December 2020, 50 units had been built and the other 231 were in some stage of construction. The project was subject to and complied to all development standards with the Hillside Development Ordinance. No new projects were approved in 2020 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**

**Categorical Exemptions.** During 2020, eight categorical exemptions were filed. The categorical exemptions were for minor alterations to existing structures, for various conditional use permits within existing facilities, land divisions, and infill development.

**Negative Declarations.** During 2020, no negative declarations were adopted. A negative declaration is utilized where there is no substantial evidence that a project may have a significant effect on the environment.

**Mitigated Negative Declarations (MND).** MNDs are utilized where a project, which may have a potential impact can be adequately mitigated through implementation of mitigation measures. During 2020, two mitigated negative declarations were prepared and released for public comment: 1) IPD-53M(11), Rexford Industrial for the demolition of a 55,500-sf office building and construction of a 111,500-sf industrial building and an addition of 52,026-sf to an existing industrial building; and 2) GPA2020-1/CZ-330/TT-6017/RPD-205/CUP-405, for construction of 59 affordable rental units, one manager's apartment unit and 8 for-sale affordable units located at

2800 Barry Street. Both of these MNDs and related entitlements are anticipated to be scheduled for public hearings in 2021.

Environmental Impact Reports. During 2020, one environmental impact report was certified for GPA 2017-1/ CZ-331/ RPD-201, Camino Ruiz for a 385 unit residential apartment project, which found that all potential environmental impacts of the proposed project would be reduced to less than significant levels through implementation of mitigation measures. Additionally, a Supplemental EIR was adopted for GPA 2018-1/ CZ-328/TT 5671M(3)/RPD-195, Ran Rancho with a finding of no potential impacts beyond those already addressed and mitigated in the original EIR. Finally, a Draft EIR was prepared for GPA 2017-2/CZ-327/TT-6016/RPD-204/SUP-6M(3), NUWI Camarillo, LLC for the redevelopment of 30 acres of the Camarillo Springs Golf Course into 248 detached senior housing units. The Draft EIR has been released for public comment. It is anticipated that the project will be scheduled for public hearings in 2021.

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## ***COMMUNITY DESIGN ELEMENT***

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### **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. On 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 to 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 from 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 2020, residential projects located within the Heritage Zone include the following: two residential projects were under construction (CUP-350 Fore Property Mixed Use project and RPD-188 Aldersgate) and five projects were pending entitlements (RPD-195, Ran Rancho; CUP-400, City of Camarillo; RPD-201, Camino Ruiz; RPD-204, NUWI; and RPD-205, Area Housing Authority).

*Commercial projects:* In 2020, commercial projects located within the Heritage Zone include the following: six commercial projects were under construction or completed (CPD-77M(5) Fairfield Inn and Suites conversion/renovation, CUP-330 Cedar-Oak Mixed-Use Project, CUP-350 Fore Property Mixed Use project, CPD-245 Waterdrops Carwash, CPD-247 Cracker Barrel, and CPD-246/CUP-384 Hotels and Conference Center) and one commercial project received entitlements (LD-550/CPD-248 America's Tire.).

*Industrial projects:* In 2020, no new industrial projects were under construction or received entitlements within the Heritage Zone; however administrative modifications to existing buildings were approved for a grain silo for IPD-401M(2) Institution Ale and IPD-22M(6)/IPD-329M(1)/IPD-22M(7)/IPD-329M(2) Amazon last mile distribution facility.

## **Historic Buildings and Features**

There are several buildings that 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 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 transition when industrial areas abut less intensive uses, as well as incorporation of proper architectural treatments to the buildings.

**Goal IA-1:** Provide well-maintained, compatible, and attractive industrial areas that are able to 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 the 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.

On November 4, 2020, the City Council adopted a Supplemental EIR, and approved GPA 2018-1, CZ-328 and TT-5671-2M(3) for the development of approximately 43 acres into a subdivision consisting of 158 new single-family residential units. The project will relocate the historic Scholle Farm House within lot 168 of the proposed development and rehabilitate it for sale and occupancy as a single-family residence, consistent with this goal.

## Open Space

Open space areas include agricultural lands, hillside areas, and waterways. Open spaces help form the perimeter of the City and provide views that create a visual relief and backdrop. The City has made progress toward 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 agriculture 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 development of property which 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 which 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 views 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 contribute to Camarillo's scenic character. The following routes have been identified as scenic corridors:

- U.S. Highway 101/Ventura Freeway
- Lewis Road
- 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 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.
- 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.
  - On May 27, 2020 the City Council approved the final concept 2 plan for Dizdar Park, which provides an opportunity for an enhanced gateway monument.
- 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. There is currently no funding for these improvements; however, the City will seek opportunities should they become available.
  - The pending affordable housing project at 2800 Barry Street proposes improvements, including new sidewalks and landscaping that will enhance the streetscape along the project frontage.
- 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 City will continue to explore 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.
- In 2018, the City acquired the 2.52-acre former lumber yard at 2800 Barry Street for the redevelopment of the site into an affordable housing development.
- 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 2020 the usual annual events that have, in the past been promoted by the City were cancelled due to the COVID-19 pandemic. This was necessary due to State mandated bans on such events as well as for the health and safety of Camarillo residents. The City hopes to host these events again as soon as this on-going health crisis has been resolved.

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## ***SAFETY ELEMENT***

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### **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 on May 8, 2013.

### **Introduction**

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 emergency situations 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 Hazard Mitigation Plan, which Camarillo has put into action to promote the safety of the community.

### **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. In 2020, no new projects were approved within an earthquake fault.

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

- The City has an auxiliary generator at the police department and a mobile generator that can be set up at City Hall. 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 flood-plain 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 protection of buildings, public or otherwise, and water and sewer systems from flood hazard. The Flood Damage Protection ordinance requires a review of the projected flood limits affecting a building prior to submittal for consideration of approval, and encourages the construction of flood mitigation projects.

- Improvements to the banks of Calleguas Creek by the Ventura County Watershed Protection District to improve flood safety were required before the southerly third of the Village at the Park Specific Plan area could be developed. The improvements to the creek could also benefit the adjacent Lamplighter Mobile Home Park and the Woodside Greens residential areas. These improvements were completed in September of 2013.
- On January 20, 2010, the Federal Emergency Management Agency's (FEMA) revised Flood Insurance Rate Maps became effective. These maps reflect an expanded 100-year flood plain within the City. On June 13, 2011, the maps were revised to remove residential areas on the north side of Adolfo Road and industrial areas on the south side of Adolfo Road, east of Santa Rosa Road, and north of the U.S. Highway 101/Ventura Freeway from the 100-year flood plain. Additionally, the map revised the flood zone area within the Leisure Village development.
- In 2012, the City, in conjunction with the Ventura County Watershed Protection District, completed the Camarillo Hills Drain Phase 2 improvements which enlarged the channel from Lantana Street to Carmen Drive for improved flood protection during a 100-year storm event.
- In 2018, the City continued working on local protection of the Wastewater Treatment Plant against flooding; including building floodwalls, levee improvements, and road improvements. Additionally, flood impacts are reviewed as part of the City's review process for new development 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 river ways and creeks, and 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 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.



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## ***NOISE ELEMENT***

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### **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 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.
- The Village at the Park project, immediately south of the U.S. Highway 101/Ventura Freeway and east of Lewis Road, is shielded from freeway noise by an earthen berm planted with ground cover, shrubs, and a wind row of trees. This project was completed in 2005. A 55-acre sports park adjoins the earthen berm to the south.
- A landscaped earthen berm for Tract 5561 and Tract 5671-1, along U.S. Highway 101/Ventura Freeway within the Springville Specific Plan was completed prior to occupancy of units adjacent to the berm to shield residential uses from freeway noise.

The berm is conditioned to be extended west of Springville Drive prior to the occupancy of any residential units adjacent to the berm within the future subdivision.

- Teso Robles, a 129-unit townhome development located north of U.S. Highway 101/Ventura Freeway and east of Santa Rosa Road is under construction. The buildings along the freeway have been designed to provide a visual and acoustical barrier between the freeway and the balance of the development through massing and 25-foot sound walls connecting the buildings. The project was completed in 2019.
- 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 9 lists the measures contained in the Noise Element for implementation of the goals and policies, and the status of implementation.

**Table 9 – Noise Element Measures for Implementation of Goals and Policies**

Program	Status
<b>Measure 1.</b> 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
<b>Measure 2.</b> 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
<b>Measure 3.</b> 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.	Ongoing, as needed
<b>Measure 4.</b> 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 work hours should be referred to the City’s Department of Community Development, and to the Police Department after normal work hours.	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, airport, railroad, or other uses that may generate excessive noise levels. The development plans are then required to incorporate the necessary attenuation measures. A berm along U.S. Highway 101/Ventura Freeway within the Springville Specific Plan has been completed east of Springville Drive to shield residential uses from freeway noise. Projects within the Springville Specific Plan have been reviewed for compliance with the City’s noise level thresholds and provide for sound attenuation measures including 3/8” plate glass on balconies adjacent to the freeway and reducing building heights to two-stories near the sound berm.

The Teso Robles townhome development located north of U.S. Highway 101/Ventura Freeway and east of Santa Rosa Road was completed in 2019. The buildings along the freeway have been designed to provide a visual and acoustical barrier between the freeway and the balance of the development through massing and 25-foot sound walls connecting the buildings.

The Home 2 Suites and Embassy Suites projects located adjacent to U.S. 101 incorporate construction specifications to ensure compliance with the City's Noise Ordinance. Grading operations were underway in 2020, and buildings are anticipated to begin construction in 2021.

Waterdrops Carwash, which was constructed in 2020 incorporated solid block walls to provide sound attenuation to nearby residential uses to comply with the City's Noise Ordinance. The owner is required to submit a noise study six months after the opening of the facility to ensure compliance.

