



## Introduction

The Land Use Element of the General Plan identifies the classifications of land within the city. The definition, principles and proposals for each is described in the first part of the Element. The location and generalized boundaries are shown on the General Plan Land Use Map.

The basis for the adopted land uses is a result of an evolution of decisions and General Plan updates within the context of adopted goals, existing characteristics and related factors.

Throughout the preliminary review and analysis, the main theme that constantly emerged was that the special quality of life that exists throughout much of the area should be preserved and extended to encompass all of Camarillo and its environs. This concern provided one of the fundamental criteria from which this Plan was developed.

This theme was recently enhanced with the adoption of the revised Community Goals. The goals were adopted in 1992, and reflect a desire to further promote Camarillo as a rural suburban community that has a quality, small town, family atmosphere. The citizens in Camarillo take pride in the city's climate and design. The city looks toward the future through the Land Use Element to further promote the character of Camarillo with sound principles, objectives and standards for the land uses within the city and open spaces surrounding the city.

## 4.0 LAND USE ELEMENT

### EXISTING LAND USE/ZONING ANALYSIS

The collection of Land Use/Zoning data was updated in 2002, using a GIS program which updated prior land use surveys. The information was subsequently measured, and a complete tabulation of the quantities of land in each of the land use classifications was prepared by the city Planning staff. The land use data collected in prior updates was also recorded on maps as depicted by colors representing the classification of use.

The data collected by this process provides not only a quantitative analysis of the disposition of land, but through the mapping of the findings, it is possible to observe and analyze groups of like uses, clusters of development, their relative intensity and also areas where conflicting land use patterns have developed.

The discussion which follows is a detailed analysis of Land Use by zoning categories. Immediately following this analysis are tables which break down land use and zoning by acreage.

### ANALYSIS OF LAND USE BY ZONE AE Zone

The Agricultural Exclusive Zone is intended for promotion and preservation of agricultural activities on lands capable of producing and supporting agricultural uses and excluding those uses which have a detrimental effect on areas designated for agricultural purposes.

**RE Zone**

The Rural Exclusive Zone is a large lot residential zone with lots varying in size from 10,000 square feet to 1 acre or larger in size with a limited area used for mobile home parks. The majority of the property in this classification is used for agricultural activities with the remainder in public and semi-public uses or vacant.

**R-1 Zone**

The R-1 Zone is the city's basic single-family residential zone, with the rest of the land in public and semi-public uses or vacant.

**RPD Zone**

The Residential Planned Development Zone is intended to encourage imaginative residential design. The majority of the RPD Zone is 5 or less units per acre with the density ranging from 1 unit to a maximum of 30 units which is high density.

**MHPD Zone**

The Mobile Home Park Development Zone is oriented toward mobile home parks. There is MHPD-zoned land in the city, although mobile home development is found in various locations and zones. Mobile home park subdivisions are also authorized under a conditional use permit which allows unit owners to own their pad space.

**OS Zone**

The Open Space Zone was established in 1978, to preserve valuable natural environmental and recreation resources.

**RC Zone**

The Recreation Commercial Zone is intended to provide for outdoor recreation and agricultural uses suitable for development without significant impact to the environment of the area. The RC Zone also recognizes incidental and accessory uses such as residences, commercial and public service facilities subject to review, and in some cases, conditions to protect natural scenic or recreational value.

**CN Zone**

The Commercial Neighborhood Zone is to provide facilities supplying both daily convenience goods and services as well as to provide an environment of a stable, desirable character which will be in harmony with existing and potential development of surrounding neighborhoods and which may be located in or adjacent to residential areas. In order to produce commercial neighborhood centers which meet modern environment and design standards, each center shall be approved only under a planned development permit.

**SC Zone**

The Service Commercial Zone is established to provide areas of development for service type uses that are heavier than general retail and somewhat lighter than the industrial categories such as service, assembly of materials or a craft. The placement, design, and intensity of use in the zone are required to be planned to protect and preserve the character of the adjoining properties while increasing efficiency and promoting harmonious relationships. Therefore, all applications are required to be submitted to and approved by the Planning Commission under a planned development permit.

**PO Zone**

The Professional Office Zone is located throughout the city and is intended as the primary office zone. The PO Zone often serves as a transitional use between commercial uses and residential zones. Development is approved under a planned development permit.

**CPD Zone**

The Commercial Planned Development Zone is intended for commercial development associated with planned communities or large subdivision tracts. At present, the major portion of CPD-zoned land is committed or partially committed.

**COT Zone**

The COT zone is a zone which was added in 1998 for use in the "Camarillo Old Town" area. The zone was established to protect and preserve the unique character of the commercial area along Ventura Boulevard and includes standards for new developments such as mixed-use buildings.

**LM Zone**

The Limited Manufacturing Zone is the most restrictive industrial zone with approval required for any use under a planned development permit and intended for industrial parks.

**M-1 Zone**

The M-1 Zone, the city's industrial classification, is substantially taken up by the Camarillo Airport and the area located northerly of Mission Oaks Boulevard, east and west of Flynn Road with interim usage of the property for agriculture. The rest of the developed M-1 land use is used for commercial, office and semi-public purposes.

**M-2 Zone**

The M-2 Zone area is the smallest of the manufacturing zones and permits the heaviest uses. The land in this category not developed with industrial uses is either in agriculture or vacant.

**REVISED 07/29/2013**

**TABLE 1  
Existing Land Use**

<b>CATEGORY</b>	<b>ACRES</b>
Agriculture	1,303.75
Residential	4,953.61
Commercial	461.96
Industrial	716.55
Public Uses	574.07
Quasi-Public	367.06
Transportation/Utility/Airport	828.58
Open Space/Hillside	868.56
Vacant/Miscellaneous	636.44
<b>Subtotal</b>	<b>10,710.58</b>
Right of Way	1,883.01
<b>TOTAL</b>	<b>12,593.59</b>

**TABLE 2  
Zoning Acres**

Revised 1/15/2014

<b><u>ZONE</u></b>	<b><u>TOTAL</u></b>	<b><u>% TOTAL</u></b>
CCM	48.542	0.385%
AE	987.028	7.838%
RE	2,612.235	20.743
R-1	1,869.880	14.848
R{D	3,122.801	24.797
MHPD	49.675	0.394
RC	0.000	0.000
PO	110.394	0.877
CN	0.000	0.000
CPD	511.542	4.061
SC	24.457	0.194
COT	27.378	0.217
LM	488.472	3.879
M-1	1,208.747	9.598
M-2	80.800	0.642%
OS	1,063.231	8.443%
CMU	23.869	0.190%
US 101 Freeway	364.540	2.895%
<b>TOTAL</b>	<b>12,593.59</b>	<b>100.00%</b>
(note: acreage includes adjacent street to centerline)		

## AGRICULTURAL USES

Agriculture has, and continues to play, an important role in the life of the City of Camarillo. Historically, agriculture has represented the economic mainstay of the community, as well as Ventura County. To some extent, this situation still exists.

The General Plan proposes that the agricultural activities be encouraged to continue both as a source of economic substance to the community and the County and as a physical definition to the urban area of the city. The General Plan also recognizes the importance of agricultural land within the city. This land should be conserved but could be converted to other uses if there is a community need or benefit. With the adoption of the SOAR Ordinance, the Camarillo Urban Restriction Boundary (CURB) was established which identifies limits for urban development (*refer to Section III of the Camarillo General Plan*).

