




City of Camarillo

GPAC Meeting #2

May 7, 2026











Welcome!

Agenda

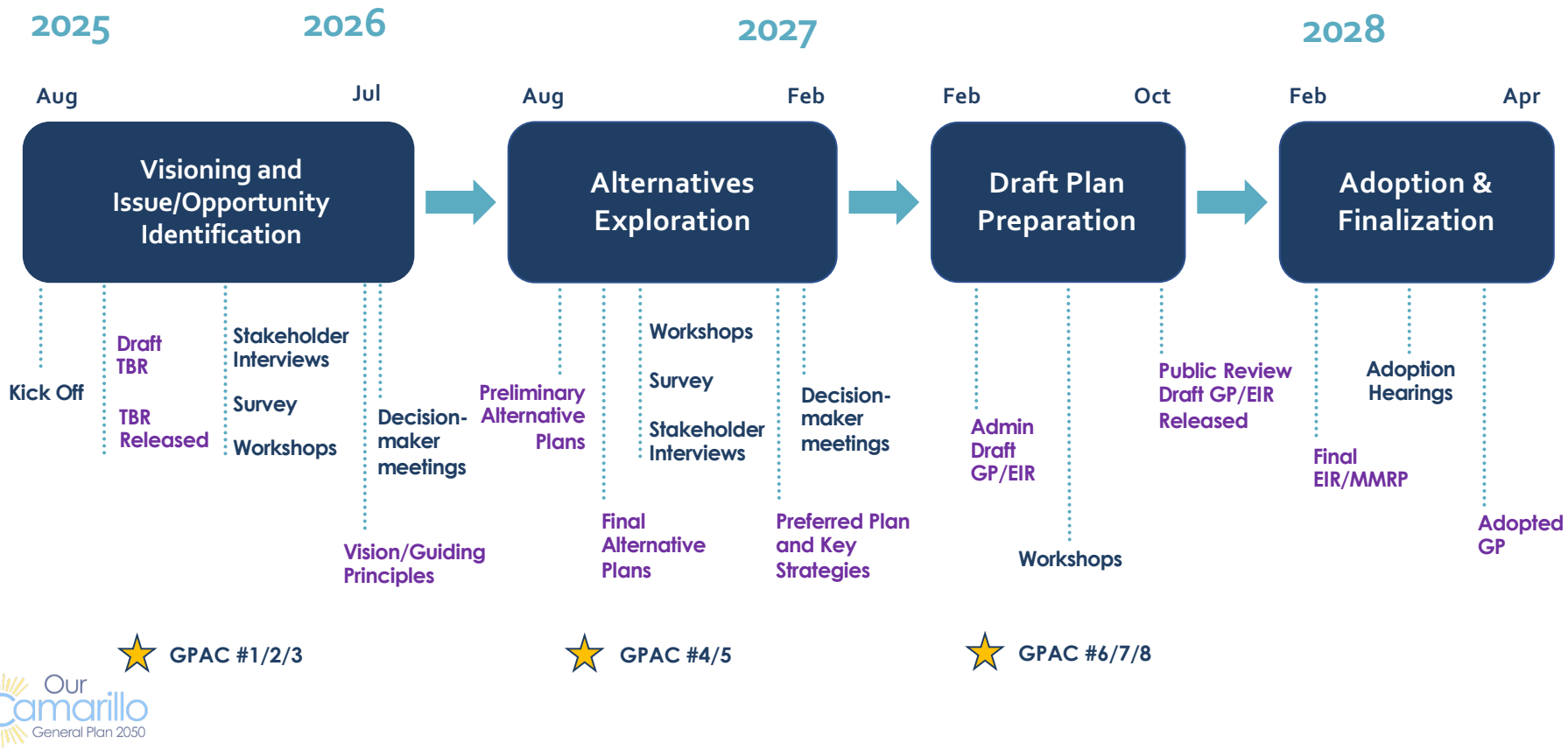
5:30 – 5:40	Welcome and Project Status Update
5:40 – 7:20	Consultant Presentation / GPAC Discussion
7:20 – 7:30	Community Comments

Our Camarillo General Plan 2050

Project Status Update



Project Timeline



Our Camarillo General Plan 2050

Outreach Recap

- Community Workshop series (200 attendees)
  - ***March 24, 2026 – Camarillo Public Library***
  - ***March 28, 2026 – Ranch House***
- Community Survey
  - ***377 responses to date***
- 17 pop-up outreach events between July 2025 - May 2026
  - ***Teen Advisory Board, Leisure Village community, Old Town Farmer's Market, etc***





Our Camarillo General Plan 2050

Look Ahead

Community Survey Report	May 15
Draft Vision and Guiding Principles	May 15
GPAC Meeting #3: Vision and Guiding Principles	June 11
Economic/Planning Committee Study Session	June 18
Planning Commission Review of Vision/Guiding Principles	June 30
City Council Review of Vision/Guiding Principles	August 12

Our Camarillo General Plan 2050

Overview of TBR



Technical Background Report (TBR)

Purpose and Uses:

1. Provide context for community input on relevant planning issues and priorities;
2. Inform alternative land use and transportation planning scenarios;
3. Reference when formulating policies and implementation actions for the General Plan; and
4. Used for the environmental setting portion of the Environmental Impact Report for the General Plan