## ATTACHMENT 1

### Population, Dwelling Units, and Average Household Size 1995-2020

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	70,261	27,789	2.61

Source: California Department of Finance, E-5 City/County Populations and Housing Estimates, 1/1/2020

## **ATTACHMENT 2**

California Department of Housing and Community Development Data Tables  
"ANNUAL ELEMENT PROGRESS REPORT, HOUSING ELEMENT IMPLEMENTATION"

<b>Jurisdiction</b>	Camarillo	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	4
	Non-Deed Restricted	13
Above Moderate		95
<b>Total Units</b>		<b>112</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	611
Total Housing Units Approved:	158
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

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





Jurisdiction	Camarillo	
Reporting Year	2020	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey 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	Notes	
1					2	3	4	5							6	7	8	9	10
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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								56	0	31	0	20	0	504	611	0	0	0	
	157-0-020-220, 157-0-020-185	Springville/ Ponderosa	Ran Rancho	TT-5671-2M(3)	SFD	O	9/25/2020	0	0	0	0	0	0	158	158	0	0	No	
	160-0-093-195	Camino Ruiz/Verdugo Way	Camino Ruiz	RPD-201	5+	R	9/4/2020	20	0	0	0	20	0	345	385	0	0	No	
	162-0-023-030	2800 Barry Street	AHAVC	RPD-205	5+	R	9/11/2020	36		23				1	60	0	0	No	
	162-0-023-030	2800 Barry Street	AHAVC	RPD-205	2 to 4	O	9/11/2020	0	0	8	0	0	0	0	8	0	0	No	

Jurisdiction	Camarillo
Reporting Year	2020 (Jan. 1- Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation  
(CCEB Title 25 §6020)

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

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy											Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes		
1					2	3	4							5	6	7							8	9	10							11		12		13	14	15	16	17	18	19	20			21		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,M,H)	Re-Owner	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	Entitlement Date Approved	# of Units Issued Entitlements	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	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restrict	Low-Income Non Deed Restrict	Moderate-Income Deed Restrict	Moderate-Income Non Deed Restrict	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished Units Owner or Renter*	Notes*				
Summary Row: Start Data Entry Below																																																
	157-0-020-195	Springville	Mariposa	RPD-177 / T-5903	SFA	O							27		27						4	13	95		112			2		4	62	75		143														
	229-0-070-210	350 Lewis Rd.	ParkWest Townhomes	RPD-188	SFA	O														4		24	3/4/2020	28					4		21	12/3/2020	25		N	N		Other		55					Developer was granted concessions in exchanges for affordable units.			
	162-0-014-120	2521 Barry Street	Habitat for Humanity	RPD-203 / LD-544	SFD	O																					2				8/1/2020	2		N	Y	CDBG	DB		55					Developer was granted concessions in exchanges for affordable units.				
	163-0-017-275	Somis/Upland	Shea Homes (attached)	RPD-198	SFA	O																29	6/10/2020	29							20	12/11/2020	20		N	Y												
	163-0-017-185	Somis/Upland	Shea Homes (Detached)	RPD-198	SFD	O																41	6/9/2020	41							27	12/11/2020	27		N	Y												
	163-0-230-045	2320 Terra Bella La	Custom	PR-	SFD	O																1	8/5/2020	1										N	Y													
	157-0-020-195	Ponderosa/ Camino Tierra Santa	Fore Property	CUP-350	5+	R																										3/25/2020	50		N	N			High density apartments - affordable by design.	55								
	163-0-330-075	6017 Armitos		PR-964	ADU	R																									1		1/23/2020	1	0	N	Y			ADU - Affordable by design								
	166-0-082-035	2725 Hartnell		PR-951	ADU	R																									1		3/4/2020	1	0	N	Y			ADU - Affordable by design								
	152-0-410-565	112 Encino		PR-974	ADU	R																									1		3/27/2020	1	0	N	Y			ADU - Affordable by design								
	162-0-021-040	2701 Barry St		PR-988	ADU	R																									1		1/13/2020	1	0	N	Y			ADU - Affordable by design								
	164-0-022-105	806 Calle La Palmera		PR-991	ADU	R																									1		8/31/2020	1	0	N	Y			ADU - Affordable by design								
	163-0-330-135	2551 Gabriela Ct		PR-993	ADU	R																									1		7/1/2020	1	0	N	Y			ADU - Affordable by design								
	151-0-273-055	2468 Moreno Dr		PR-992	ADU	R																1		4/9/2020	1						1		9/16/2020	1	0	N	Y			ADU - Affordable by design								
	165-0-152-105	1504 Palmer Ave		PR-995	ADU	R																1		1/14/2020	1						1		8/21/2020	1	0	N	Y			ADU - Affordable by design								
	165-0-301-185	1931 Hayden St		PR-998	ADU	R																											1		4/17/2020	1	0	N	Y			ADU - Affordable by design						
	167-0-222-095	3543 Castano Dr		PR-999	ADU	R																1		3/9/2020	1										N	Y			ADU - Affordable by design									
	229-0-155-165	357 Spindletwood Ave		ZNCL19-591	ADU	R						1		9/18/2020	1							1		1/7/2020	1										N	Y			ADU - Affordable by design									
	171-0-174-105	5316 Fieldcrest		ZNCL20-154	ADU	R						1		3/12/2020	1							1		4/3/2020	1										N	Y			ADU - Affordable by design									
	166-0-151-075	1455 Wolverton		ZNCL-20-162	ADU	R						1		3/14/2020	1							1		5/14/2020	1										N	Y			ADU - Affordable by design									
	164-0-025-045	92 Calle La Sohbra		ZNCL-20-210	ADU	R						1		5/1/2020	1							1		7/8/2020	1						1		10/30/2020	1		N	Y			ADU - Affordable by design								
	162-0-201-285	122 Granada St		PR-1007	ADU	R						1		3/17/2020	1							1		10/30/2020	1										N	Y			ADU - Affordable by design									
	152-0-201-115	400 La Marina Dr		PR-1004	ADU	R						1		1/2/2020	1																				N	Y			ADU - Affordable by design									
	165-0-033-015	1553 Bedford Dr		PR-1006	ADU	R						1		1/31/2020	1																					N	Y			ADU - Affordable by design								
	152-0-201-635	404 Calle Maduro		PR-1009	ADU	R						1		3/13/2020	1																					N	Y			ADU - Affordable by design								
	164-0-144-235	816 Calle Circulo		ZNCL-20-344	ADU	R						1		6/30/2020	1																					N	Y			ADU - Affordable by design								
	171-0-185-175	5596 Butterfield St		ZNCL-20-341	ADU	R						1		6/29/2020	1							1		7/16/2020	1											N	Y			ADU - Affordable by design								
	162-0-135-030	6169 Oak St		ZNCL-20-202	ADU	R						1		4/16/2020	1																					N	Y			ADU - Affordable by design								
	153-0-080-095	41 East Loop Dr		ZNCL-20-161	ADU	R																																										

Jurisdiction	Camarillo	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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

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 B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	539		20		34	72	1				127	412
	Non-Deed Restricted												
Low	Deed Restricted	366		21		30	54		2			107	259
	Non-Deed Restricted												
Moderate	Deed Restricted	411								17		875	
	Non-Deed Restricted			155	2	52	407	228	14				
Above Moderate		908		102	94	121	200	238	72	95		922	
Total RHNA		2224											
Total Units				298	96	237	733	467	88	112		2031	671

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas



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

Jurisdiction	Camarillo
Reporting Year	2020 (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 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
Affordable Housing Agreement	Maintain a long-term supply of affordable housing and preclude windfall profits.	Ongoing	The City purchased and resold 2 low-income units with updated affordable housing agreements to extend the affordability covenants to 55 years, resetting with each future property transfer. Home buyers of affordable units in the newly constructed Habitat for Humanity and ParkWest Townhome projects entered into Affordable Housing Agreement and Resale Restrictions, in which Master Affordable Agreements are in place for those developments.
Encouragement of Elderly, Affordable, and Rental Housing through Residential Development Control System Criteria	Increase the supply of elderly, affordable, or rental housing through the residential development control system criteria	Ongoing	Camarillo's Development Control Ordinance provides a steady annual residential growth in order to properly manage and provide adequate services provided by City, schools, parks, and other public utility and service agencies. In 2017, updates to this Ordinance clarified that if a project contains affordable units beyond the project's minimum requirement, or if the project contains at least 5% of the total units for very low-income household, the project may receive 15 bonus points in project evaluation for development allotments. The residential development control system provisions were suspended in accordance with SB 330 for five years starting January 1, 2020.
Fair Housing Practices	To discourage discriminatory housing practices in the City of Camarillo.	Ongoing	The City awarded \$7,161 of CDBG funds to pay for the fair housing services provided by the Housing Rights Center (HRC). The services are available to Ventura County residents, including the City of Camarillo. The City distributed fair housing materials throughout the City, including the City's website.
Housing Choice Vouchers Payment Standards	To ensure that Housing Choice Vouchers (Section 8) payment standards support local rent levels.	Ongoing	The City is a member of the Area Housing Authority of the County of Ventura (AHA) that maintains the Section 8 housing program in Camarillo. The City assisted AHA in Spring 2017 in distributing Section 8 voucher applications and providing basic program information to interested residents.
Adequate Sites	Provide adequate residential sites and opportunities for affordable housing commensurate with the City's RHNA.	Ongoing	The City's adopted Housing Element includes a residential land inventory demonstrating adequate site capacity to meet its RHNA.
Design Flexibility	To facilitate the development of housing and ensure that development standards do not unnecessarily constrain the development of housing.	Ongoing	The City works with residential developers in reviewing their applications to achieve the design standards without impeding the development of affordable housing.
Second Units	To provide rental units for low-income households.	Ongoing	In 2017, the City Council adopted new Chapter 19.56 to the Camarillo Municipal Code to comply with recent State legislation (AB 2299 and SB 1069), which added certain new standards governing what the State now refers to as accessory dwelling units (ADU). The revised standards for accessory dwelling units apply to units constructed in the R-E (Rural Exclusive); R-1 (Single-Family Residential); and RPD (Residential Planned Development) Zones. In 2018, the City amended Chapter 19.56 to comply with State legislation (AB 494 and SB 229) that revised the standards governing the parking requirements for ADUs. On May 27, 2020, the City Council approved an amendment to CMC Chapter 19.56 to comply with new standards required by the State.
Nonprofit Housing Organizations	To maximize the uses of all housing resources to assist affordable housing.	Ongoing	The City has used CDBG funds to fund Habitat for Humanity's Home Repair Program and the City's Owner-Occupied Housing Rehabilitation Program to help low-income households with the necessary home repair. The City has funded its own Affordable Housing Property Acquisition Program to maintain and increase the affordable housing stock in the city.