For the purpose of the plan, an Agricultural Use Category has been included, both on the map and in this text and addressed in the Open Space Conservation Element.

This type of classification will permit, in addition to agricultural uses, those residential and industrial activities associated with farming, including housing at a density not to exceed 1 unit/10 acres, the processing, packing and storing of produce raised on the site and such other uses that are pertinent to agriculture.

## PRINCIPLES

The following criteria is based on conclusions reached in the Las Posas Study, which was conducted by Ventura County Planning Department, Las Posas Citizens Committee and various agricultural consultants. The County of Ventura now uses a 40-acre minimum parcel size for agricultural parcels. The City of Camarillo General Plan

recommends that the following criteria be used to determine if the minimum acreages are sufficient to support viable agricultural operations within areas which fall under an agricultural classification within the city.

### Criteria for 10-Acre Minimum Agricultural Operation

#### A. Structural Features

1. Existing parcel size is 10 acres or more.
2. Parcel is determined to be agriculturally viable as a self-sufficient farm unit.
3. Parcel is not adjacent to Agricultural Preserve.
4. Parcel is not adjacent to AE zoning.
5. Contiguous parcels under one ownership total 10 acres or more.

#### B. Physical Features

1. Plantable soil is present on at least 90% of the parcel.
2. None of the following hazards are present on the parcel.
  - a. Poor soil classification of Class IV or below.
  - b. Erosion hazard.
  - c. Poor land stability.
  - d. Slope.
  - e. Potential groundwater degradation.
  - f. Potential soil degradation.
  - g. Surface drainage.

### Criteria for 20-Acre Minimum Agricultural Operation

#### A. Structural Features

1. Existing parcel size is 20 acres or more.
2. Parcel is determined to be agriculturally viable as a self-sufficient farm unit.
3. Parcel is adjacent to Agricultural Preserve.
4. Parcel is adjacent to other parcels zoned AE.
5. Contiguous parcels under one

ownership totaling 20 acres or more.

B. Physical Features

1. Erosion and/or fire hazards are identified where plantable soil is present on more than 75% of parcel.
2. Landslide area or slope over 25% is identified where plantable soil is present on more than 75% of parcel.

For the 10 and 20 acre criteria, either the first two or the last three structural features, but not all five, are intended to act as recommendations for each parcel or set of parcels.

**Criteria for 40-Acre Minimum Agricultural Operation**

A. Physical Features

1. Erosion hazard and landslide area and/or slope over 25% are present on more than 50% of parcel.
2. Fire hazard and landslide area and/or slope over 25% are present on more than 50% of parcel.
3. Landslide area and at least one other hazard are present on more than 50% of parcel.
4. Slope over 25% and at least one other hazard are present on more than 50% of the parcel.

**AGRICULTURAL BUFFERS**

With the adoption of the urban limits lines established through the county S.O.A.R. measures and the Camarillo Urban Growth Boundary Lines, urban edge treatments adjacent to agricultural areas are more important than ever to establish viable, long-lasting edge conditions to transition between urban land uses and agricultural areas surrounding the city. These can include measures such as setbacks, buffer areas, shelter belts, fencing, land use limitations, and further measures implemented during the project review process. The County of Ventura Agricultural Policy Advisory Committee and Agricultural Commissioner's Office

recommends substantial setbacks, vegetative buffers, and fencing to reduce potential conflicts between agricultural practices land and uses, such as residential areas. These conflicts may include application, of pesticides and fertilizers, dust odors, noise, trespassing, vandalism, pilferage, and other inherent aspects related to farming near urban uses. Recent developments within the City of Camarillo have incorporated uses of setback and buffer areas, such as the Village at the Park Specific Plan which provides for an increased setback and buffer areas along the Urban Growth Boundary Lines along the southerly portion of that Specific Plan. Other areas have utilized building setbacks, fencing, vegetated shelter belts, or other methods. Oftentimes, a barranca setback area, which also functions as a drainage pattern or habitat area, is utilized which can achieve a multi-purpose use to define an edge area between urban land uses and permanent agricultural areas.

**RESIDENTIAL USES**

The residential section of the Land Use Plan provides areas within which the principal uses permitted are residential. The standards in support of the plan designate basic densities, not to exceed 30 dwelling units per acre.

These densities are in terms of dwelling units permitted per net acre of land. Where large developments are possible, there may be some flexibility in the zoning to permit a variety of types of housing as long as the overall density is not violated. The upper density limit set for each category does not mean that a project will necessarily receive the maximum number of unit. Topographical restrictions, easements, flood plains, fault zones, or other factors described in other elements of the General Plan can affect the development potential as can the type of residential product (e.g. detached versus attached units design).

**OBJECTIVES**

In order to implement the community goals, the following objective for residential land use is established:

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

**PRINCIPLES**

In order to accomplish the intent of the plan, the following policies are established:

- To identify residential neighborhood patterns as a means of assisting in their planning and protection.
- To provide each neighborhood with adequate and convenient public facilities and amenities, particularly park and recreation facilities.
- To protect residential property values and privacy by ensuring compatible development with surrounding land uses and by preventing the intrusion of incompatible land uses.
- To discourage through traffic in order to promote safe neighborhoods.
- To encourage the maintenance and improvement of all residential areas throughout the city through a continuous program of street tree planting and care, adequate streets and sidewalks, street and sidewalk lighting, storm drainage and other utilities.
- To encourage the highest quality of development in those cases where structures are replaced.
- Continue programs for preservation of housing units in the Barry Street/Raemere Street areas through redevelopment programs and maintenance programs.
- Encourage the continued use of the

Heritage Zone design program in the residential areas as set forth in the Community Design Element.

- Encourage the establishment of pathways within various residential projects with interconnects to city or regional pathway systems.
- Encourage adequate recreation facilities to serve the population expected to reside in cluster residential projects which may include recreation equipment for children, swimming pools, tennis courts, etc.
- Encourage pathways which provide priority for pedestrians and separation from vehicle traffic except where street crossing is required, in which case proper notice and design should be provided.
- Consider residential opportunities for properties being studied for reuse potential.

**STANDARDS**

The General Plan adopts the following classifications and standards for residential development:

The unit-per-net-acre figure represents the maximum average density for the areas designated; a residential density within a range less than that which is designated, may be considered as consistent and approved where deemed appropriate by the city. For example, a density range from 10 units to 18 units per acre and classified as a medium density residential development, may be permitted in a high density residential development area where deemed appropriate where the development plan is not able to achieve the higher range of density given factors such as topography or geology and not based on market conditions. It is the intent to try to achieve densities within the stated ranges to efficiently use lands shown for residential development consistent with the objectives of the Housing Element.

The following overall maximum densities have been established and utilized for the

purpose of relating population density and land use intensity to the necessary public facilities and utilities.

**Rural**

[Not to exceed two-and-one-half (2.5) dwelling units (d.u.) per acre]:

This density classification has been designed to preserve the open and basically rural quality of the hillside areas surrounding present urban concentration in Camarillo. Rural development areas will enable the city to minimize adverse impact on the physical and ecological environments which fall within this designation.