TBR Organization

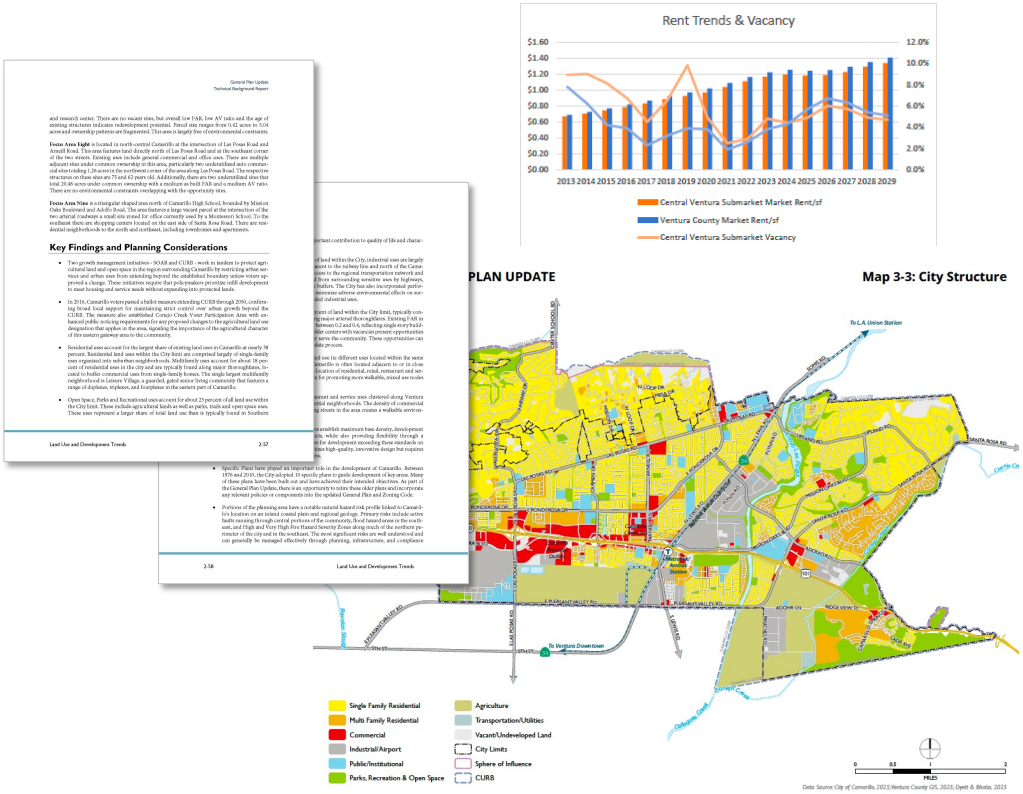
- 1: Introduction
- 2: Land Use and Development Trends
- 3: Community Character
- 4: Transportation and Multi-Modal Mobility
- 5: Environmental Resources
- 6: Parks, Recreation, and Community Health
- 7: Utility Infrastructure
- 8: Public Facilities and Services
- *In parallel, a citywide market demand analysis has also been prepared under a separate cover.*





TBR Structure and Content

- Each chapter includes *maps, narrative text, and tables*
- The content identifies *existing conditions and key trends*
- Chapters conclude with a summary of *key findings and implications*



Desired Feedback

- Review **accuracy and completeness** of data, maps, and descriptions
- Evaluate whether the report clearly **identifies key challenges, constraints, and opportunities** that the General Plan update should address
- Consider whether **trends and emerging issues** are adequately documented





Meeting Procedure

- Proceed **one topic** at a time
- Start with a brief **overview of key findings** for each subject
- Pause for **questions** and **comments**
- Move to next topic and repeat





Community Profile

- **2020 Population:** about 71,000 residents
- **Aging Trend:** While family-oriented, the **65+ demographic** is rapidly growing
- **Diverse Employment Mix:** Economy supported by a blend of **biotech/life sciences**, **aerospace**, **manufacturing**, agriculture, and retail
- Future growth is expected to be **moderate**, with about 2,000 new homes and 4,300 new jobs