Continued on next page

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
Code Compliance	To maintain and preserve existing housing stock.	Ongoing	Pro-Active Residential Inspections were conducted in 2020 to ensure residential neighborhoods comply with the Municipal Code. Common code violations in residential neighborhoods include storage of trash and debris in public view, inoperable vehicles, graffiti, vehicles and recreational vehicles parked on unapproved surface, trash receptacles stored in public view, and failure to maintain landscape. Code violations in commercial neighborhoods include illegal signage and required trash enclosures.
Preservation of Existing Affordable Housing	To ensure the long-term preservation of affordable housing.	Ongoing	The City continues to monitor its affordable housing agreements for termination dates. No housing projects were at risk of converting to market rate during 2020. In 2020 the City resold two existing low-income properties that were purchased by the City. When the property was resold to eligible households, the affordability covenant term was reset to 55 years and will reset with each future transfer of title. On February 12, 2020, the City Council adopted a new City Council Policy for the Affordable Housing Preservation Program. The intent of the program is to preserve at-risk units from converting to market rate upon the covenant expirations. The program allows the City to purchase affordable units as they come on the market, update the covenant terms, and resell the units to qualified lower-income households. On February 12, 2020, the City Council adopted a companion new City Council Policy for the First Time Homebuyer Downpayment Assistance Loan Program to provide assistance to the buyers selected to purchase a home via the Affordable Housing Preservation Program.
Inclusionary Housing Program	Continue to maintain a monitoring program to support the successful implementation of this program.	Ongoing	The City ensured that approved development with affordable units meets the City's Inclusionary Housing Policy requirements.
Preservation of Mobile Home Parks	To retain affordable housing opportunities in mobile home parks, wherever feasible.	Ongoing	The City awarded \$50,000 in CDBG funding in FY 2020/21 program year to Habitat for Humanity, and approximately \$50,000 to it's the City's Owner-Occupied Housing Rehabilitation Program. Both programs utilize the funds to rehabilitate mobile homes and single-family homes occupied by low-income households.
Housing Rehabilitation Assistance	To preserve and conserve the City's affordable housing stock; facilitate rehabilitation of 6 housing units annually or 48 units during the planning period.	Ongoing	The City provided CDBG funding for Habitat for Humanity's Home Repair Program and City's Owner-Occupied Housing Rehabilitation Program to assist low-income households with necessary home repairs.
Single-Room Occupancy (SRO) Housing	To provide housing opportunities for extremely low-income and special needs households.	Completed	In 2015 the City amended the Zoning code to facilitate the development of this housing type. Chapters 19.04 and 19.16 of Title 19 (Zoning) of the City of Camarillo Municipal Code were amended pertaining to the definition of and permitted zone for Single-Room Occupancy Facilities. The amendment added a definition for SRO, established zones for such use, and added specific SRO facility development standards.
Design and Dispersal of Inclusionary and/or Density-Bonus Affordable Units	Adopt new General Plan policies and/or Zoning Code amendments and/or City Council policies to implement the dispersal and design requirements for affordable housing.	Completed	City Council Inclusionary Housing Policy (adopted June 2006, amended March 2015) requires that affordable units are dispersed throughout the project, are similar in exterior appearance to market-rate units, are in equal proportion to size and type of market-rate units, and are subject to Affordable Housing Agreements. These requirements are applied to all new affordable housing projects. On March 25, 2020, the City Council approved an amendment to CMC Chapter 19.49 - Density Bonus and Other Incentives to incorporate recent changes to the State Density Bonus Law, including those implemented by Assembly Bill 1763.

Jurisdiction		Camarillo		ANNUAL ELEMENT PROGRESS REPORT					Note: "+" indicates an optional field	
Reporting Period		2020 (Jan. 1 - Dec. 31)		Housing Element Implementation					Cells in grey contain auto-calculation formulas	
(CCR Title 25 §6202)										
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										

NONE

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 <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements only limit what can be counted, please contact USD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



<b>Jurisdiction</b> Camarillo			<b>NOTE:</b> 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	
<b>Reporting Period</b> 2020 (Jan. 1 - Dec. 31)						
			<b>ANNUAL ELEMENT PROGRESS REPORT</b>			
			<b>Housing Element Implementation</b>			
			(CCR Title 25 §6202)			
<b>Table G</b>						
<b>Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of</b>						
<b>Project Identifier</b>						
<b>1</b>				<b>2</b>	<b>3</b>	<b>4</b>
<b>APN</b>	<b>Street Address</b>	<b>Project Name<sup>+</sup></b>	<b>Local Jurisdiction Tracking ID<sup>+</sup></b>	<b>Realistic Capacity Identified in the Housing Element</b>	<b>Entity to whom the site transferred</b>	<b>Intended Use for Site</b>
Summary Row: Start Data Entry Below						

NONE

<b>Jurisdiction</b> Camarillo				Note: "+" indicates an optional field		
<b>Reporting Period</b> 2020 (Jan. 1 - Dec. 31)				Cells in grey contain auto-calculation formulas		
<b>ANNUAL ELEMENT PROGRESS REPORT</b> <b>Housing Element Implementation</b> (CCR Title 25 §6202)						
<b>Table H</b> <b>Locally Owned Surplus Sites</b>						
<b>Parcel Identifier</b>				<b>Designation</b>	<b>Size</b>	<b>Notes</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Existing Use</b>	<b>Number of Units</b>	<b>Surplus Designation</b>	<b>Parcel Size (in acres)</b>	<b>Notes</b>
Summary Row: Start Data Entry Below						
		NONE				

## **ATTACHMENT 3**

### Department of Community Development Monthly Report December 2020

# MONTHLY REPORT

**DECEMBER  
2020**

The City of Camarillo Monthly 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 Monthly Report is available on the City's website—

[www.cityofcamarillo.org](http://www.cityofcamarillo.org).



## **Inside:**

*Residential Projects* pg. 2

*Commercial Projects* pg. 8

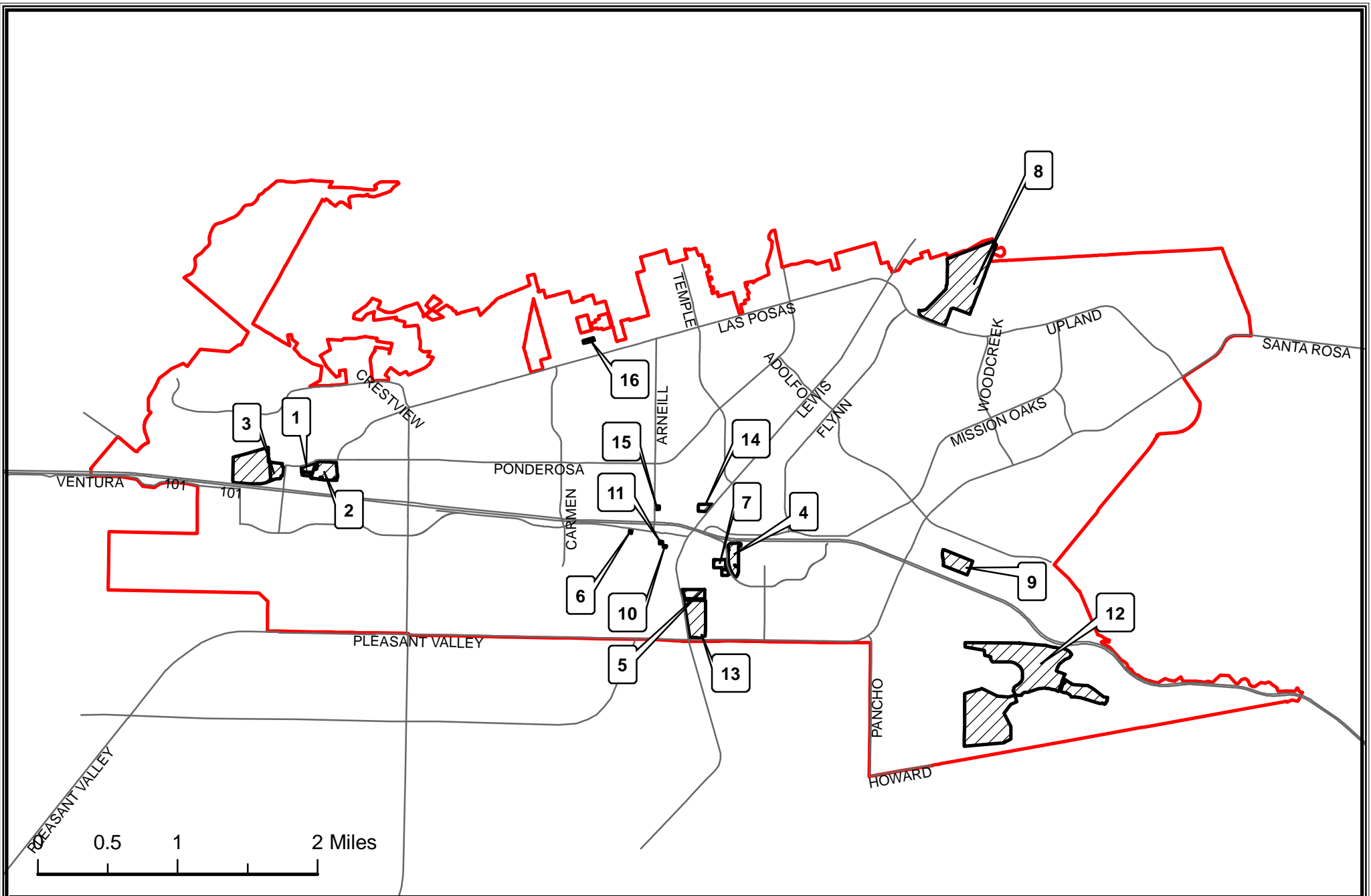
*Industrial Projects* pg. 13

*Institutional/Public Projects* pg. 19

**City of Camarillo**

601 Carmen Drive  
Camarillo, CA 93010  
805.388.5360

[planning@cityofcamarillo.org](mailto:planning@cityofcamarillo.org)