**Low Density**

(Not to exceed four (4) d.u. per acre or five (5) in a cluster):

This density classification allows for the typical single-family subdivision patterns being developed throughout urban California. This pattern of residential subdivision is also typical in Camarillo. The cluster concept could be utilized in this density range to introduce innovative techniques into future developments, thus providing greater variety in dwelling unit choice within the city.

It would provide for the grouping of structures in a far more efficient relationship to streets and utilities while combining yards and building setbacks into larger, more usable open spaces for enjoyment by residents.

Where parcels of land can be unitized into large blocks, five or more acres in an area, a technique known as open space subdivision could also be used effectively. This concept provides for the clustering of homes about open spaces with interior pedestrian walkways. The pedestrian walkway can provide access to elementary schools and neighborhood shopping facilities while eliminating unnecessary pedestrian/motor vehicle conflict. Through the unification of neighborhoods, this type of development tries to provide a more desirable living environment with amenities integrated into the

neighborhood pattern.

Other techniques which are compatible with this density range are the use of single-family attached and patio-house developments. Single-family attached developments involve the attaching of two single-family residential units by a common wall on a side property line, thus eliminating the need for a side yard on at least one side of each dwelling. This permits doubling the size of the opposite side for each dwelling, which results in more usable open space. The patio-house concept surrounds the lot completely with a wall of up to eight feet in height to maximize the use of the lot as an outdoor living space with privacy.

**Low-Medium Density**

(Not to exceed ten (10) d.u. per acre):

This classification is oriented towards single-family housing in clusters, townhouses, and duplex-type units. There are numerous opportunities for flexibility and innovation in this classification. Many of these housing types will lend themselves to the Camarillo scene and should be encouraged where appropriate in the city.

The intensity of development at this density requires detailed consideration of open spaces, internal and external traffic circulation and relationship of larger buildings to each other. These indicators help to define the quality of the living environment.

**Medium Density**

(Not to exceed eighteen (18) d.u. per acre):

This classification allows a medium density considered to be appropriate for Camarillo. Development within this range usually takes the form of garden or two-story apartments or studio apartment units.

**High Density**

(Not to exceed thirty (30) d.u. per acre):

This classification allows the highest density, up to 30 units per acre, in Camarillo. Development within this range

usually is the two-story or three-story apartments.

**Mobile Homes**

(Not to exceed seven (7) d.u. per acre):

Where mobile home developments have been proposed, the maximum density shall not exceed seven units to the net acre.

**PROPOSALS**

Rural (not to exceed two and one-half (2.5) d.u. per acre):

Table 3 indicates the number of acres that have been designated as rural within the planning area. Most of the areas shown for rural development at the east and west ends of the city are substantially developed. A population estimate also has been indicated on Table 3 which could be sustained in these areas if they were totally developed. This, given the population limitations and growth rate, would be some time in the future.

Areas, identified in the Las Posas Estates and the Heights. This area may eventually be within the city and its development should be at a density standard consistent with the physical characteristics.

Low Density Residential: (not to exceed four (4) d.u. per acre or five (5) in a cluster):

The low density single-family classification accounts for a majority area in the city. This density represents the stable single-family residential subdivisions existing throughout the planning area. Additional low density residential acres are proposed where conditions indicate this type of development to be a feasible and desirable part of the housing inventory. These areas could contain a population as indicated on Table 3 within present city limits and Sphere area and primarily include the area known as the Village at the Park Specific Plan.

Low Medium Density (not to exceed ten (10) d.u. per acre):

The General Plan proposes the low medium density for cluster and garden

apartment units. This density classification is in various areas within the planning area. These areas could accommodate various designs and forms and a varied population.

Medium Density (not to exceed eighteen (18) d.u. per acre):

The General Plan proposes several areas at this density. These areas could accommodate a varied population and include a variety of housing types from apartments to condominiums and have been substantially completed.

High Density (not to exceed thirty (30) d.u. per acre):

This designation contains the highest number of units per acre authorized under the General Plan. In the majority of cases, the units considered would be for rental purposes. Areas for high density development include a site on Flynn Road and two sites within the Village at the Park.

Mobile Homes (not to exceed seven (7) d.u. per acre):

All areas designated for mobile home development have been developed. Existing developments have been identified in the plan. As a result of a change in city Ordinances, a mobile home subdivision may now be created under the CUP process and has been accomplished in two of the mobile home parks.

**REVISED 1/15/2014**  
**Table 3**  
**Land Use and Population Distribution Within**  
**City Limits and Area of Interest Outside City Limits**

*(Columns 1, 3 and 5 are arranged to present both city and area of interest information)*

<b>Designation</b>	<b>City Limits/Outside City<sup>1</sup> In Acres</b>	<b>Dwelling Unit(s) Per Acre<sup>2</sup></b>	<b>Number of Dwelling Units</b>	<b>Population Per Dwelling Unit</b>	<b>Projected Population</b>
AGRICULTURAL RURAL	1,206.81 / 22,250	1 DU / 60 AC	27 / 376	3.2	86 / 1,203
LOW	1,933.08 / 850	1.5	1,601 / 1,333	3.2	5,123 / 4,266
LOW MEDIUM	2,681.53 / 250	3.5	10,214 / 910	3.2	32,685 / 3,882
MEDIUM	1,021.60	7.0	6,126	2.5	15,315
HIGH	198.86	15.0	1,309	2.0	2,618
MOBILE HOME	290.42	25.0	5,069	2.0	10,138
COMMERCIAL OFFICE	148.33	7.0	1,411	1.8	2,540
INDUSTRIAL R & D	519.06 / 34				
OPEN SPACE	67.27 / 34				
PUBLIC/ QUASI PUBLIC	9901.90 / 50				
RIGHTS-OF-WAY	167.53 / 50				
WATERCOURSES	539.23 / 10,000				
STREETS/FREEWAY	1,211.33 / 975				
AREA TOTALS	320.63				
TOTAL PLANNING AREA	221.13 / 950				
	305.87				
	859.01				
AREA TOTALS	12,594 / 35,511		25,757 / 2,619		68,413 / 9,351
TOTAL PLANNING AREA	48,105		28,376		77,764

