



## 3.0 CAMARILLO URBAN RESTRICTION BOUNDARY

### Introduction

The electorate of the City of Camarillo has through the ordinance process adopted an urban growth boundary line designated the Camarillo Urban Restriction Boundary (CURB). Its purpose, principals, implementation procedures, and methodologies for amendment are set forth in this Chapter III.

### Purpose

The City of Camarillo and surrounding area with its unique combination of soils, micro-climate and hydrology, has become one of the finest growing regions in the world. Vegetable and fruit production from the County of Ventura and in particular production from the soils and silt from the Calleguas Creek, Conejo Creek, Revlon/Beardsley Wash and alluvial plains adjacent to the City have achieved international acclaim, enhancing the City's economy and reputation.

The purpose of this Urban Restriction Boundary is to ensure that the purposes and principles set forth in the Camarillo General Plan relating to Land Use (Chapter IV) and Open Space and Conservation (Chapter IX) are inviolable against transitory short-term political decisions and that agricultural, watershed and open space lands are not prematurely or unnecessarily converted to other non-agricultural or non-open space uses without public debate and a vote of the people.

### Principles

Continued urban encroachment into agricultural and watershed areas will impair agriculture and threaten the public health, safety, and welfare by causing increased

traffic congestion, associated air pollution, and potentially serious water problems, such as pollution, depletion, and sedimentation of available water resources. Such urban encroachment would eventually result in both the unnecessary expensive extension of public services and facilities and inevitable conflicts between urban and open space/agricultural uses.

The unique character of the City of Camarillo and quality of life of City residents depend on the protection of a substantial amount of open space, natural resource and agricultural lands. The protection of such lands not only ensures that continued viability of agriculture, but also contributes to flood control and the protection of wildlife, environmentally sensitive areas, and irreplaceable natural resources. As importantly, adopting an Urban Restriction Boundary around the City of Camarillo promotes the formation and continuation of a cohesive community by defining the boundaries and by helping to prevent urban sprawl. Such an Urban Restriction Boundary promotes efficient municipal services and facilities by confining urban development to defined development areas.

### Implementation

- A. The City of Camarillo hereby establishes an Urban Restriction Boundary. The CURB is established coterminous with and in the same location as the Sphere of Influence line established by the Local Agency Formation Commission as it exists as of January 1, 1998 or as altered or set forth below, excepting that the CURB line additionally encompasses:
  - i) that certain parcel of approximately 140 acres immediately outside the western edge of the influence line

south of the 101 Freeway easterly of and at the intersection of Central Avenue, and easterly of the Greenbelt line n that general location, currently designated commercial/office on the Camarillo General Plan Map, and for which a request for annexation was pending prior to January 1, 1998; and

- ii) 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.
- B. Until December 31, 2020, the City of Camarillo shall restrict urban services (except temporary mutual assistance with other jurisdictions) and urbanized uses of land to within the Camarillo Urban Restriction Boundary, except as provided herein and except for the purpose of completing roadways designated in the circulation element of the Camarillo General Plan as of January 1, 1998, construction of public potable water facilities, public schools, public parks or other government facilities. Other than the exceptions provided in this Chapter III, the City and its departments, boards, commissions, officers and employees shall not grant, or by inaction allow to be approved by operation of law, any general plan amendment, rezoning, specific plan, subdivision map, conditional use permit, building permit or any other ministerial or discretionary entitlement, which is inconsistent with the purposes of this Chapter III, unless in accordance with the Amendment Procedures of Section V of this Chapter III. "Urbanized uses of land" shall mean any development which

would require the establishment of new community sewer systems or the significant expansion of existing community sewer systems; or, would result in the creation of residential lots less than 10 acres in area; or, would result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.

- C. The Camarillo General Plan Map is amended to reflect the existence of the Camarillo Urban Restriction Boundary.
- D. Neither the Camarillo Urban Restriction Boundary, as defined herein and as reflected on the amended General Plan Boundaries Map (attached as Exhibit A and incorporated herein by reference), nor this Chapter III of the General Plan may be amended, altered, revoked or otherwise changed prior to December 31, 2020, except by the vote of the people or by the City Council pursuant to the procedures set forth in Section V of this Chapter III.