Updated on 1/8/2021  
Department of  
Community Development  
City of Camarillo

# City of Camarillo Residential Projects



# RESIDENTIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	UNITS BUILT	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
1	CUP-350	Fore Property Jonathan Cornelius 1004 Santa Barbara St Santa Barbara, CA 93101 (805) 456-8344	Southwest corner of Ponderosa Dr and Camino Tierra Santa (Springville)	<a href="#">157-0-020-195</a>	Mixed use rental	50	50	Completed	J. Lee	10/7/2014	n/a
				3.94 acres	<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
2	TT-5903 / RPD-177	KB Home Mariposa Benjamin O'Neal 25152 Springfield Ct, Ste 180 Valencia, CA 91355 (661) 219-6910	South Side of Ponderosa Dr between Camino Tierra Santa and Earl Joseph Dr (Springville)	<a href="#">Lot 1 of TT-5671</a>	Condominiums	130	130	Completed	J. Lee	7/10/2013	n/a
				10.67 acres	<a href="#">Resolution - TT</a>						
					<a href="#">Resolution - RPD</a>						
					<a href="#">Site Plan</a>						
3	RPD-195 / TT-5671M(3)	Ran Rancho Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Northwest corner of US 101 and Springville Dr (Springville)	<a href="#">157-0-020-210 / 185</a>	Single family	0	159	RPD Pending TT Approved	J. Lee	RPD Pending TT-5671M(3) appvd 11/4/20	RPD n/a TT-5671M(3) 11/4/22
				22.87 acres							
4	CUP-307M(2)	Hiji Investment Co Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Between Village at the Park Dr and Westpark Ct (Village at the Park)	<a href="#">157-0-020-195</a>	Mixed-Use rental	0	10	Pending	J. Lee	n/a	n/a
				3.21 acres							
5	RPD-188	Aldersgate Inv, LLC Park West Townhomes Matt Mansi 300 E. Esplanade Dr, Ste 1550 Oxnard, CA 93036 (805) 988-4114	350 Lewis Rd, northeast of Lewis Rd and Mike Loza Dr (Village Gateway Townhomes)	<a href="#">229-0-070-210</a>	Townhomes (includes 9 moderate income units)	77	87	Under Construction	J. Novi	11/7/2014	n/a
				7.8 acres							
6	CUP-330	Aldersgate Inv, LLC Cedar Oak Jordan Marshall 300 E. Esplanade Dr, Ste 1550 Oxnard, CA 93036 (805) 988-4114	2024 Ventura Blvd between Cedar Dr and Oak St	<a href="#">162-0-104-010, 162-0-135-050 &amp; -060</a>	Mixed-Use rentals (1 low and 22 moderate income units)	23	23	Completed	D. Moe	11/5/2013	n/a
				0.59 acres	<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
					<a href="#">Elevation Plans</a>						

# RESIDENTIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	UNITS BUILT	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
7	RPD-189M(2)	Williams Homes Rodney Singh 21080 Centre Point Parkway Santa Clarita, CA 91350 (310) 629-8866	West of Village at the Park Dr between Petit St and Westpark Ct (Village at the Park)	<a href="#">229-0-320-085, 095, 105</a>	Rental units	0	96	Approved	J. Novi	9/19/2017	9/19/2021
				4.63 acres	<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
					<a href="#">Elevation Plans</a>						
8	TT-5976 / RPD-198	Shea Homes Ken Melvin 2 Ada, Ste 200 Irvine, CA 92618 (805) 270-9634	Northeast corner of Somis and Upland Roads	<a href="#">163-0-017-275 &amp; -185</a>	281 Senior Single-family, Cluster, and Townhome units	50	281	Under Construction	J. Novi	2/6/2018	TT-5976 Recorded RPD-198 n/a
				83.1 acres							
9	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	<a href="#">160-0-093-195</a>	Rental apartments, mix of studio, one- and two-bedroom units	0	385	Pending	J. Novi	n/a	n/a
				13.79 acres							
10	RPD-202	Lustra Development, Inc Rick Town 99 South Glenn St Camarillo, CA 93010 (818) 661-8931	Southeast corner of Glenn Dr and Chapel Dr	<a href="#">162-0-160-400</a>	Rental town homes (1 low income)	0	8	Approved	J. Novi	7/2/2019	7/2/2021
				<a href="#">162-0-160-180</a>							
				.34 acres	<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
11	CUP-391	Lustra Development, Inc Rick Town 99 South Glenn St Camarillo, CA 93010 (818) 661-8931	99 South Glenn Dr	<a href="#">162-0-154-110</a>	Mixed use, 12 apartments, (2 very low)	0	12	Approved	J. Novi	7/16/2019	7/16/2021
				<a href="#">162-0154-120</a>							
				.24 acres	<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
					<a href="#">Elevation Plans</a>						
12	RPD-204 / TT-6016	NUWI Camarillo, LLC Jason Han 1733 Ocean Ave, Ste 350 Santa Monica, CA 90401 (310) 864-2427	791 Camarillo Spring Rd	<a href="#">234-0-040-595</a>	248 Senior for-sale units	0	248	Pending (GPA)	J. Lee	n/a	n/a
				30 acres							

# RESIDENTIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	UNITS BUILT	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
13	TT-5969 / RPD-196	Camarillo Village Homes, LLC Gerald J. Marcil 43D Malaga Cove Plaza Palos Verdes Estates, CA 90274 (310) 791-2000	Northeast corner of Pleasant Valley and Lewis Roads	<a href="#">229-0-070-240</a>	285 for sale Townhomes (includes 29 moderate income units)	0	285	Approved	J. Novi	9/20/2016	TT-5969 8/24/2021 RPD-196 9/20/2021
				19.88 acres	<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
13	CUP-369	Camarillo Village Homes, LLC Gerald J. Marcil 43D Malaga Cove Plaza Palos Verdes Estates, CA 90274 (310) 791-2000	Northeast corner of Pleasant Valley and Lewis Roads	<a href="#">229-0-070-240</a>	24 mixed-use	0	24	Approved	J. Novi	9/20/2016	9/20/2021
				2.81 acres	<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
13	CUP-369	Camarillo Village Homes, LLC Gerald J. Marcil 43D Malaga Cove Plaza Palos Verdes Estates, CA 90274 (310) 791-2000	Northeast corner of Pleasant Valley and Lewis Roads	2.81 acres	<a href="#">Elevation Plans</a>						
14	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	<a href="#">Location</a> <a href="#">2.5 acres</a>	60 rental and 8 for sale affordable units	0	68	Pending	J. Lee	n/a	n/a
15	CUP-400 / CZ-329 / GPA 2019-2	City of Camarillo David Moe 601 Carmen Drive Camarillo, CA 93010 (805) 388-5360	246, 262, 268, 276 Arneill Rd	<a href="#">162-0-012-210, -280, -290, -300, -310</a>	Mixed-use apartments (9 very low-income)	0	9	Pending (GPA)	D. Moe	n/a	n/a
16	LD-547	Deborah Harris 111 Mission Drive Camarillo, CA 93010 (805) 443-2484	111 Mission Drive	<a href="#">150-0-070-395</a>	Lot split of single lot into two separate lots	0	1	Pending	S. Dominguez	n/a	n/a