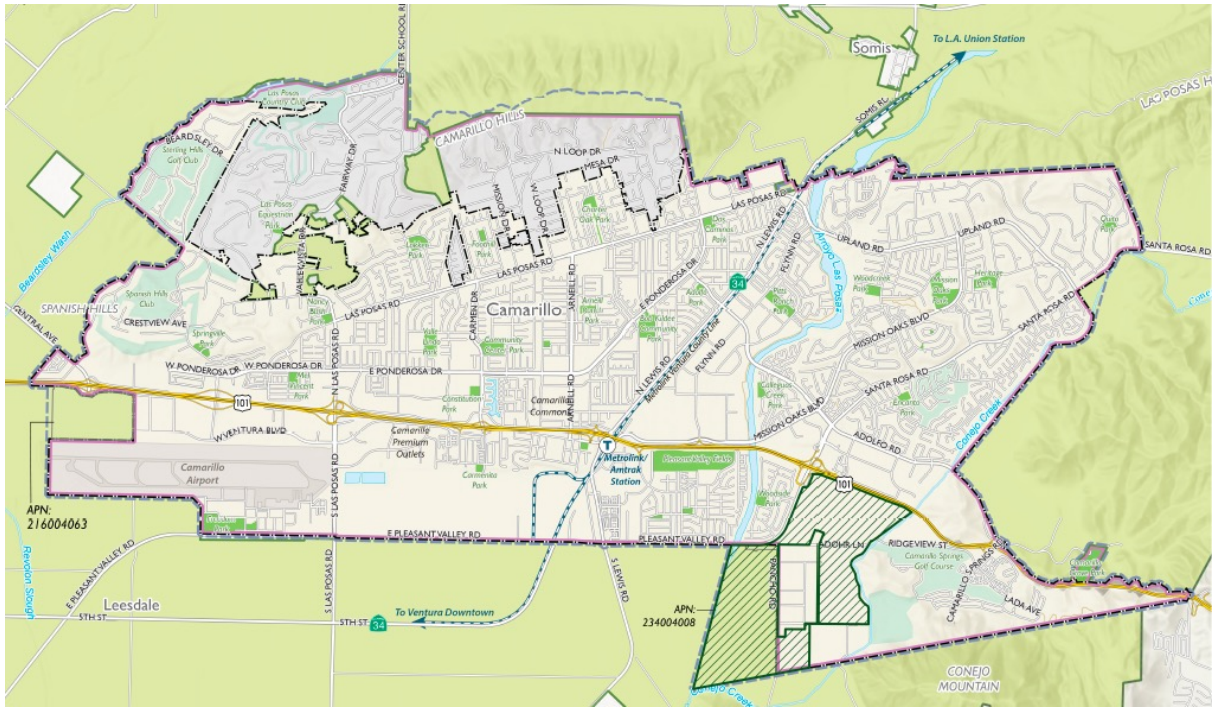
Land Use and Development Trends

- Growth Management Initiatives
- Existing Land Use Pattern
- Focus Areas
- Focus Areas 1-5
- Focus Areas 6-11



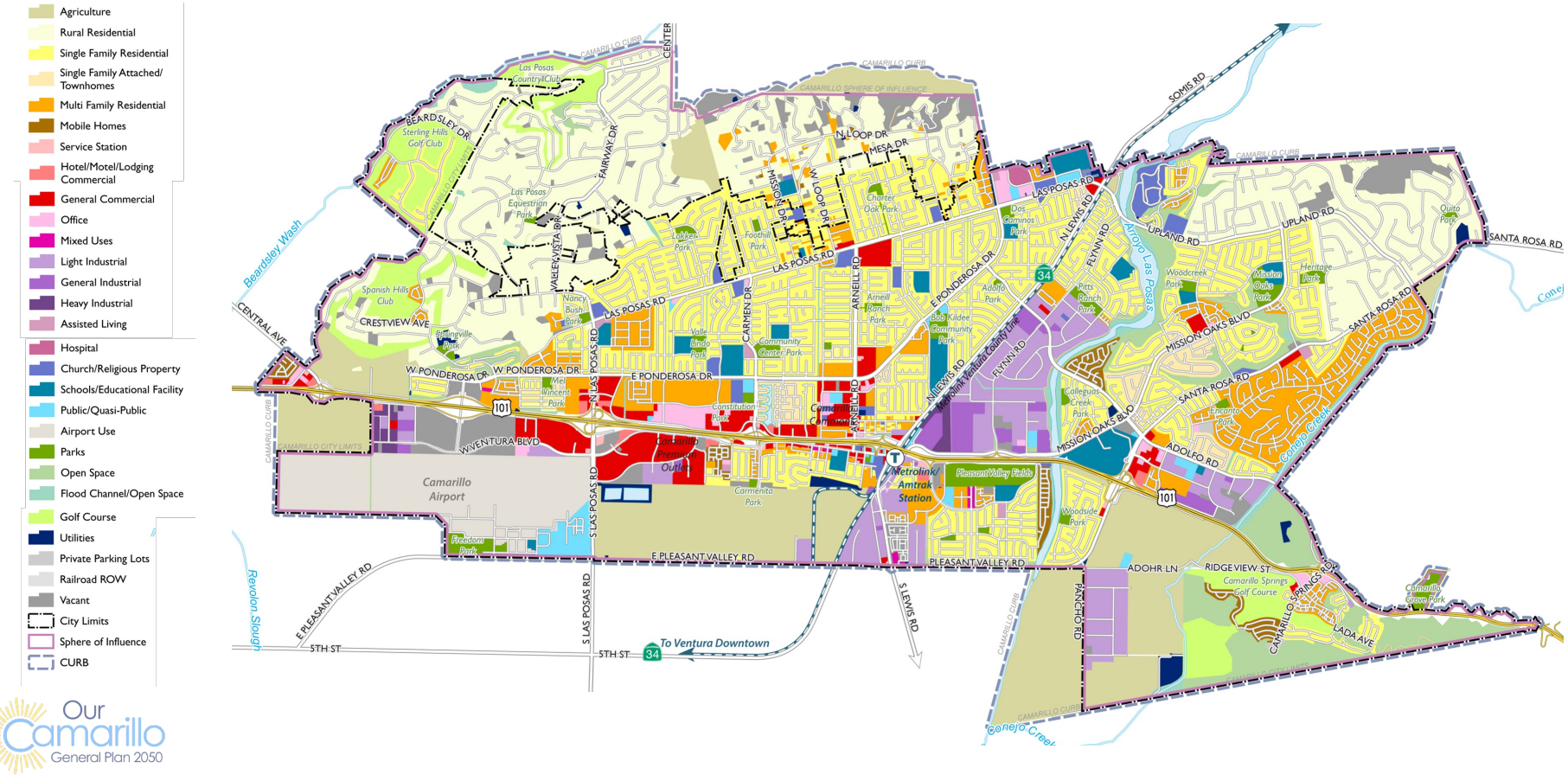
Growth Management Initiatives

- SOAR and CURB protect agricultural land and open space in the region surrounding Camarillo outside the City limit
- Intent is to prioritize infill development and discourage sprawl