### **Amendment Procedures**

Until December 31, 2020, the foregoing purposes, principles and implementation provisions of this Chapter III may be amended only by a vote of the people commenced pursuant to the ordinance process by the public, or pursuant to the procedures set forth in subsections A, B, C or D below.

- A. Following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, the City Council may amend the Urban Restriction Boundary described herein and designated on the amended General Plan Boundaries Map to comply with state law regarding the provision of housing for all economic segments of the

community. For that purpose, the City Council may amend the Urban Restriction Boundary as described herein and as designated on the amended General Plan Boundaries map in order to accommodate lands to be designated for residential uses, provided that no more than 40 acres of land be brought within the Urban Restriction Boundary for this purpose in any calendar year. Such amendment may be adopted only if the City Council makes each of the following findings:

- 1) The land is immediately adjacent to existing compatibly developed areas and the applicant for the inclusion of land within the Urban Restriction Boundary has provided to the city evidence that required municipal services, applicable water and sewer districts, as well as the school district with jurisdiction over such land have adequate capacity to accommodate and will serve the proposed development and provide it with adequate public services; and
  - 2) That the proposed development will create new low- and very low-income housing; and
  - 3) That there is no existing residentially designated land available within the Urban Restriction Boundary to accommodate the proposed development; and
  - 4) That it is not reasonably feasible to accommodate the proposed development by re-designating lands within the Urban Restriction Boundary.
- A. Following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, the City Council may amend the Urban Restriction Boundary described herein and designated on

the amended General Plan described herein and designated on the amended General Plan Boundaries Map based on substantial evidence in the record, if the City Council makes each of the following findings:

- 1) The land proposed for receiving urban services, urbanized land uses, or inclusion within the Urban Restriction Boundary is immediately adjacent to areas developed in a manner compatible to the proposed use;
- 2) Adequate public services and facilities are available and have the capacity and capability to accommodate the proposed use;
- 3) The proposed use will not have direct, indirect, or cumulative adverse significant impacts to the area's agricultural viability, habitat, scenic resources, or watershed value;
- 4) The proposed use will not adversely affect the stability of land use patterns in the area (i.e., the parcel affected will not introduce or facilitate a use that is incompatible with adjoining or nearby uses);
- 5) The land proposed for reception of public services, urbanization or inclusion within the Urban Restriction Boundary has not been used for agricultural purposes in the immediately preceding two years and is unusable for agriculture due to its topography, drainage, flooding, adverse soil conditions, inaccessibility to appropriate water or other physical reasons;
- 6) The land proposed for reception of public services, urbanization or inclusion within the Urban Restriction Boundary does not exceed 40 acres for any one landowner in any calendar year, and one landowner's property may not similarly be removed

from the protections of this Chapter III more often than once a year. Landowners with any unity of interest are considered one landowner for purposes of this limitation;

- 7) Not more than a cumulative 160 acres, including the acreage that may be added to meet state housing requirements as set forth in subdivision A, above, are to be added to the area within the Camarillo Urban Restriction Boundary in any calendar year.
- C. Following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, the City Council may amend the Urban Restriction Boundary described herein and designated on the amended General Plan Boundaries Map based on substantial evidence in the record, if the City Council makes each of the following findings:
- 1) Application of the provisions of subsections A or B of these amendment procedures are unworkable and failure to amend the Urban Restriction Boundary would constitute an unconstitutional taking of a landowner's property for which compensation would be required; and,
  - 2) The amendment and associated land use designations will allow additional land uses only to the minimum extent necessary to avoid said unconstitutional taking of the landowner's property.
- D. Following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, the City Council may place any amendment to the Urban Restriction Boundary or the

Camarillo SOAR Ordinance on the ballot pursuant to the mechanisms provided by state law.

- E. The General Plan may be reorganized and individual provisions, including the provisions of Chapter III, may be renumbered or reordered in the course of ongoing updates of the General Plan in accordance with the requirements of state law.

### **Exemptions for Certain Projects**

The provisions of the Camarillo SOAR Ordinance do not apply to any roadways designated in the circulation element of the Camarillo General Plan as of January 1, 1998, construction of public potable water facilities, public schools, public parks or other government facilities, nor to any development project that has obtained as of the effective date of this ordinance a vested right pursuant to state or local law.

# GENERAL PLAN BOUNDARIES