1 Acres outside of City are approximate.  
 Water courses outside City are included with Open Space/Agriculture.

2 Dwelling unit ratio is for undeveloped land area

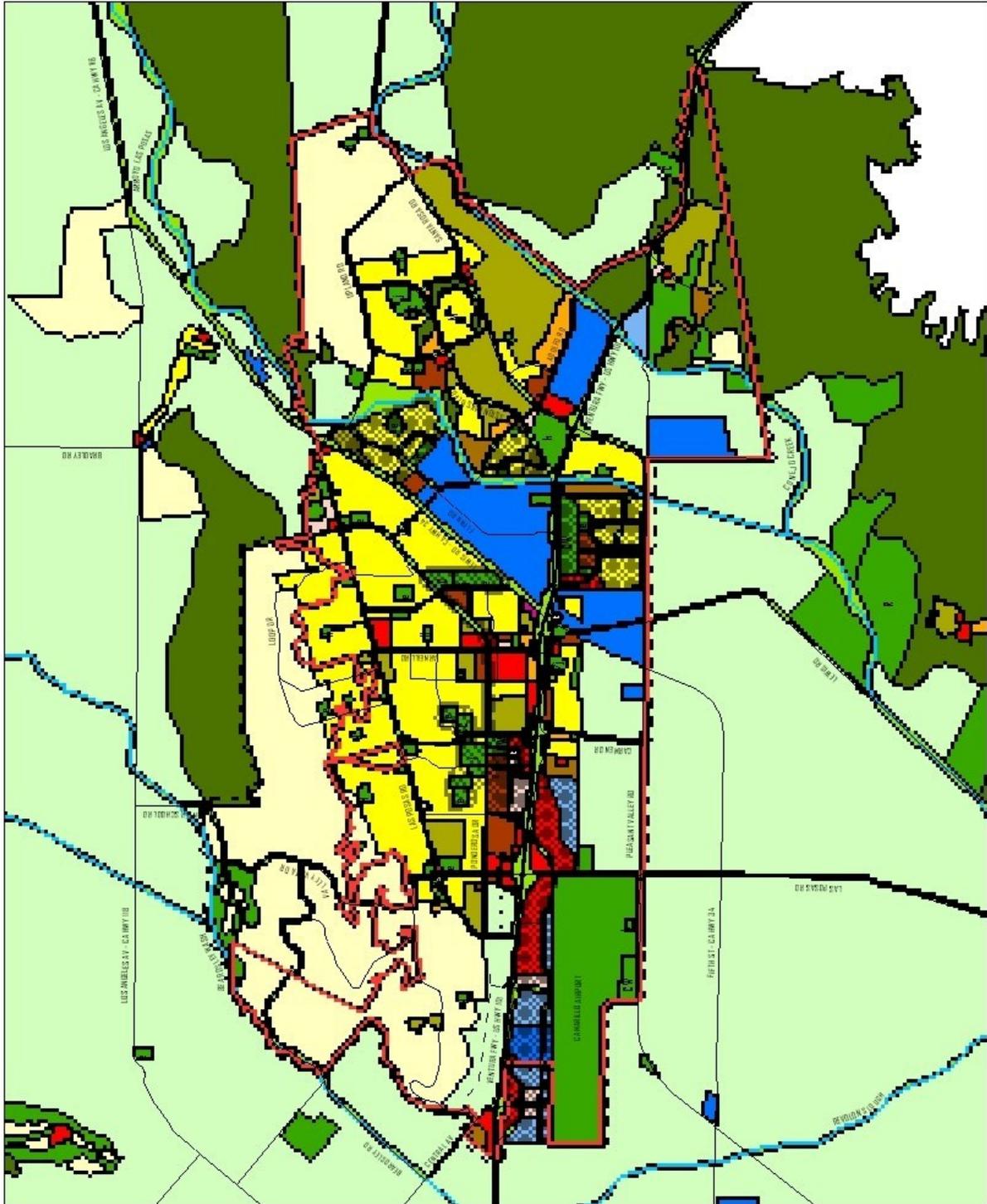
**REVISED 1/15/2014**  
**Table 4**  
**CITY OF CAMARILLO**  
**GENERAL PLAN SUMMARY**  
 (Inside City Limits)

Category	General Plan Areas	Acres	Percent
<b>RESIDENTIAL</b>		<b>6,273.64</b>	<b>53.542</b>
	Rural Density	1,933.08	16.497
	Low Density	2,681.53	22.885
	Low-Medium Density	1,021.60	8.719
	Medium Density	198.86	1.697
	High Density	290.42	2.479
	Mobile Home	148.33	1.266
<b>COMMERCIAL</b>		<b>586.33</b>	<b>5.004</b>
	General Commercial	464.71	3.966
	Office	67.27	0.574
	Commercial Mixed Use	54.35	0.464
<b>INDUSTRIAL</b>		<b>1,069.43</b>	<b>9.127</b>
	Industrial	894.69	7.635
	Industrial/Commercial	7.21	0.062
	Research and Development	167.53	1.430
<b>CONSERVATION</b>		<b>1,746.04</b>	<b>14.901</b>
	Agriculture	1,206.81	10.299
	Natural Open Space	539.23	4.602
	Urban Reserve	0	0.000
<b>PUBLIC</b>		<b>2,041.91</b>	<b>17.426</b>
	Public	764.39	6.523
	Mini Park (2)	3.21	0.027
	Neighborhood Park	93.39	0.797
	Community Park	46.88	0.400
	City-Wide Park	88.55	0.756
	Schools	204.17	1.742
	• Elementary	91.05	0.777
	• Junior High	52.22	0.446
	• High	60.90	0.520
	Quasi-Public/Utility	320.63	2.736
	Historic Site	10.65	0.091
	Waterway Linkage	305.87	2.610
<b>SUBTOTAL</b>		<b>11,717.53</b>	<b>0</b>
<b>LINKAGES/FRWY</b>		<b>1,080.23</b>	<b>0</b>
<b>TOTAL</b>		<b>12,593.59</b>	<b>100.000</b>

\* Acreages are based on General Plan map shapes

**GENERAL PLAN**

<b>RESIDENTIAL</b>	RURAL DENSITY (50 D.U./ACRE MAX.)	<b>COMMERCIAL</b>	GENERAL COMMERCIAL
	LOW DENSITY (5 D.U./ACRE MAX.)		OFFICE
	LOW-MEDIUM DENSITY (10 D.U./ACRE MAX.)	<b>INDUSTRIAL</b>	INDUSTRIAL / COMMERCIAL
	MEDIUM DENSITY (15 D.U./ACRE MAX.)		RESEARCH AND DEVELOPMENT
	HIGH DENSITY (30 D.U./ACRE MAX.)	<b>AGRICULTURE</b>	AGRICULTURE
	MOBILE HOME (7 D.U./ACRE MAX.)	<b>CONSERVATION</b>	NATURAL OPEN SPACE
			URBAN RESERVE
<b>PUBLIC</b>	PUBLIC	<b>INDUSTRIAL</b>	INDUSTRIAL
	MHI-PARK		INDUSTRIAL / COMMERCIAL
	NEIGHBORHOOD PARK		RESEARCH AND DEVELOPMENT
	COMMUNITY PARK		AGRICULTURE
	SPECIAL USE PARK		NATURAL OPEN SPACE
	CITY-WIDE PARK		URBAN RESERVE
	REGIONAL PARK		AGRICULTURE
	SCHOOLS - ELEMENTARY, JUNIOR HIGH		NATURAL OPEN SPACE
	OLYMPIA-PUBLIC UTILITY		URBAN RESERVE
	HISTORIC SITE		AGRICULTURE
	CIVIC CENTER		NATURAL OPEN SPACE
			URBAN RESERVE
<b>CIRCULATION</b>	FREEWAY		AGRICULTURE
	FREEWAY INTERCHANGE		NATURAL OPEN SPACE
	ARTERIAL / COLLECTOR		URBAN RESERVE
	LINKAGE (SPECIAL TREATMENT)		AGRICULTURE
	WATERWAY		NATURAL OPEN SPACE
	TRANSIT CENTER		URBAN RESERVE
	COMMUNITY DESIGN - CENTRUM		AGRICULTURE
<b>BOUNDARIES</b>	CITY LIMIT		NATURAL OPEN SPACE
	SPHERE OF INFLUENCE		URBAN RESERVE
	SPECIFIC PLAN AREA		AGRICULTURE



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Table 3 summarizes the approximate amounts of land in each category, as well as the factors used in determining a projected population. The factors are reflective of recent trends demonstrated in the 2000 Census and other samples. Due to the nature of a General Plan, the numbers are not precise, but rather an approximation.