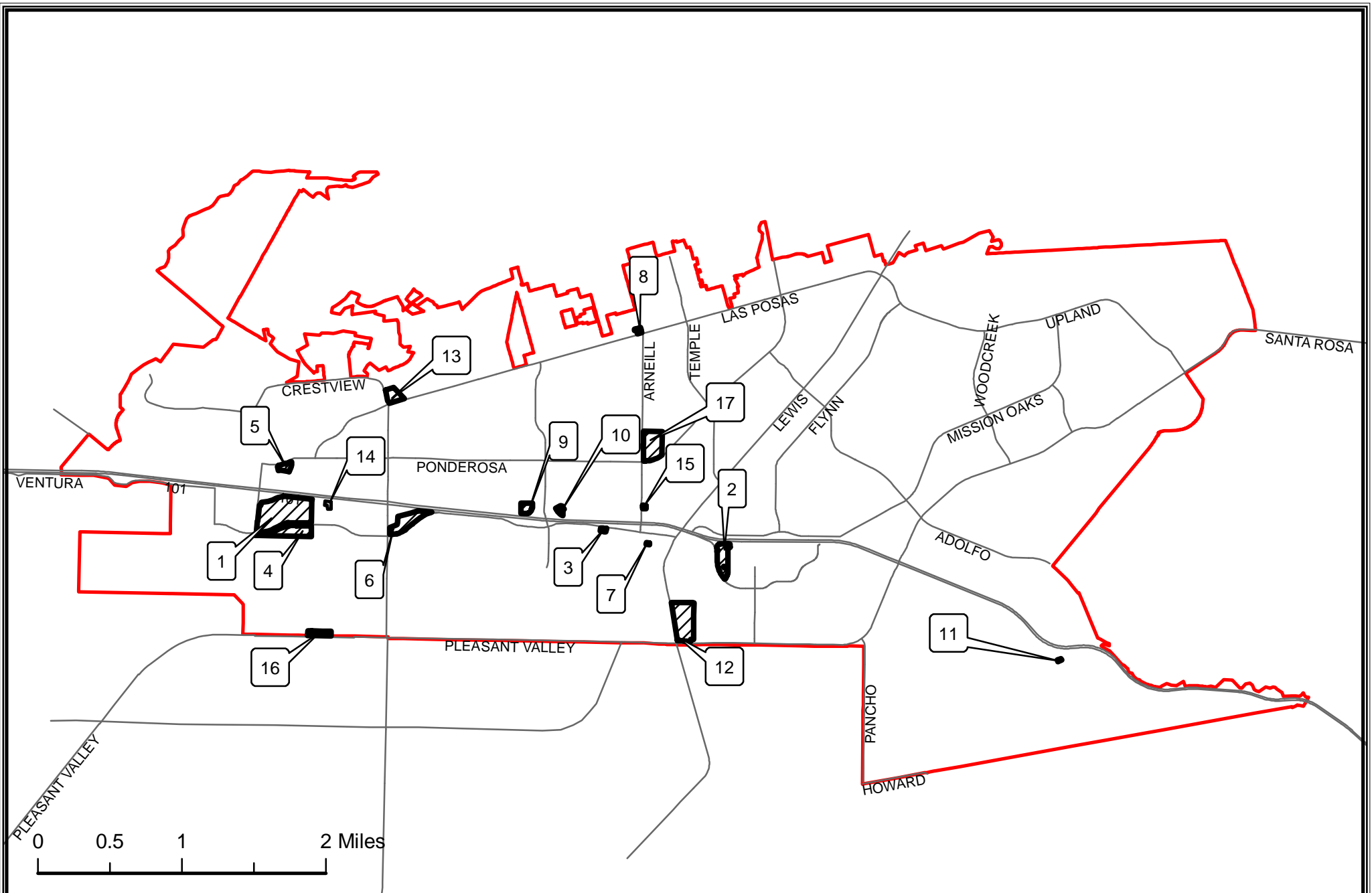
## RESIDENTIAL PROJECTS

MAP ID	GPA	DEVELOPER	UNITS	LOCATION	DESCRIPTION
3	2014-1	Rancho Associates	159	Springville Specific Plan	Public to Medium Density Residential
9	2017-1	Camino Ruiz LLC & ZDI Inc	385	5153 Camino Ruiz	Industrial to High Density Residential
12	2017-2	New Urban West, Inc	248	791 Camarillo Springs Rd	Re-designate 30 acres from the current Quasi-Public land use designation to Low-Medium Density Residential (10 dwelling units per acre maximum)
15	2020-1	Area Housing Authority	68	2800 Barry St	Industrial to High Density Residential (18.1-30 dwelling units per acre) on 2.5 acres
16	2019-2	City of Camarillo	9	246, 262, 268, 276 Arneill Rd.	9 very low-income mixed-use apartments

RESIDENTIAL ACTIVITY SUMMARY			
DWELLING UNIT PERMITS ISSUED IN DECEMBER	3	DWELLING UNIT PERMITS ISSUED IN 2020	62
DWELLING UNITS DEMOLISHED IN DECEMBER	0	DWELLING UNITS DEMOLISHED IN 2020	0
DWELLING UNITS FINALED IN DECEMBER	24	DWELLING UNITS FINALED IN 2020	79
TOTAL ESTIMATED DWELLING UNITS (DECEMBER 31, 2020)			27,440

## RESIDENTIAL PROJECTS

PROJECT STATUS	UNITS	PROJECTS
PENDING (Excludes GPAs)	623	5
APPROVED/NOT BUILT	425	6
GRADING	0	0
UNDER CONSTRUCTION	368	2
<b>TOTAL</b>	<b>1,416</b>	<b>13</b>



Updated on 1/7/2021  
Department of  
Community Development  
City of Camarillo

# City of Camarillo Commercial Projects



**COMMERCIAL PROJECTS**

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
1	CPD-226M(3)	Amara Shopping Center Springville Camarillo Owner Jessica Ramirez 201 S. Figueroa St, Ste 300 Los Angeles, CA 90012 (310) 652-1177	Northeast corner of W. Ventura Blvd and Springville Dr	<a href="#">230-0-020-230/240,</a> <a href="#">230-0-010-470/480</a>	Commercial center <a href="#">Agenda Report</a> <a href="#">Resolution</a> <a href="#">Site Plan</a> <a href="#">Elevation Plans</a>	491,776	44.84	Approved	J. Vacca / J.Lee	4/19/2016	4/19/2021
2	CPD-236	Hiji Inv Co/TFR Inv Co Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-9303	Between Village at the Park Dr and Westpark Ct (Village at the Park)	<a href="#">219-0-150-125/315</a>	Commercial mixed-use center <a href="#">Agenda Report</a> <a href="#">Resolution</a> <a href="#">Site Plan</a> <a href="#">Elevation Plans</a>	42,630	10.02	Approved	J. Lee	9/15/2009	9/15/2021
2	CPD-236M(1)	Hiji Inv Co/TFR Inv Co Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-9303	Between Village at the Park Dr and Westpark Ct (Village at the Park)	<a href="#">219-0-150-125 / 315</a>	2 Commerical Pads	8,000	1.54	Pending	J. Lee	n/a	n/a
3	CUP-330	Aldersgate Inv. LLC Cedar Oak Jordan Marshall 300 E. Esplanade Dr, Ste 1550 Oxnard, CA 93036 (805) 988-4114	2024 Ventura Blvd between Cedar and Oak Streets (Old Town)	<a href="#">162-0-104-010,</a> <a href="#">162-0-135-050 / 060</a>	Mixed-Use	6,100	0.58	Under Construction	D. Moe	11/5/2013	n/a
3	CUP-407	The Mark Camarillo, LLC Jordan Marshall 300 E. Esplanade Dr., Ste 1550 Oxnard, CA 93036 (805) 988-4114	2024 Ventura Blvd	162-0-104-010, 162-0-135-050/060	Tasting Room and Type 23 ABC License	6,100	0.59	Pending	P. McClaren	n/a	n/a
4	CUP-334	City of Camarillo 601 Carmen Dr Camarillo, CA 93010 (805) 388-5360	South of W. Ventura Blvd East of Springville Dr	<a href="#">230-0-020-220,</a> <a href="#">230-0-010-460</a>	Bowling alley and 2-sheet ice rink	108,481	11.68	Pending	D. Moe	n/a	n/a

**COMMERCIAL PROJECTS**

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
5	CUP-350	Fore Property Company Jonathan Cornelius 1004 Santa Barbara St Santa Barbara, CA 93101 (805) 456-8344	Southwest corner of Ponderosa Dr and Camino Tierra Santa (Springville)	<a href="#">157-0-020-195</a>	Mixed-Use	6,000	3.94	Completed	J. Lee	10/7/2014	n/a
					<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
					<a href="#">Elevation Plans</a>						
6	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	<a href="#">229-0-010-630,</a> <a href="#">-110, -590,</a> <a href="#">-610, -090,</a> <a href="#">-100, -140, -150</a>	Hotel and Conference Center	192,194	14	Under Construction	J. Lee	12/13/2017	n/a
7	CUP-391	Lustra Development, Inc Rick Town 99 South Glenn St Camarillo, CA 93010 (818) 661-8931	99 South Glenn Dr	<a href="#">162-0-154-110</a> <a href="#">162-0-154-120</a>	Mixed-Use, 12 apartments, 2 retail spaces	1,400	0.16	Approved	J. Novi	7/16/2019	7/16/2021
					<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
					<a href="#">Elevation Plans</a>						
8	CUP-392	Reliant Land Services Stella Smith 1745 W Orangewood Ave Orange, CA 92868 (714) 685-0123	2275 Las Posas Rd	<a href="#">151-0-060-205</a>	New stealth roof- mounted wirelss facility	0	0.62	Pending	J. Novi	n/a	n/a
9	CPD-5M(27)	Brixmor Holdings 1 SPE, LLC Kyle Godat 1525 Faraday Ave, Ste 350 Carlsbad, CA 92008 (858) 202-1115	323 Carmen Dr	<a href="#">165-0-381-135</a>	New drive-thru building	8,300	1.18	Pending	P. McClaren	n/a	n/a