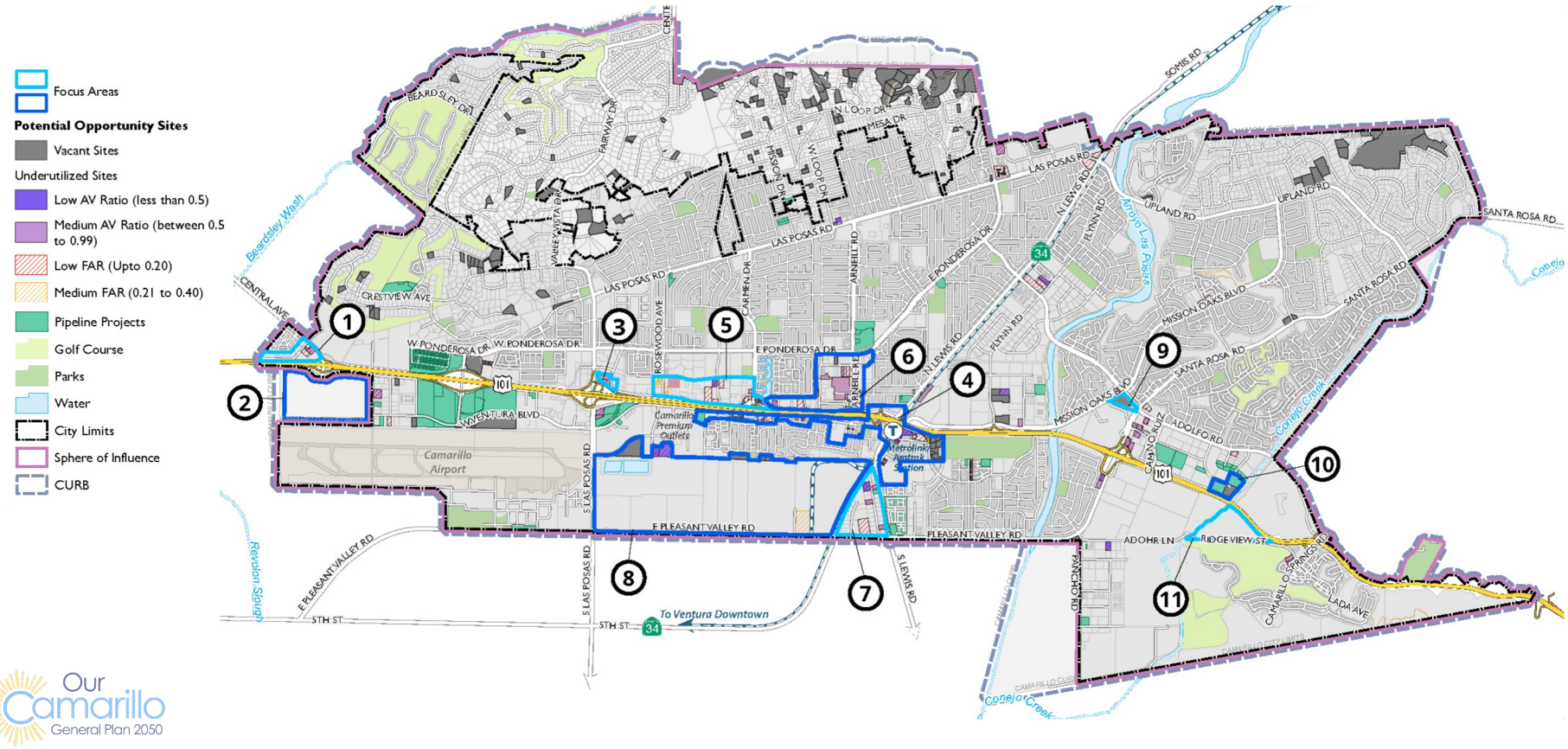
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Existing Land Use Pattern