### COMMERCIAL USES

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 and Arneill Road, several neighborhood convenience centers, the highway oriented uses along the freeway and all of the other commercial and business areas of the City of Camarillo. In addition, recent major commercial developments are the Camarillo Town Center and Camarillo Premium Outlets.

### PRINCIPLES

The following principles for the commercial development are established:

- To achieve a balance of commercial areas that will provide for the retail business, professional and service needs of the residents of Camarillo, as well as attracting customers from the surrounding service areas.
- Provide adequate land and proper location for the various types of commercial activities so that they can provide optimum service to the community and surrounding service area.
- Recognize the old downtown area (Ventura Boulevard) as a special type of commercial area with a variety of architectural styles worthy of preservation and enhancement and encourage its role in the commercial spectrum of the city.
- Encourage and promote the overall improvement of efficiency and visual appeal of all commercial areas in keeping with the Heritage Zone policy of the city as set forth in the Community Design Element.
- Alleviate the problems of traffic congestion and require adequate off-street parking geared to each of the types of commercial activity and the promotion of on-site pathways with interconnects to adjoining areas.
- Ensure compatibility by preventing the intrusion of incompatible uses within commercial areas. Improve the relationship between commercial areas and adjacent noncommercial land through landscape buffers which will insure the protection of adjacent residential land from annoyance by undue noise, light, traffic and other activities generated by intensive commercial use.
- Maintain a proper balance of commercial activities between the various commercial areas so that business opportunities and support will be at an optimum.
- Encourage the development of grouped neighborhood convenience shopping facilities to serve the needs of the adjacent residential areas. Require the development of landscaped pedestrian ways, bike paths, adequate parking and safe access from adjacent thoroughfares.
- Promote improved architectural appearance of commercial buildings and structures and require adequate setbacks and properly landscaped sites and means for proper maintenance.
- Provide adequate municipal services for all commercial areas, including the improvement of street appearance, through a program of street tree planting, suitable street lighting and the relocation of unsightly wires and utility poles. There should be careful regulation of signs and outdoor advertising to prevent unsightly

proliferations which confuse rather than inform or identify uses.

**STANDARDS**

In order to implement the General Plan, the following classifications, standards and proposals for commercial development are adopted.

**General Commercial**

The general commercial classification designated by the General Plan will provide services to the City of Camarillo on neighborhood and community levels and on a specialized level also, such as freeway-oriented commercial and outlet centers.

Neighborhood convenience centers will be dispersed throughout the city in order to provide convenience shopping and personal services for residents of local neighborhood areas. The activities and services provided by these limited developments usually include a grocery store, drug store, laundry and dry cleaners, barber shop, shoe repair shop and similar uses which can be supported by the population within the service area. This would call for a relatively small site, but adequate enough to provide for required parking, landscaping and related amenities. It is not the intent that these centers expand in size or change the nature of the services they provide.

The exact service size of local convenience centers will depend on the number of residents in the neighborhood being served. The standard of between three and five acres has been utilized effectively in many communities.

The community center provides a wider range of retail sales outlets, including soft goods (wearing apparel) and hard lines (hardware, appliances, et cetera). A junior department store or a variety store would usually be the major tenant in addition to the grocery store. These centers provide a greater variety and depth of merchandise to serve the needs of a larger population. Many services not available at the neighborhood convenience

center are located here.

The community center generally includes between 100 and 250 thousand square feet of gross leasable area, on a site of between 10 and 20 acres. Normally a fully developed, well-designed community center would serve approximately 40,000 people. The mobility of the population, intervening competitive uses, accessibility, merchandising policies and personal preference levels towards specific commercial uses may alter this figure considerably in specific locations.

The freeway commercial classification includes those commercial uses which are located adjacent to and directly related to the uses of the freeway. Typical uses would include gasoline service stations, other automotive service facilities, restaurants, hotels, motels and similar related uses. Freeway commercial also includes other retail uses; such as, outlet centers and membership retail or regional retail; such as, furniture, appliances, etc. Freeway service commercial uses, where possible, should be concentrated in areas most appropriate for such development with convenient access to the freeway but designed to be a complement to the area. Development standards for freeway commercial uses should assure that such uses can be served by public streets to carry traffic, and should not detract from the aesthetic quality of the community at large.

High development standards should be employed in these areas to limit the number of access points, to secure substantial setbacks for new structures, to require adequate landscaping and off-street parking, and in general, to obtain a high quality of design for those critical areas. In addition, the currently developed portion of freeway commercial land should be maintained and improved where possible to insure the most efficient and economic way to improve their physical quality. Future residential development in areas abutting the freeway should, by design, avoid fronting the

freeway.

The old downtown/commercial district on Ventura Boulevard is recognized as an area of historical, cultural and economical significance to Camarillo and efforts should be made to preserve and enhance this important area.

- The overall appearance should follow the existing architectural styles of the existing buildings in the area, which will establish the area as one with special interest and attractiveness.
- Where possible, automobile parking should be located off-street and designed to make the walk to the offices and shops relatively short and pleasant.
- The Ventura Boulevard business district is encouraged to promote special activities and events that add support to the existing businesses on the Boulevard.

Camarillo's regional shopping mall needs are currently being adequately served by regional shopping centers in adjacent cities. There is no reason to doubt the adequacy of these centers in providing service to Camarillo in the future.

### **Office**

A classification is provided in the General Plan for the grouping of the medical and dental professions, lawyers, engineers, architects and other similar services. Medical clinics, banks, savings and loans, real estate, insurance, utility offices and facilities for other administrative functions related to the operation of both private and public corporations are also included in this classification.

Office uses of this type should, wherever possible, be designed as an integrated group on large parcels of land to assure the most efficient and desirable conditions. Due to the intensity and frequency of office uses, access by way of major arterials is essential, as is adequate off-street parking, landscaping and other amenities which assure a high quality of development.

## **PROPOSALS**

### **General Commercial**

The General Plan recognizes existing neighborhood centers located throughout the city. If, however, future demand indicates a need for additional neighborhood shopping facilities, it is intended that they be carefully planned and integrated into the neighborhoods.

This proposal is consistent with the principle indicating the desire for concentrating commercial activities and will assure that the character of the residential areas will not be adversely affected by the intrusion of unplanned commercial activities.

Neighborhood shopping areas, when located on major streets, should not be allowed to string out and thus become strip commercial areas. Adequate provision must be made to assure the compatibility of the development with the adjacent land uses and streets. Each proposal for a neighborhood convenience commercial center should be evaluated in terms of community need for such facilities and how it relates to the specific areas and population to be served.

Several of the community commercial centers built in the 1960's and early 1970's have undergone modifications including exterior enhancements and additions. Most notably, the Camarillo Village Square has included a variety of site features (landscaping, street furniture, pedestrian ways, trellis, etc.) with the remodeling of the center.