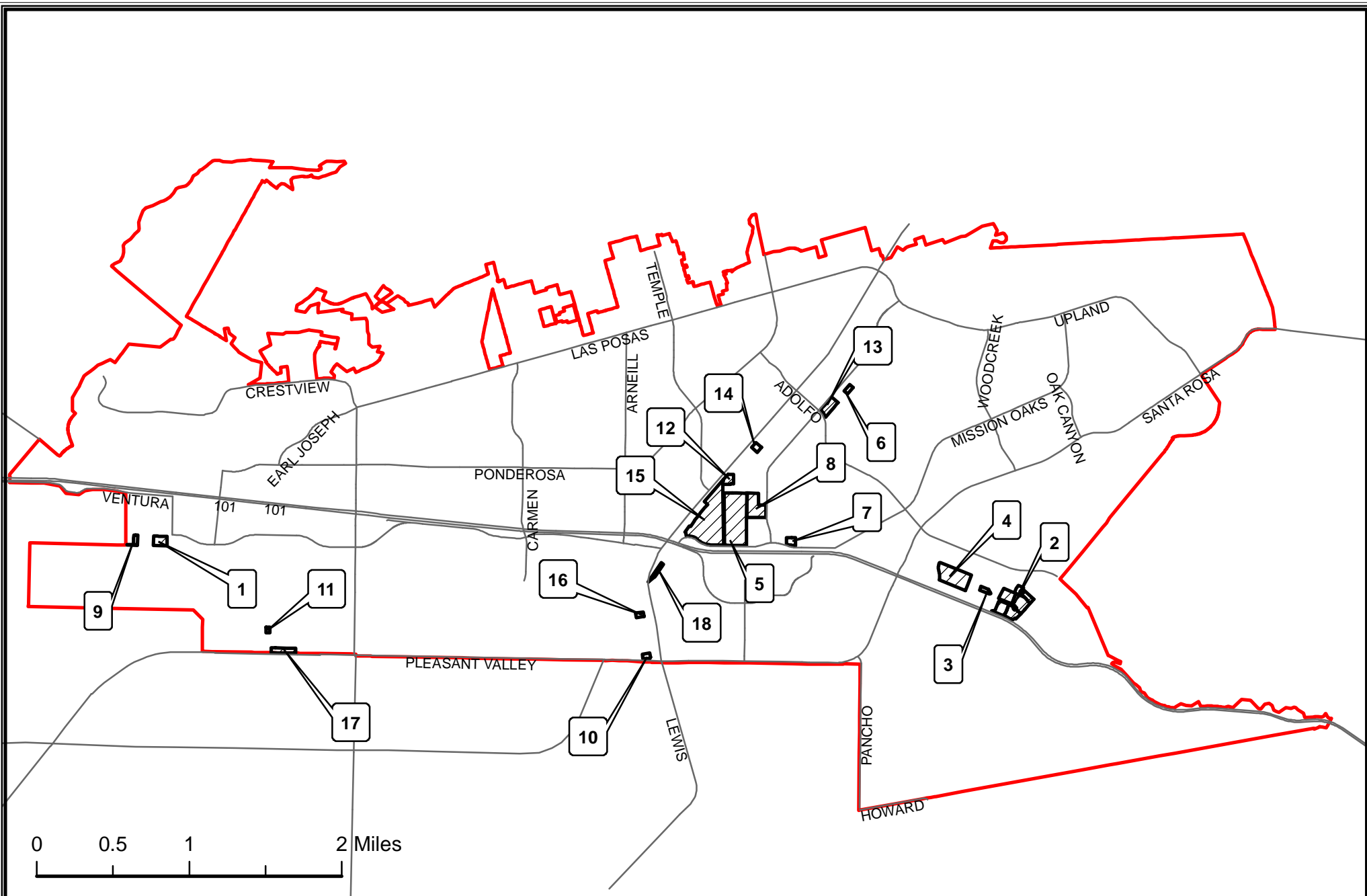
**COMMERCIAL PROJECTS**

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
10	CPD-2M(3)	Motel 6 Richard Gabaldon 6930 Destiny Dr Rocklin, CA 95677 (916) 303-4036	1641 Daily Dr	<a href="#">165-0-250-020</a>	Façade remodel	10,000	1.37	Approved	P. McClaren	5/14/2019	5/14/2021
					<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
					<a href="#">Elevation Plans</a>						
11	CUP-371M(1)	Village Greens Market Patrick E. Panzarezo 795 Camarillo Springs Rd, Ste F Camarillo, CA 93012 (818) 310-8589	795 Camarillo Springs Rd, Ste F	<a href="#">234-0-220-105</a>	Modification to conditions of approval	1,250	0.91	Pending	P. McClaren	n/a	n/a
12	CUP-369	Camarillo Village Homes, LLC Gerald J. Marcil 43D Malaga Cove Plaza Palos Verdes Estates, CA 90274 (310) 791-2000	Northeast corner of Pleasant Valley and Lewis Roads	<a href="#">229-0-070-240</a>	24 Mixed-Use apartments (including 3 low income)	12,000	2.28	Approved	J. Novi	9/20/2016	9/20/2021
					<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
					<a href="#">Elevation Plans</a>						
13	CUP-402	Reliant Land Service Stella Smith 1745 W Orangewood Ave Orange, CA 92868 (714) 685-0123	25 Las Posas Rd	<a href="#">158-0-081-285</a>	New stealth wireless facility in a tower	n/a	5.44	Pending	S. Dominguez	n/a	n/a
14	LD-550/CPD-248	Halle Properties, LLC Don Thrailkill 20225 N. Scottsdale Rd Scottsdale, AZ 85255 (480) 606-5781	Northwest corner of Ventura Blvd and Overland Rd	<a href="#">023-0-153-025</a>	New America's Tires Building	7,373	11.5	Approved	J. Novi	6/16/2020	6/16/22 - LD 6/16/21 - CPD
					<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						

**COMMERCIAL PROJECTS**

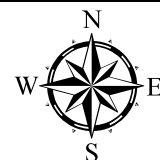
MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
15	CUP-400/CZ-329/GPA 2019-2	City of Camarillo David Moe 601 Carmen Dr Camarillo, CA 93010 (805) 388-5360	246, 262, 268, 276 Arneill Rd	162-0-0012-210, -280, -290, -300, -310	<a href="#">Mixed-use</a>	500	0.36	Pending	D. Moe	n/a	n/a
16	CPD-249	Darling Development Dick Darling 30770 Russell Ranch Rd., Ste 250 Westlake Village, CA 91362 (805) 379-2111	280 and 330 Skyway Dr	230-0-030-105	Commercial building	39,000	3.29	Pending	D. Moe	n/a	n/a
17	CPD-6M(23)	Sphear Investments, LLC Greg Parker 200 E. Carillo Street 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	Pending	J. Novi	n/a	n/a

PROJECT STATUS	ACRES	BUILDING S.F.	PROJECTS
PENDING	37.83	307,167	8
APPROVED/NOT BUILT	56.39	545,806	4
GRADING	0.00	0	0
UNDER CONSTRUCTION	14.58	198,294	2
<b>TOTAL</b>	<b>108.80</b>	<b>1,051,267</b>	<b>14</b>



Updated on 1/7/2021  
Department of  
Community Development  
City of Camarillo

## City of Camarillo Industrial Projects





**INDUSTRIAL PROJECTS**

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
1	IPD-385M(1)	Zephyr Dev Company Robert Goetsch 617 North Catalina St Burbank, CA 91505 (818) 433-7907	South side of Verdulera St, 175' west of W. Ventura Blvd	<a href="#">130-0-160-095</a>	Modify architecture and add 6,633 sq. ft.	54,559	3.50	Completed	J. Lee	6/5/2018	n/a
2	IPD-390	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	Northeast corner of Camino Carillo and Camino Ruiz	<a href="#">160-0-111-065 / 075 / 085</a>	2 multi-tenant industrial <a href="#">Agenda Report</a> <a href="#">Resolution</a> <a href="#">Site Plan</a> <a href="#">Elevation Plans</a>	68,200	4.21	Approved	J. Novi	5/15/2012	5/15/2021
2	IPD-390M(1)	Trojan Storage Brett Henry 1732 Aviation Blvd, Suite 217 Redondo Beach, CA 90278 (310) 372-8600	Northeast corner of Camino Carillo and Camino Ruiz	160-0-111-065 / 075 / 085	New 116, 364 sq. ft. of self storage in three bldgs	116,364	4.21	Pending	J. Novi	n/a	n/a
2	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	<a href="#">160-0-111-115 / 125 / 135</a>	2 multi-tenant buildings <a href="#">Agenda Report</a> <a href="#">Resolution</a> <a href="#">Site Plan</a> <a href="#">Elevation Plans</a>	70,615	4.61	Approved	J. Novi	5/15/2012	5/15/2021
2	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	<a href="#">160-0-111-105 / 115</a>	2-unit building <a href="#">Agenda Report</a> <a href="#">Resolution</a> <a href="#">Site Plan</a> <a href="#">Elevation Plans</a>	56,450	3.93	Approved	J. Novi	5/15/2012	5/15/2021
2	IPD-393	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	Southerly terminus of Camino Carillo west of Conejo Creek	<a href="#">160-0-111-095 / 105</a>	2-unit building <a href="#">Agenda Report</a> <a href="#">Resolution</a> <a href="#">Site Plan</a> <a href="#">Elevation Plans</a>	88,185	4.79	Approved	J. Novi	5/15/2012	5/15/2021

**INDUSTRIAL PROJECTS**

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
2	IPD-394	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	Southerly terminus of Balboa Circle, west of Conejo Creek	<a href="#">160-0-111-335</a>	Single tenant industrial	20,832	1.86	Approved	J. Novi	9/6/2011	9/6/2021
					<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
2	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	<a href="#">160-111-310 / 320</a>	Multi-tenant	23,602	1.29	Approved	J. Novi	9/6/2011	9/6/2021
					<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
3	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	<a href="#">160-0-093-265</a>	Single tenant industrial	14,430	1.12	Approved	J. Novi	9/6/2011	9/6/2021
					<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
3	TT-5979	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	Terminus of Camino Carillo, west of Conejo Creek	160-0-111-065, 075, 085, 095, 105, 115, 125, 135	Tentative Tract Map for Lots 4-7	n/a	21.43	Approved	J. Novi	2/14/2018	Recorded 4/29/19
					<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
4	LD-539	Camino Ruiz, LLC Lark Christensen ZDI, Inc 16509 Saticoy St Van Nuys, CA 91406 (310) 392-7899	5151, 5153, 5155 Camino Ruiz	<a href="#">160-0-093-195</a>	Land Division	n/a	19.98	Approved	J. Novi	5/15/2018	Recorded 2/6/19
					<a href="#">Agenda Report</a>						
					<a href="#">Resolution</a>						
					<a href="#">Site Plan</a>						
5	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	<a href="#">160-0-010-730</a>	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	Pending	P. McClaren	n/a	n/a