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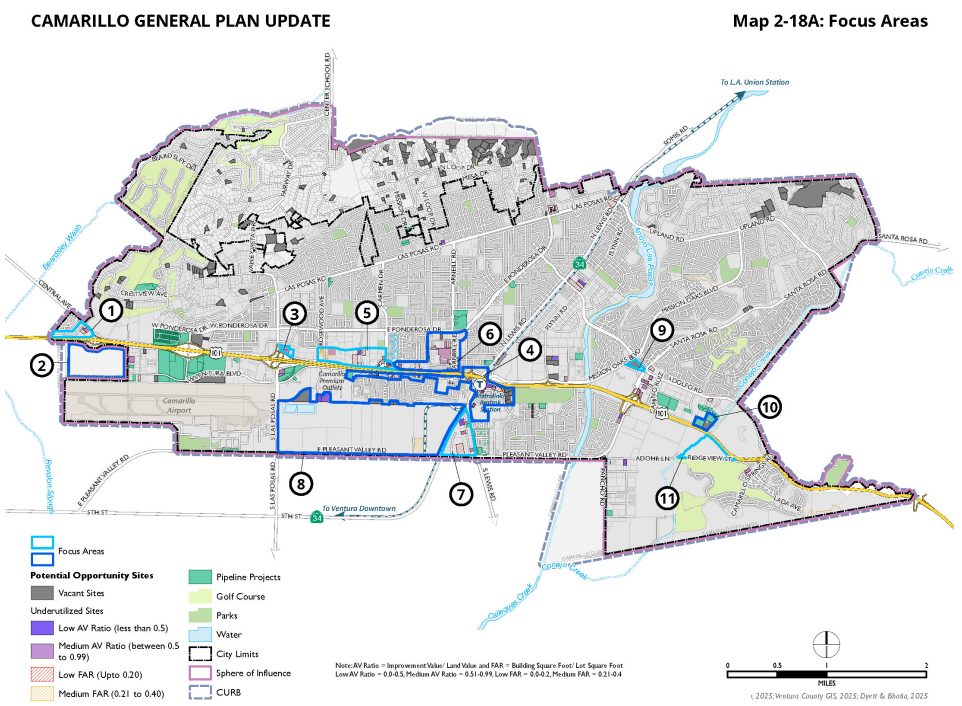
Focus Areas


Focus Areas
Potential Opportunity Sites
Vacant Sites
Underutilized Sites
Low AV Ratio (less than 0.5)
Medium AV Ratio (between 0.5 to 0.99)
Low FAR (Upto 0.20)
Medium FAR (0.21 to 0.40)
Pipeline Projects
Golf Course
Parks
Water
City Limits
Sphere of Influence
CURB
1
2
3
4
5
6
7
8
9
10
11
Beardsley Wash
Rowdon Slough
Arroyo Las Posas
Conejo Creek
Conejo
CENTRAL AVE
CRESTVIEW AVE
W PONDEROSA DR
E PONDEROSA DR
LAS POSAS RD
ROSEWOOD AVE
CARMEN DR
ARNEILL RD
N LEWIS RD
FLYNN RD
MISSION OAKS BLVD
SANTA ROSA RD
UPLAND RD
SOMIS RD
VENTURA BLVD
Camarillo Premium Outlets
Metrolink Station
Camarillo Airport
S LAS POSAS RD
E PLEASANT VALLEY RD
PLEASANT VALLEY RD
S LEWIS RD
ADOHR LN
RIDGE VIEW ST
PANCHO RD
LADA AVE
CAMARILLO SPRINGS RD
5TH ST
To Ventura Downtown
101
34
Our Camarillo
General Plan 2050

Focus Areas

The following factors were used to identify areas most likely to redevelop;

1. **Vacant properties** that could be developed
2. **Underutilized properties** with redevelopment potential
3. **Pending projects** - sites where development is proposed but not yet constructed
4. **Development constraints** - the presence/ absence of natural or humanmade hazards

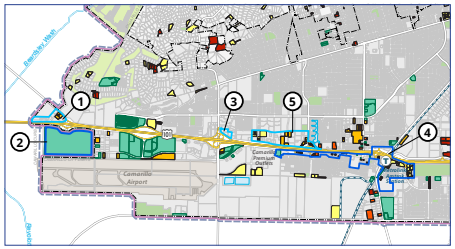


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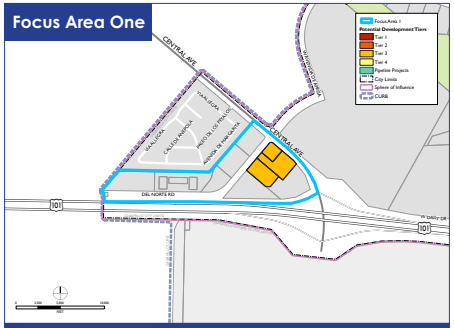
Focus Areas 1-5

SHARE YOUR IDEAS

Fill out a comment card to share your ideas for what these areas should look like in 2050.

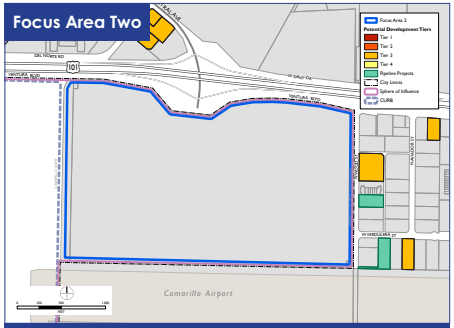


Focus Area One



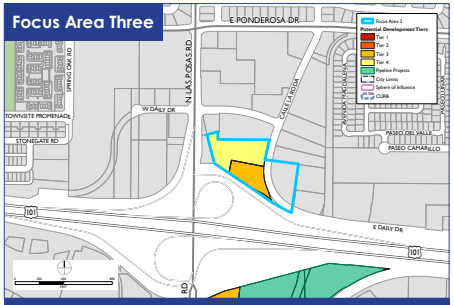
22-acre area at a prominent entry point into Camarillo on north side of US 101. Existing development includes older commercial and office buildings, some of which are underutilized. Area adjacent to Alquist-Priolo fault zone and subject to liquefaction risk, requiring higher-cost engineering to meet building standards.