Freeway commercial uses are currently scattered along the Ventura Freeway. The General Plan proposes that, insofar as possible, future freeway commercial uses be developed in clusters as highway centers. The uses should be grouped into integrated and planned entities similar to other types of shopping centers. The grouping of similar uses will bring economic benefit to the participants.

This proposal is intended as a means of accomplishing the objective and principle

for sound commercial development and as an alternative to the scattering and spreading of segmented, unrelated, unsound commercial uses in an environment that encourages and perpetuates community chaos.

The current status of Ventura Boulevard Business District is that of a functional economic node which serves sundry commercial and professional needs of people throughout the city and its environs. The Ventura Boulevard Business District was improved with new sidewalks and planters which improved its appearance and in turn enhanced its economic and environmental characteristics.

The city previously completed an economic survey in 1992 to better determine its position with regard to commercial uses. The study was used to indicate the ability to locate types of commercial uses such as specialized retail uses including "outlet centers." This has been successful in attracting a more diverse range of commercial services for the community and region. Additional uses such as restaurants, book store and electronic stores are yet desirable, however, duplication of uses beyond what the community could support should be avoided.

### **Office**

The clustering of related office uses into specific areas has, in the past, and will continue to be a desirable practice. It is for this reason that the General Plan has included an office category and the following proposals.

All existing office clusters of significance are recognized by this plan. Those office areas include locations on Daily Drive at Rosewood, Arneill Road at Ponderosa, and Dos Caminos Plaza, a medical oriented office complex adjacent to St. John's Pleasant Valley Hospital. The total acreage in this category is shown on Table 3.

### **INDUSTRIAL USES**

The current inventory of developed industrial land in the city amounts to slightly more than four percent of the city's 12,000+ acres. Industrial areas include the Flynn Road area, Mission Oaks Business Park, Adamson industrial area, Lewis Road/Dawson Drive area, Airport area and other areas of the community. Manufacturing, research and development, and agricultural oriented industries are the predominate industrial operations in the city.

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, environmental considerations, and the preservation of a "rural" lifestyle.

Based on the analysis of the above factors and others, the General Plan adopts the following principles, standards and proposals for industrial development.

### **PRINCIPLES**

The following principles should be adhered to in order to promote quality in new industrial developments, as well as to improve existing industrial uses:

- "Industrial park" concepts are encouraged in developing land assigned to industrial uses.
- Promote the general visual improvement of industrial areas by including architectural review as well as heavy landscaping and other visual protection for the surrounding residential and commercial community.
- Ensuring compatibility by preventing the intrusion of incompatible uses which would reduce the efficiency of the industries that already exist.
- Ensure proper access, off-street parking for employees, vanpool parking, rideshare parking, off-street loading, and protected service area.
- That development plan approval consider the use, storage, and disposal

of hazardous materials in industrial facilities in accordance with the Safety Element of the General Plan.

- Promote the use of the Heritage Zone policy in the Community Design Element when considering the development of new buildings or additions to buildings in the industrial areas.

### STANDARDS

In order that the above principles may be realized, the utilization of land for industry should conform to the following general standards. These may be applied to new industrial uses, as well as to the improvement of existing uses.

- The least intensive industrial uses should be located as a transition between the heavier uses and adjacent residential or other more restrictive uses.
- Access to manufacturing districts should not be through or along the border of a residential area. Traffic should collect on industrial streets located within an industrial district and then be routed to external areas by way of major highways and freeways.
- Interior industrial subdivision circulation should be simple and functional and built to industrial standards.
- Where possible, access to railroad lines, by way of spur trackage, should be available to those industries desiring this type of service.
- Large setbacks and landscaped front yards should be required to improve the visual quality of the industrial environment.
- All storage and waste areas should be screened from view and enhance the quality of the environment.
- An extensive program of overall industrial area beautification and maintenance should be encouraged to assure the maintenance of a high quality for the industrial districts.

- That uses which involve hazardous materials be reviewed with regard to impacts on adjoining residential uses and in accordance with the Safety Element of the General Plan and Zoning Ordinance.

### PROPOSALS

The General Plan recommends land be set aside for industrial uses as illustrated on Table 3. Although this is substantially the same as the 1993 General Plan and zoned for industrial uses, it is recommended that review continue for reasons discussed in the following paragraphs.

The problems of air quality in the Camarillo basin are well documented. The pollutants that would be generated by large industrial operations and the associated traffic that such developments would bring to the area cannot be justified by any positive economic benefits which might be enjoyed by the City of Camarillo.

Another issue which was analyzed was the existing and projected demand for industrial land. While the current rate of absorption has been variously described by the city's economic consultant and those in the industrial land market, the general feeling seems to be that there is a substantial potential for continued industrial development, and to accommodate that market, sufficient acreage (See Table 3) has been set aside in the General Plan for industrial expansion. This industrial acreage will adequately serve the needs of the city in providing additional employment and a broader economic base for the foreseeable future.

This plan also recognizes the danger of premature or overzoning of land for industrial purposes (or other purposes, for that matter) leading to undesirable growth, imbalance and/or "leapfrogging" which could cause economic hardship on the city.

The industrial use categories proposed for the city include General Industrial and Research and Development.

### **General Industrial**

The General Industrial classification provides land (See Table 3) for many types of industry including basic assembly, research and development, agricultural processing, and manufacturing. Although primarily concentrated near or around the railroad right-of-way, some industrial areas are proposed for strategic outlying sections of the city. Generally, the outlying areas proposed for industry serve a specialized function.

### **Research and Development**

This category provides for a variety of high technology manufacturing, distribution, and research functions as well as office activities within a planned development intended to create a campus atmosphere with substantial landscaping. Table 3 designates the acreage under this category in the planning area.

### **URBAN RESERVE**

This designation of the General Plan is intended to be used as an interim designation prior to the conversion from its current designation to some other land use determined appropriate by the city. The conversion should only be allowed after a specific plan has been developed by the city. The specific plan process will be initiated at a time determined appropriate by the City Council. This program will provide the following:

- An indication to the property owners that the area is appropriate for conversion from agriculture or similar use to an urban usage.
- An opportunity for the City Council to establish the rate of conversion and determine the uses that would be most appropriate for the area.
- An opportunity for the city to examine the infrastructure necessary to service such conversion and to indicate the shortcomings of the project and the necessary improvements required before the project can become a reality.

### **PUBLIC USES**

This segment of the Land Use Element discusses the sundry classifications of public uses and the principles, standards, and proposals which relate to them. The uses include parks, schools, libraries, police facilities and fire facilities.

### **PRINCIPLES**

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 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.

### **SCHOOLS**

The relationship between schools and land use, particularly residential patterns, are directly associated. The need for future school facilities is primarily based on population projections. The planning and location of school sites requires cooperation and coordination between the school district and the city. The responsibility for providing school facilities is that of the various school districts which have jurisdiction in the Camarillo area. Therefore, this section discussed the subject of schools on a general basis, knowing that principles, standards and proposals may differ from district to district.

### **OBJECTIVE**

The objective for public education in the City of Camarillo is:

To support the local school districts by making studies to determine the most appropriate location and distribution of school facilities to

serve the educational needs for the citizens of Camarillo.