**INDUSTRIAL PROJECTS**

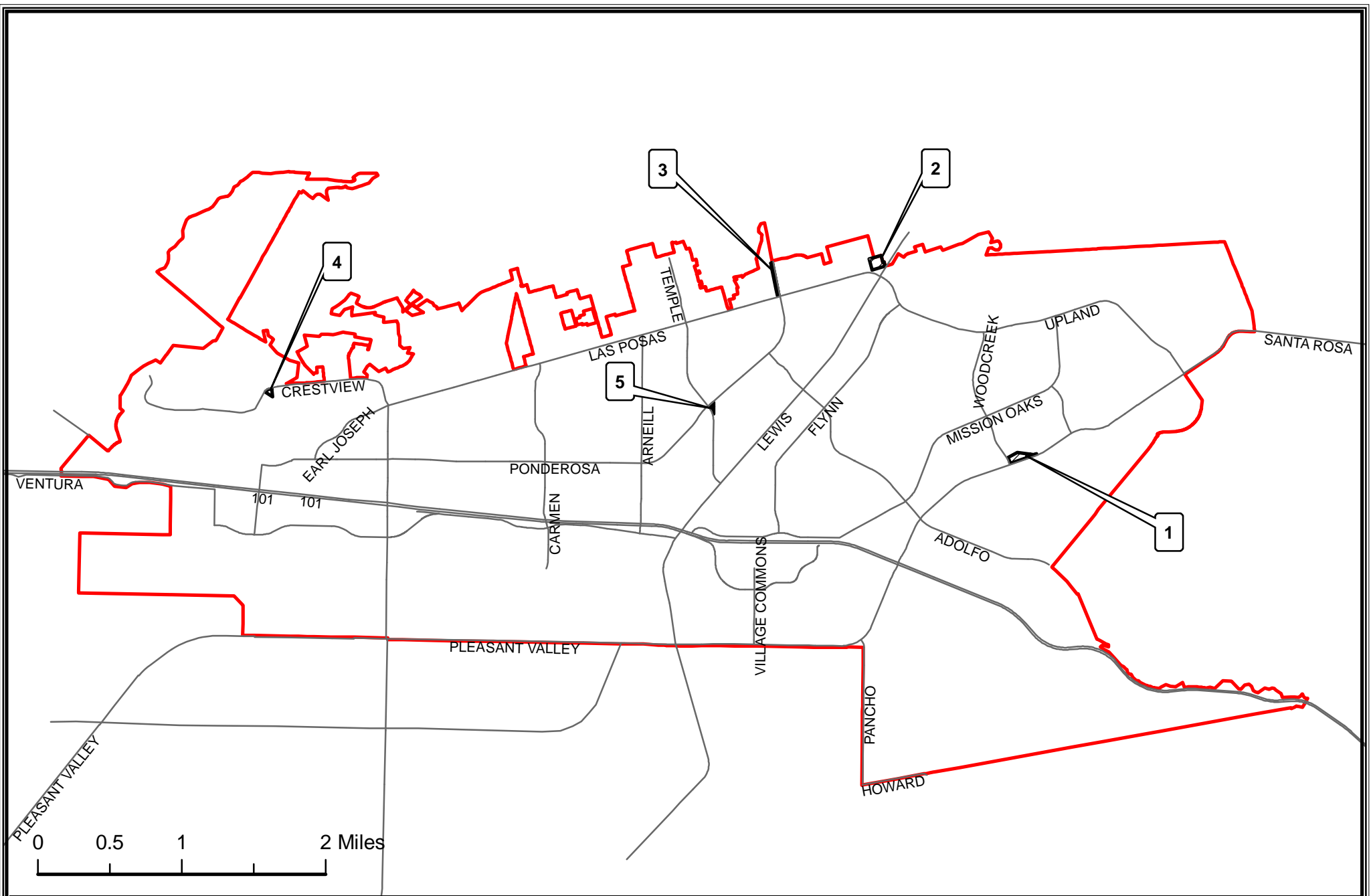
MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
6	CUP-387	Jerry Ambrose Verizon Wireless 3905 State Street, Ste 7-188 Santa Barbara, CA 93105 (805) 637-7407	4053 Calle Tesoro	<a href="#">160-0-042-025</a>	New Wireless Facility	n/a	n/a	Approved	S. Dominguez	n/a	n/a
7	IPD-401M(2)	Roger Smith Institution Ale Company 3841 Mission Oaks Blvd Camarillo, CA 93012 (805) 482-3777	3841 Mission Oaks Blvd, Ste. B	<a href="#">160-0-340-58</a>	Add grain silo to exterior of building	24,102	1.9	Approved	S. Dominguez	11/24/2020	11/24/2021
8	LD-545	Robert F. Goetsch 617 North Catalina St Burbank, CA 91505 (805) 648-1234 ext 18	201 Flynn Rd	<a href="#">160-0-140-145, 155, &amp; 135</a>	Subdivide parcel into two parcels <a href="#">Agenda Report</a> <a href="#">Resolution</a> <a href="#">Site Plan</a> Elevation Plans	n/a	11.16	Approved	J. Novi	11/12/2019	11/12/2021
9	IPD-403	RGM Architects Rick Moraga 350 N. Lantana St, Ste 22 Camarillo, CA 93012 (805) 482-1836	950 W. Verdulera St	<a href="#">230-0-131-035</a>	New Industrial Building	17,506	1.19	Pending	P. McClaren	n/a	n/a
10	IPD-5M(1)	Sidney Isagholian 7250 Coldwater Canyon Rd North Hollywood, CA 91605 (818) 765-5448	575 Dawson Dr	<a href="#">229-0-051-075</a>	Adding new elevator	21,360	1.12	Pending	P. McClaren	n/a	n/a
11	IPD-404	Silverstrand Grid Rafik Albert 2 Park Plaza, Ste 1120 Irvine, CA 92614 (949) 794-1182	375 Willis Ave	<a href="#">230-0-030-024</a>	Energy storage facility <a href="#">Agenda Report</a> <a href="#">Resolution</a> <a href="#">Site Plan</a> <a href="#">Elevation Plans</a>	n/a	0.04	Approved	S. Dominguez	5/5/2020	5/5/2021

**INDUSTRIAL PROJECTS**

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
12	CUP-404	Damilly, LLC Samuel B. Thomas 3201 Corte Malpaso, Ste 310 Camarillo, CA 93012 (805) 910-9134	3201 Corte Malpaso, Unit 310	<a href="#">160-0-220-555</a>	Wine production facility	1,787	2.44	Approved	S. Dominguez	6/2/2020	6/2/2021
13	CUP-401	Nabor Wines Dusty Nabor 1330 Flynn Rd, Unit E Camarillo, CA 93012 (818) 917-3716	1330 Flynn Rd, Unit E	<a href="#">160-0-041-225</a>	Winery <a href="#">Agenda Report</a> <a href="#">Resolution</a> <a href="#">Site Plan</a>	2,236	4.29	Approved	S. Dominguez	2/18/2020	2/18/2021
14	CUP-406	Ben Weber Shirah Wines, LLC 20412 Preuss Road Los Angeles, CA 90034 (914) 589-6412	805 Via Alondra	160-0-030-105	Winery	6,222	1.34	Approved	S. Dominguez	7/14/2020	7/14/2021
15	IPD-22M(6) / IPD-329M(1) / IPD-22M(7) / IPD-329M(2)	Derek Meddings W-GL Camarillo Owners VIII, LLC 18301 Von Karmen, Ste 250 Irvine, CA 92612 (949) 331-1332	3001 and 3175 Mission Oaks Blvd	162-0-060-095 & -145	Last mile distribution center	750,000	37	Under Construction	D. Moe	5/21/2020	5/18/2021
16	IPD-407	Acacia Industrial Investment Inc Jerry Felsenthal 9201 Wilshire Blvd, Ste 301 Beverly Hills, CA 90210 (310) 273-9201	372 Dawson Drive	<a href="#">229-0-063-025</a>	New Industrial Building	18,821	0.94	Approved	J. Novi	10/20/2020	10/20/2021
17	IPD-408 / TT-6018	Darling Development Dick Darling 30770 Russel Ranch Rd, Ste 250 Westlake Village, CA 91362 (805) 379-2111	280 and 330 Skyway Drive	<a href="#">230-0-030-105</a>	Six industrial buildings	39,000	3.29	Pending	D. Moe	n/a	n/a
18	IPD-406	Dawson Storage Sumaia Sandlin 1379 Brookhaven Ave. Camarillo, CA 93010	91-235 Dawson Drive	<a href="#">162-0-160-510</a>	New mini storage warehouse	58,900	1.42	Pending	P. McClaren	n/a	n/a

# INDUSTRIAL PROJECTS

INDUSTRIAL ACTIVITY SUMMARY			
PROJECT STATUS	ACRES	BUILDING S.F	# OF PROJECTS
PENDING (includes Modifications)	43.12	416,656	6
APPROVED/NOT BUILT	85.33	395,482	17
GRADING	0.00	0	0
UNDER CONSTRUCTION	37.00	750,000	1
<b>TOTAL</b>	<b>165.45</b>	<b>1,562,138</b>	<b>24</b>



Updated on 7/13/2020  
Department of  
Community Development  
City of Camarillo

# City of Camarillo Institutional / Public Projects



**INSTITUTIONAL / PUBLIC PROJECTS**

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
1	CUP-312	St. Demetrios Greek Church Keith Valle PO Box 1970 Camarillo, CA 93010 (805) 377-3919	5575 Santa Rosa Rd	<a href="#">171-0-250-655</a>	Church (total of 31,240 sq. ft. in 3 phases)	9,058	4.07	Under Construction	J. Lee	10/19/2010	n/a
2	CUP-394	City of Camarillo Lucie McGovern 601 Carmen Dr Camarillo, CA 93010 (805) 388-5360	Northwest of the intersection of Las Posas and Lewis Rd	<a href="#">156-0-180-285</a>	North Pleasant Valley Groundwater Treatment Facility	6,541	4.7	Under Construction	J. Lee	11/20/2018	n/a
3	CUP-379	Pleasant Valley Mutual Water Co Jerry Doran 1863 Las Posas Rd Camarillo CA 93010 (805) 482-5061	2411 Ponderosa Dr	<a href="#">153-0-180-555</a>	Desalter <a href="#">Agenda Report</a> <a href="#">Resolution</a> <a href="#">Site Plan</a> <a href="#">Elevation Plans</a>	1,600	1.64	Approved	O. Buck	11/20/2018	11/20/2021
4	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	<a href="#">152-0-380-185</a>	Well Pump and Pump House	1,022	1.009	Pending	S. Dominguez	n/a	n/a
5	SUP-9M(3)	Boys and Girls Club of Camarillo Roberto Martinez 1500 Temple Ave Camarillo, CA 93010 (805) 482-8113	1500 Temple Ave	<a href="#">166-0-020-335</a>	6,300 sq. ft. building expansion	32,805	1.86	Approved	O. Buck	11/10/2020	11/10/2021

# INSTITUTIONAL / PUBLIC PROJECTS

GENERAL PLAN AMENDMENTS (GPAS)						
MAP ID	GPA	DEVELOPER	ACRES	LOCATION	STATUS	DESCRIPTION
2	2017-4	City of Camarillo	4.7	Northwest of the intersection of Las Posas and Lewis Roads	Approved	GPA 2017-4 - change the Land Use Element designation from Agriculture to Quasi-Public. A-113 - amend the City's Sphere of Influence boundary line, annex the 4.7-acre sight and adjacent 3.06-acre church property into the City limits, and reorganization of jurisdictional boundaries. CZ-324 - prezone the annexation area to the City's Rural Exclusive (RE) Zone.

INSTITUTIONAL ACTIVITY SUMMARY			
PROJECT STATUS	ACRES	BUILDING S.F.	PROJECTS
PENDING	1.01	1,022	1
APPROVED/NOT BUILT	1.64	1,600	1
GRADING	0.00	0	0
UNDER CONSTRUCTION	8.77	15,599	2
<b>TOTAL</b>	<b>11.42</b>	<b>18,221</b>	<b>4</b>



## **ATTACHMENT 4**

SB 341 Annual Report for Fiscal Year 2019-2020  
Camarillo Housing Successor Report on Low- and Moderate-Income Housing Asset Fund

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## **SENATE BILL 341 ANNUAL REPORT**

### **Camarillo Housing Successor Report for Fiscal Year 2019-20**

**12/1/2020**

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## INTRODUCTION

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On January 11, 2012, the City of Camarillo ("City") elected to become the Successor Housing 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 pursuant 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, which provided an inventory of all assets received in the mandatory transfers of assets following the dissolution of redevelopment. All items on the Housing Asset Transfer Form 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 1<sup>st</sup> 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 now be reported annually for the Housing Asset Fund. These requirements are detailed in Figure 1 on the following page.