Focus Area Two



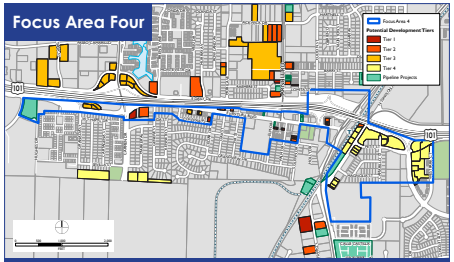
The **138-acre** McGrath property is outside the City limit but inside the CURB urban limit line. Located at a prominent western gateway into Camarillo, this property sits between the Airport and US 101. The property is currently in active agricultural use but the owner is interested in selling.

Focus Area Three



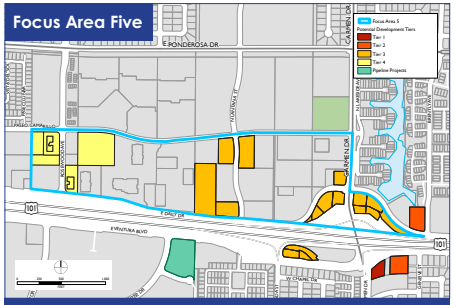
5.6-acre commercial area visible from US101. Existing development includes older single-story buildings – hotel, restaurant, and offices. Risk of flooding or liquefaction can be managed with specialized engineering techniques.

Focus Area Four



148-acre area encompassing the Old Town corridor along Ventura Boulevard as well as the Camarillo Train Station and areas to the south and east of it. Characterized by small parcels, Ventura Boulevard features a mix of retail, dining, services, cultural destinations, and some second-story residential located within easy walking distance from existing neighborhoods and the Train Station. East of the station there are industrial properties, single-family homes and some vacant parcels adjacent to Pleasant Valley Fields. An Alquist-Priolo fault zone presents a significant technical and safety constraint.

Focus Area Five



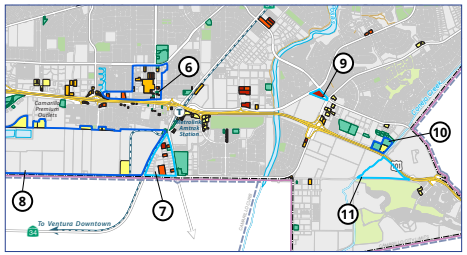
76-acre area consisting of commercial and office uses within view from the freeway. Market opportunities for office are declining and vacancies rising. Area offers excellent access to the regional transportation network, with multifamily housing to the north. Multiple properties under common ownership could facilitate redevelopment.

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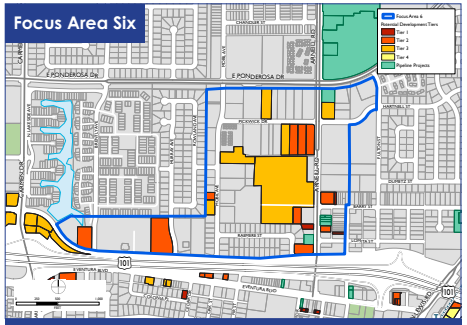
Focus Areas 6-11

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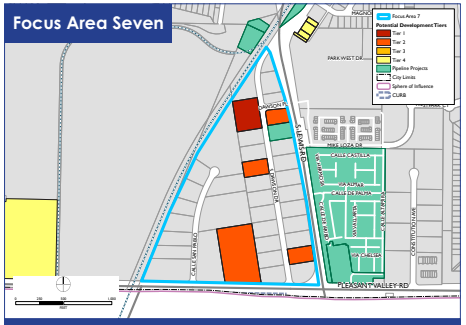


Focus Area Six



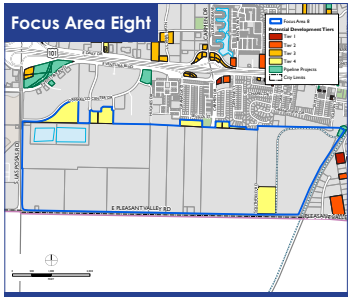
Centrally located in Camarillo, the **100-acre** Camarillo Commons area features two aging shopping centers with large surface parking lots. City Council identified it as a priority for redevelopment. It sits within half a mile of the Camarillo Train Station just north of Old Town. The area has few environmental constraints, but fragmented ownership and small parcels present challenges.

Focus Area Seven



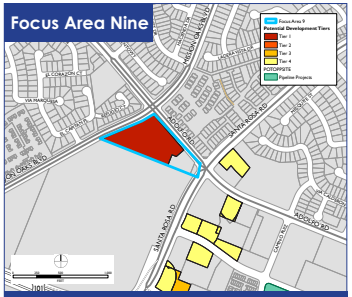
An industrial and service commercial district totaling **59 acres**. Businesses like automotive repair and building suppliers are healthy and viable, but offices on Calle San Pedro have high vacancy rates. Properties range in size and the area is notably free of major environmental constraints.