## **PRINCIPLES**

In order to implement the above objective, the following principles are established for public education facilities:

- Endorse the development of well-rounded educational programs and opportunities for all citizens in the community.
- Protect school plant investments by preserving the character and quality of residential development which surround school facilities and by prohibiting objectionable uses from encroaching into immediate service areas.
- Assist in the coordination of school and park authorities to develop education/recreational complexes throughout the community, thereby providing mutual benefit of service, safety, convenience, efficiency, and economy.
- Promote the safety of children by requiring safe sidewalks, bikeways, and crossings in areas adjoining and leading to school sites.
- Coordinate with school authorities to make schools, by their design and location, contribute to the identities of the communities which they serve.

## **STANDARDS**

### **Elementary Schools**

An elementary school (K-6) should be located on an approximate 10-acre site, central to the residential area it is to serve. The service radius should, ideally, be one-half mile. Thus the school would be within easy walking distance of elementary school children. Elementary schools should accommodate between 500 and 600 students and should be served by and have access from local streets within the residential neighborhood.

Pedestrian access should be encouraged to optimize convenience and safety.

### **Intermediate Schools**

Intermediate schools (7-8 grades) should be located on approximately 15-20 acre sites, as centrally as possible within the areas they are to serve.

Intermediate schools should be designed to accommodate between 800 and 1,000 students. The large area served requires that access be planned from a secondary arterial.

Wherever possible, intermediate schools should be located adjacent to public recreation facilities so that the joint use of both facilities will be possible by the schools and the recreation and park district.

### **High Schools**

High schools (9-12 grades) should be located on an approximately 40 to 55-acre site as central as possible to the residential area it is to serve.

High schools should be able to accommodate between 1,500 and 2,500 students.

This plan recognizes all existing public school facilities within the Camarillo Sphere of Influence. Table 4 provides a composite list of those public schools.

**Table 5  
Public School Facilities**

<b>NAME</b>	<b>LOCATION</b>	<b>SITE (acres)</b>	<b>DISTRICT</b>
<b>ELEMENTARY</b>			
Camarillo Heights	35 Catalina	8.53	PVSD
El Descanso	1099 N. Bedford Dr.	9.12	PVSD
University Preparation	550 Temple Avenue	8.81	PVSD/VCSS
Dos Caminos	3635 Appian Way	9.01	PVSD
Las Posas	75 Calle La Guerra	9.06	PVSD
Los Senderos	1555 Kendall Avenue	9.67	PVSD
Los Primeros Structured (K-8)	2222 Ventura Blvd.	8.47	PVSD
Valle Lindo* (preschool)	777 Aileen Street	8.93	PVSD
Santa Rosa	13282 Santa Rosa Rd.	7.79	PVSD
Tierra Linda	1201 Woodcreek Rd.	6.00	PVSD
La Mariposa	4800 Corte Olivas	10.00	PVSD
	<b>SUB-TOTAL</b>	<b>95.39</b>	
<b>INTERMEDIATE</b>			
Monte Vista (7-8)	888 N. Lantana St.	19.06	PVSD
Los Altos (7-8)	700 Temple Avenue	19.99	PVSD
Las Colinas (6-8)	5750 Fieldcrest Drive	12.80	PVSD
	<b>SUB-TOTAL</b>	<b>39.05</b>	
<b>HIGH SCHOOL</b>			
Adolfo Camarillo High School (9-12)	4660 Mission Oaks Blvd.	44.56	OUHSD
Rio Mesa High (9-12)	545 Central Avenue Oxnard (not within Camarillo city limits)		OUHSD
Frontier High Continuation School (9-12)	275 Pleasant Valley Rd. (Camarillo Airport)	3.29	OUHSD
	<b>SUB-TOTAL</b>	<b>47.85</b>	
<b>SPECIAL EDUCATION</b>			
Dorothy Boswell (for severely handicapped) and Regional Occupation Program	275 Pleasant Valley Rd. (Camarillo Airport)	16.00	Ventura Co. Unified SD
<b>TOTAL ALL PUBLIC SCHOOLS</b>		<b>195.09</b>	

PVSD—Pleasant Valley School District  
 OUHSD—Oxnard Union High School District  
 VCSS—Ventura County Superintendent of Schools

**Table 6**

**Proposed Public School Facilities**

**Proposed Public School Facilities**

Based on the projected population increase, the following public school facilities are proposed by this Plan:

<b>PROPOSED SCHOOLS CLASSIFICATION AND NAME</b>	<b>APPROXIMATE LOCATION</b>	<b>APPROXIMATE SIZE</b>
Elementary, Village at the Park	North of Pleasant Valley Road, West of Calleguas Creek	10 Acres

### **Higher Education**

The area is currently within the Ventura County Community College District and is served by Ventura Community College, Moorpark Community College, and Oxnard Community College. The community college conducts satellite classes within the City of Camarillo.

Saint John's Seminary/College and West Coast University are located within the city. California Lutheran University and other higher education facilities are within the nearby areas.

California State University at Channel Islands has recently opened as a fully operational 4-year state university. CSUCI is located south of the city on Lewis Road. The city supports the university and the assets such a facility will provide to the city. The city also recognizes the importance to preserve the area around the university in agricultural uses which should be supported by agreements between the City of Camarillo, County of Ventura, City of Oxnard, and the university. The university should be self-contained to remove the pressure on adjoining areas for conversion.

### **Libraries**

Ventura County currently administers and operates one library in Camarillo located immediately adjacent to the Pleasant Valley Park recreational facility on Ponderosa Drive. Camarillo has commenced the planning efforts for the construction of a new library on Las Posas Road, westerly of Lewis Road.

### **Police Facilities**

The current police facilities are located on Las Posas Road. The facility was recently developed to address the need for adequate space and for on-site support facilities. The facility is located north of Las Posas Road, west of Antonio, and east of Ponderosa which is in the northern center part of the city.

### **Fire Stations and Paramedics**

Four fire stations currently serve the needs of Camarillo. They are located: on Pickwick Drive just west of Arneill Road, on Valley Vista Drive north of Las Posas Road; at the Camarillo Airport on Las Posas Road; and a facility in eastern Camarillo on Santa Rosa Road and Woodcreek Road. Presently, paramedic services are provided by private enterprise with locations in western and eastern Camarillo. This service would be monitored to insure that it meets the needs of the city.

### **QUASI-PUBLIC USES**

The quasi-public classification of the General Plan provides land areas for those uses which are private in nature, but will serve the public needs. This includes such uses as hospitals, private educational institutions, religious institutions and other similar uses.

### **Hospitals**

St. John's Pleasant Valley Hospital presently serves the needs of Camarillo and will continue to do so in the foreseeable future. If at such time an additional hospital facility is required, it is recommended that the city coordinate the planning and development of future general service hospital facilities with the Ventura County Comprehensive Health Planning Organization.

### **Private Schools**

The General Plan recognizes all existing private schools, including colleges and grade schools.

### **Religious Institutions**

Existing religious institutions are designated on the General Plan. This type of facility, with adequate buffering from adjacent uses, is compatible with the area along the perimeter of residential areas when located on arterial streets.