**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"> <li>• Rapid rehousing for homelessness prevention (up to \$250,000 per year);</li> <li>• Administrative expenses (greater of \$200,000<sup>1</sup> or 5% of "portfolio" per year);</li> <li>• Monitoring expenses (included as an administrative expense);</li> <li>• All other expenditures must be reported as spent for each income group (extremely low-, very low-, and low-income)</li> </ul>	Other "portfolio" balances, including: <ul style="list-style-type: none"> <li>• 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);</li> <li>• Value of loans and grants receivable</li> </ul>	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

<sup>1</sup> 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 TRANSFERED 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 Expenditures:** Administrative expenditures, which include housing monitoring, are capped at the greater of \$200,000 or 5% of the Housing Asset Fund's annual portfolio. This cap is updated annually to reflect the Consumer Price Index and, as a result, the Fiscal Year ("FY") 2019-20 cap is now at \$220,400. The value of the Housing Asset Fund portfolio, which includes outstanding loans or other receivables, and the statutory value of any real property owned by the housing successor is \$275,000, and 5% of that value is \$13,750. Therefore, the Housing Successor's administrative expenditure limit for FY 2019-20 is \$220,400.
- **Homelessness Prevention:** A housing successor is authorized to spend up to \$250,000 each year on homeless prevention and rapid rehousing services if the former Agency did 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.

- **Income Proportionality Limits:** 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”). At least 30% of expenditures must be allocated to households earning 30% or less of the AMI. A maximum of 20% may go towards households earning between 60% and 80% of the AMI. No funding may be spent on households earning 81% to 120% of the AMI.

Although housing successors must report expenditures by category each year, compliance with income proportionality limits is reported at the end of each five-year compliance period. The current five-year compliance period began on July 1, 2019 and ends on June 30, 2024. For example, a housing successor could spend any amount of its funds during FY 2019-20 on households earning between 60% and 80% AMI, as long as this amount is 20% or less of the total expenditures by the end of FY 2023-24.

#### 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 Housing Asset Transfer Form. 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 Housing Asset Transfer Form 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 2019-20 are shown in Table 1 below.

**Fiscal Year 2019-20 Housing Asset Fund Deposits  
Camarillo Housing Successor**

**Table 1**

<b>Description</b>	<b>Amount</b>
Interest Revenue	\$ 10,783
Cash Transfer	\$ 250,000
<b>Total</b>	<b>\$ 260,783</b>

Source: City of Camarillo General Ledger

There were deposits in the amount totaling \$260,783 into the Housing Asset Fund during FY 2019-20. The deposits consist of \$10,783 in interest revenue and a \$250,000 cash transfer from the Camarillo Corridor Capital fund. The cash transfer was made in order to refund a \$250,000 loan from Habitat for Humanity and place the Housing Successor back into compliance with the proportionality requirements from the prior five-year compliance period. The cash transfer and loan refund effectively reversed expenditures from the LMIHAF on Income-restricted housing development and instead appropriated those funds from the Camarillo Corridor Capital fund. More details on this transaction and how it placed the Housing Successor back into compliance with the previous five-year compliance period can be found in the Housing Asset Expenditures section of this report. 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 \$614,864 in cash and short-term investments, plus \$275,000 in a note receivable. Net of outstanding payables, the fund balance as of June 30, 2019 is \$880,825. 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 2019-20 Housing Asset Fund Ending Balance  
Camarillo Housing Successor**

**Table 2**

<b>Description</b>	<b>Amount</b>
Cash / Pooled Cash & Investments	\$ 614,864
Notes / KDF Park Glenn Sr.	275,000
Accounts Payable	(3,110)
Wages Payable	(8,022)
Receivable / Interest	2,093
<b>Total</b>	<b>\$ 880,825</b>

Source: City of Camarillo General Ledger

**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 Housing Asset Transfer Form. The statutory values of real property, loans and grants receivable belonging to the Housing Successor on June 30, 2020 is \$275,000, as 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, 2020. The loan was issued to KDF Communities to develop affordable housing under affordability terms.

**Fiscal Year 2019-20 Real Properties and Receivables****Table 3****Camarillo Housing Successor**

<b>Real Properties</b>	<b>Statutory Value</b>
Affordability Covenant: VCR 20060707-0144674 (Mira Vista Village Apartments)	\$ -
Affordability Covenant: VCR 99-111695 (Park Glenn Senior Apartments)	-
Subtotal	\$ -

<b>Loans and Grants Receivables</b>	<b>Value</b>
KDF Loan (6/1/1999): VCR 99-111694 (Park Glenn Senior Apartments)	\$ 275,000
Subtotal	\$ 275,000
<b>Total</b>	<b>\$ 275,000</b>

Source: Low- and Moderate-Income Housing Fund Trial Balance Summary by Fund (6/30/20) and City  
Response to Data Request

**HOUSING ASSET EXPENDITURES**

SB 341 requires housing successors to provide a description of expenditures from the Housing Asset Fund by category, including expenditures for (A) monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor, (B) administering such activities, (C) homeless prevention and rapid rehousing services and (D) the development of affordable housing units for various income groups.

**Fiscal Year 2019-20 Housing Asset Fund Expenditures**
**Table 4**
**Camarillo Housing Successor**

Annual Expenditures	Admin/ Monitoring <sup>1</sup>	Rapid Rehousing	<30% AMI	30-60% AMI	60-80% AMI
Administration	\$ 237,032	\$ -	\$ 4,428	\$ -	\$ -
<b>Annual Total</b>	<b>\$ 237,032</b>	<b>\$ -</b>	<b>\$ 4,428</b>	<b>\$ -</b>	<b>\$ -</b>

**Compliance Period Expenditures**

	Annual Limits		Five-Year Period (2019-20 through 2023-24)		
Total Expenditures	\$ 237,032	\$ -	\$ 4,428	\$ -	\$ -
SB 341 Limitation <sup>1</sup>	\$ 220,400	\$ 250,000	>30%	N/A	<20%
<b>Compliant</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>	<b>N/A</b>	<b>Yes</b>

<sup>1</sup> The Admin/Monitoring and Rapid Rehousing amounts are annual Limits. Expenditures by income level are five-year limits

Source: Low- and Moderate-Income Housing Fund Trial Balance Summary by Fund (6/30/20) and City Response to Data Request

The Housing Successor had administrative costs totaling \$237,032 in FY 2019-20, \$16,632 in excess of the administrative limit of \$220,400. Per HSC Section 34176.1, there is no penalty for a housing successor exceeding the administrative spending limit. Nevertheless, the Housing Successor will ensure that it complies with its administrative spending limit in all future periods.

From July 1, 2019 through June 30, 2020, during the first year of the current five-year compliance period, the Housing Successor spent \$4,428 from the LMIHAF on affordable housing development related activities for households earning less than or equal to 30% of AMI. Since 100% of the Housing Successor's expenditures from the LMIHAF have been spent on households earning less than or equal to 30% of AMI during the current five-year compliance period, the Housing Successor is currently 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.

At the end of the previous compliance period, the Housing Successor was poised to exceed the 20% maximum limit on expenditures for low-income housing during the five-year compliance period. During the previous five-year compliance period, the Housing Asset Fund had initially spent \$169,168 on low-income housing projects and \$66,518 on extremely low-income housing, representing 72% and 28% of total expenditures, respectively. To place them back into compliance, the Housing Successor transferred \$250,000 from the Camarillo Corridor Capital fund into the Housing Asset Fund, returning all the funds from the Habitat for Humanity Loan. This transfer allowed the Housing Successor to reverse \$166,493 in low-income expenditures previously made from the Housing Asset Fund and instead appropriate those

monies from the Camarillo Corridor Capital Project fund. As a result of the transfer, the Housing Successor ultimately spent \$2,675 on households earning between 60% and 80% of AMI (4%) and \$66,518 (96%) on housing related development for households earnings less than or equal to 30% of AMI from the LMIHAF during the previous 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**

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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 Use 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 2019-20, 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 Housing Asset Transfer Form, 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 Housing Asset Transfer 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) includes space for residential, retail, and restaurant uses. The development concept provides for a total of 13 one-bedroom and 10 two-bedroom apartments. 22 units will be moderate-income and one unit will be 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 while the remaining three commercial units are anticipated to be completed in FY 2020-21.

### **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 ownership units.
- City selected Area Housing Authority with Many Mansions to develop the project.
- The project is anticipated to be scheduled for public hearings in Winter 2020-21.

### **OUTSTANDING OBLIGATIONS**

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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.

### **PROPORTIONALITY REQUIREMENTS FOR INCOME GROUPS**

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SB 341 limits Housing Asset Fund expenditures to lower income households earning 80% or less of the AMI. At least 30% of funds must be spent on rental housing for households earning 30% or less of the AMI and not more than 20% of the expenditures can be spent on households earning between 60% and 80% of the AMI. During FY 2019-20, the first year of the current five-year compliance period, the Housing Successor spent \$4,428 on affordable housing development related activities for households earning less than or equal to 30% of AMI. The Housing Successor's compliance with proportionality requirements for income groups will be determined at the end of the five-year compliance period in FY 2023-24.

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

- **60%-80% AMI Requirement**

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.

- **30% AMI Requirement**

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.

## **SENIOR HOUSING**

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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. For this report, the ten-year period reviewed is July 1, 2010 through June 30, 2020. 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**

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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 2019-20, 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 2019-20 Excess Surplus Calculation  
Camarillo Housing Successor**

**Table 5**

<b>Fiscal Year</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>
Deposits	\$ -	\$ 1,161,793	\$ 9,701	\$ 27,367	\$ 260,783
Encumbered Funds					-
Unencumbered Amount <sup>1</sup>					\$ 880,825
<b>Step 1</b>					
\$1 Million, or					1,000,000
Last 4 Deposits					1,198,861
Result: Larger Number					1,198,861
<b>Step 2</b>					
Unencumbered Amount					880,825
Larger Number from Step 1					1,198,861
<b>Excess Surplus/(Deficit)</b>					<b>\$ -</b>

<sup>1</sup> As of June 30, 2020.

## INVENTORY OF HOMEOWNERSHIP UNITS

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.