Focus Area Eight



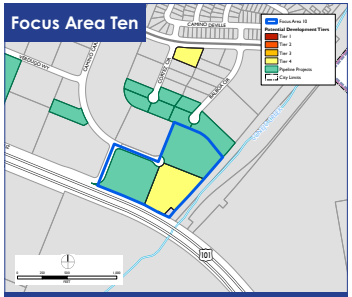
Large **588-acre** property fronting Pleasant Valley Road currently in active agricultural use. Area features proximity to Airport, easy freeway connections and is served by rail spur for freight transport. Northern portion within Alquist-Priolo fault zone and most of area is subject to liquefaction risk, requiring higher-cost engineering to meet building standards.

Focus Area Nine



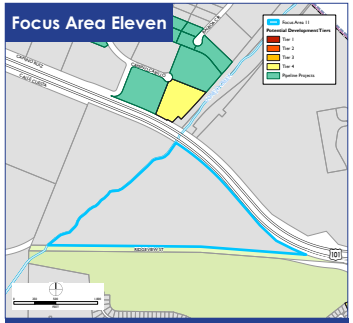
This **7-acre** area features a large vacant property (5 acres) at the prominent intersection of Mission Oaks and Adolpho Road. Relatively free of environmental constraints, area is close to residential neighborhoods and shopping centers along Santa Rosa Road, presenting a key infill opportunity.

Focus Area Ten



A cluster of vacant parcels totaling **14 acres**. Visible from US 101 at a prominent eastern gateway to Camarillo, adjacent to Conejo Creek and trails. Located in an area of High Fire Hazard Severity and liquefaction risk, environmental conditions can be managed with specialized site design, building materials, and engineering techniques.

Focus Area Eleven



42-acre triangular area prominently located at the eastern gateway to Camarillo, between Conejo Creek, Ridge View Road, and US 101. Seasonal site of the Conejo Family Farms pumpkin patch.

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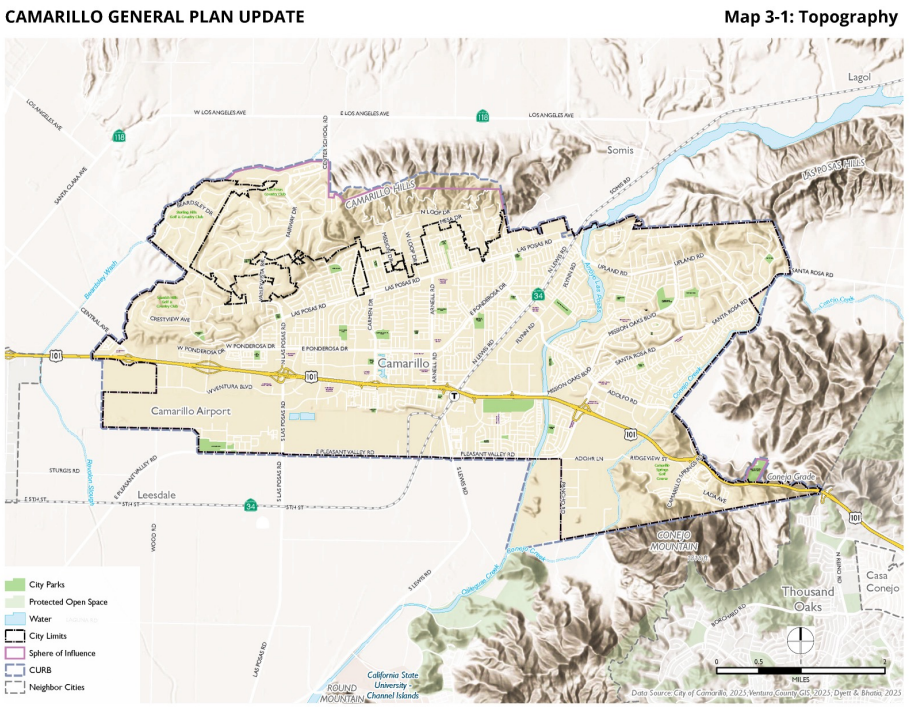
Community Design

- Topography and Natural Setting
- Neighborhood Diversity and Character
- Street Network and Scenic Corridors
- Historic Resources and Public Art