### **Flood Control Channels**

That the city in coordination with the Flood Control District and other agencies

encourage the multi-purpose use of flood control channel rights of way for flood control, maintenance access, bicycle routes, walking, jogging, horseback riding and open space beautification. That smaller channels be enclosed whenever economically feasible in conjunction with adjacent development and as part of a long term capital improvement program. Calleguas Creek and Conejo Creek should be maintained in a natural state where possible in accordance with the design approved by the City of Camarillo and Ventura County Flood Control District.

### **Conservation**

That development plan approval consider energy conservation through means of care in siting of buildings and landscaping, insulation, use of design features such as overhangs, awnings and natural ventilation as well as renewable energy sources.

### **Air Quality**

Air quality continues to play an important role to the City of Camarillo and its residents. When addressing projects which exceed the threshold, every effort should be made to establish real non-banked maintainable solutions. The Open Space and Conservation Element Air Quality Section should be considered along with the Air Pollution Control District standards.

### **Centrum**

That the centrum concept continue to be maintained. The Centrum can be defined as a central or core element of a city which provides a complex of multi-functional public, quasi-public and commercial services. Some of the advantages that a centrum offers are: convenience, cohesiveness, concentration of uses, access and centralization. The uses proposed to be part of the Centrum include a civic center, transit center, and additional recreation and education facilities. Identity and cohesiveness in the Centrum can be achieved through architectural controls, sign controls and landscaping programs.

### **Signs**

That the city's strict sign control and amortization program be continued.

### **Utility Undergrounding**

Continue the city policy of undergrounding utilities in conjunction with new development and vigorously pursue a program of undergrounding existing overhead utilities wherever possible and whenever funds are available.

### **Cultural Arts Facility**

That in consideration of the various land use proposals throughout the City of Camarillo, the city consider the establishment of a cultural arts facility to serve the performing and visual arts. This facility should be placed in a location to serve the community in general and also assist the educational programs established by the public school system. Consideration of a joint county-city project should be given in light of the fact that Camarillo is the closest to the demographic center of the County.

### **Recreation**

The city should promote cultural events to enrich the quality of life within the city. Adequate recreational facilities and space to satisfy a community-wide need should be considered and include a diverse recreational program for both passive and active recreation. The Recreation Element of the General Plan should be used as a guide when considering such facilities.

### **Specific Plan**

The land use designated on the southerly side of the Ventura Freeway, northerly of the Camarillo airport, westerly of Las Posas to Central Avenue has been provided with a specific plan. Other specific plans include the civic center, Leonard, Rancho Calleguas, Pitts Ranch and Village at the Park Specific Plan.

Properties classified as "urban reserve" allow for consideration of specific plans as do other areas converted from agricultural use. Points of consideration during review

of a specific plan should include building separation to maintain an open feeling which presently exists, expansive setbacks, rolling landscaping and pedestrian ways in keeping with the quality and standards established by the city. Specific plans should also address phasing, implementation and design criteria.

**Energy**

That the city review and implement an energy conservation program for the city. That the city encourage the retrofitting of existing commercial, industrial, and residential structures to include passive and active solar features.

That the city review residential, commercial, and industrial site plans to assure that landscaping provides solar access.

**Hillside Development**

That the city continue to implement the adopted hillside development ordinance which regulates development within those areas having a natural slope of 20 percent or greater.

That the city identify those areas within its Sphere of Interest in excess of 20 percent slope and use the established guidelines for the hillside development.

That the city coordinate with the County to assure the city's hillside development policies are respected within their Sphere of Interest.

That the hillside development ordinance address clustering, architectural features, grading, and ridgeline protection on all proposed hillside development.

**Hazardous Materials**

The city adopted in the Safety Element Hazard Waste Management Programs and the Commercial Industrial Performance Standards in the Zoning Ordinance for reviewing hazardous materials to address their uses, storage, disposal and recycling. The city should review developments for compatibility between zones to incorporate

appropriate measures to avoid impacts of hazardous materials from one use to another.

**Open Space**

Camarillo is surrounded by open space areas including agricultural lands, hillsides, and waterways. Open space is discussed in the Open Space Element of the General Plan and includes various policies and standards. The community goals call for an open space separation between Camarillo and adjoining communities to be maintained through the use of agricultural lands, hillsides, and golf courses.

Open space within Camarillo is found in the form of parks, agricultural lands, hillside areas, golf courses and waterways. Open space within the community should be promoted through trails along waterways and appropriate buffers between land uses. The preservation of visual access from public spaces within the city to hillsides and unique features surrounding the City can serve to broaden the sense of space by creating the feeling that the open space areas are continuous.

**WATER QUALITY RUNOFF**

Camarillo is within the Calleguas Creek Watershed Management area. The watershed includes a diversity of land uses, including urban, rural, agricultural, and open space areas. Various land use patterns have differing effects both on the quantity and quality of runoff. Various federal, state, and local mandates affect planning practices and engineering principles related to water runoff for both quantity and quality issues. The runoff does affect the watershed area from paved and unpaved surfaces, drainage channels, streams, and bodies of water. The city currently participates in a number of programs to implement federal, state, and local mandates set forth for the protection of the environment. These include the planning process for the Calleguas Creek Watershed Management program, the permit requirements as part of the county-wide stormwater permit process, and a

number of other programs. Through these processes, planning policy is being developed and implemented. Engineering practices are improved through project requirements, design solutions, and best management practices. The planning process and public works process have been expanded to incorporate these measures.

#### Section on Interpretation of the General Plan

Occasionally situations arise where it is not exactly clear where the boundary falls between two land use designations. This can be as a result of adjustments in property lines or the engineering of a specific alignment of a street or water course. Since the General Plan Land Use Element is somewhat broad due to its scale and topographical factors not expressly shown on the maps, interpretations of the map are occasionally requested. When situations occur regarding administrative permit, such as a lot line adjustment where zone boundary lines are specifically established by ordinance, interpretation can be rendered by the Director of Department of Community Development with proper notification to the Planning Commission. Where discretionary permits are involved; such as planned development permits, land divisions, etc., the decision shall be rendered by the Planning Commission upon recommendation from the Director of Department of Community Development. When actions involve changes of zone or subdivisions which require final action by the City Council, the City Council shall include in its review a recommendation from the Planning Commission. Where evidence does not support the request for interpretation or where the matter is greater than a review of the map, a General Plan amendment would be required to be approved for processing and considered by the City Council.

#### Correlation Between the Land Use Element and the General Plan

The Land Use Element establishes the

basic pattern for future development for the City of Camarillo, It in itself is not the sole determining factor in how the city is to be developed. The Land Use Element is assisted in its implementation by the other elements of the General Plan which contain a variety of principles and objectives which vary in degree from specific in nature to general in concept. The Land Use Element addresses more than just land use patterns; it also recognizes the infrastructure, community facilities and limiting factors as discussed in other elements, including the Circulation Element, Recreation Element and Conservation Element. The Land Use Element is the basis for other elements; such as the Housing Element, which indicates areas for existing and future housing needs based upon the residential designations shown on the land use plan. The Land Use Element is also tempered by policies of other elements including the Safety Element, Noise Element and Community Design Element which establish other controlling factors in considering developments under the land use plan. Every effort is made to ensure that policies and standards are compatible between the various elements. Future amendments to the Land Use Element must recognize factors contained in the other elements before amendments are approved.