Topography and Natural Setting

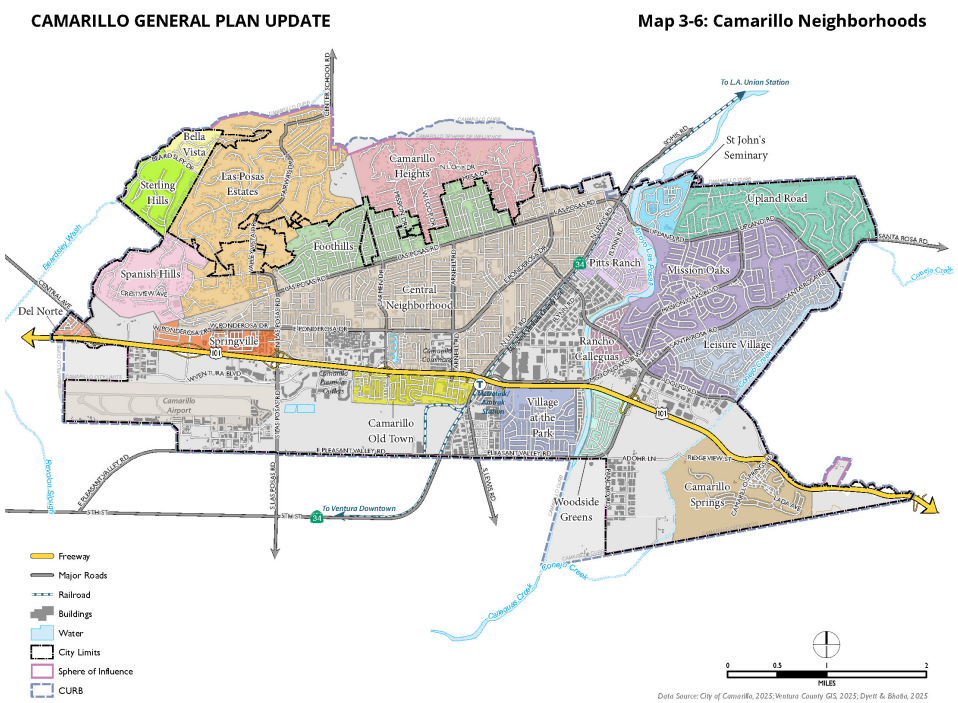
- Situated in southern Ventura County between the coastal Oxnard Plain and inland mountains
- Framed by the 1,800-foot Conejo Mountain and the northern Camarillo Hills.
- The Conejo Grade serves as a major gateway, offering expansive views of the city and farmland
- Arroyo Las Posas and Calleguas Creek act as the primary natural drainage corridors
- Development is concentrated within the valley flatlands, preserving hillsides as natural boundaries and a scenic backdrop



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Neighborhood Diversity and Character

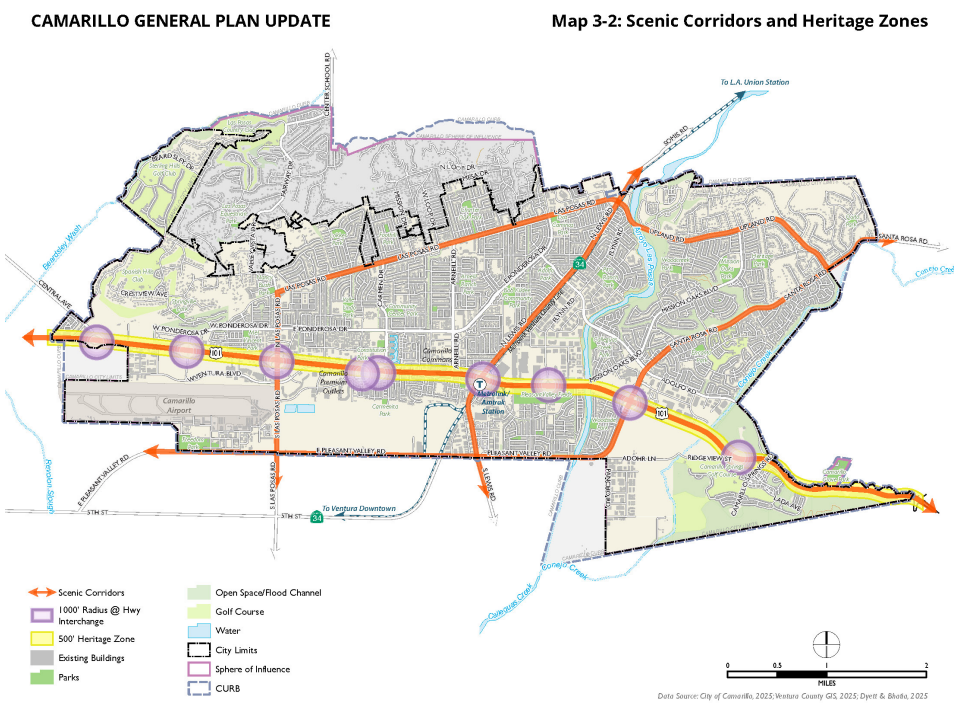
- Primarily developer-built subdivisions and master-planned communities
- Pre-1970 areas are predominantly single-family homes; newer Specific Plan areas have mixed housing types
- Flatland areas utilize legible grids and cul-de-sacs, while hillsides follow organic, semi-rural, estate-scale patterns
- Old Town offers a fine-grained, walkable urban fabric



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Street Network and Scenic Corridors

- Four designated scenic corridors protect community character by preserving views of agricultural lands, hillsides, and ridgelines
- The Heritage Zone along US 101 requires Mission, Spanish, or Mediterranean architecture to ensure a positive and cohesive first impression
- Strict design guidelines for scenic corridors manage setbacks, landscaping, and signage to maintain the city's "rural-suburban" identity



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Historic Resources and Public Art

- The city's character is anchored by historic landmarks like the Camarillo Ranch, St. Mary Magdalen Church, and St. John's Seminary
- Public Art is integrated on a project-specific basis, including the "Colorful Camarillo" mural and bronze statues in Old Town
- General Plan Update offers an opportunity to establish a formal public art program and objective scenic design standards



Our Camarillo General Plan 2050

Transportation

- Travel Characteristics
- Existing Roadway System
- Active Transportation
- Roadway Safety
- Public Transit Services

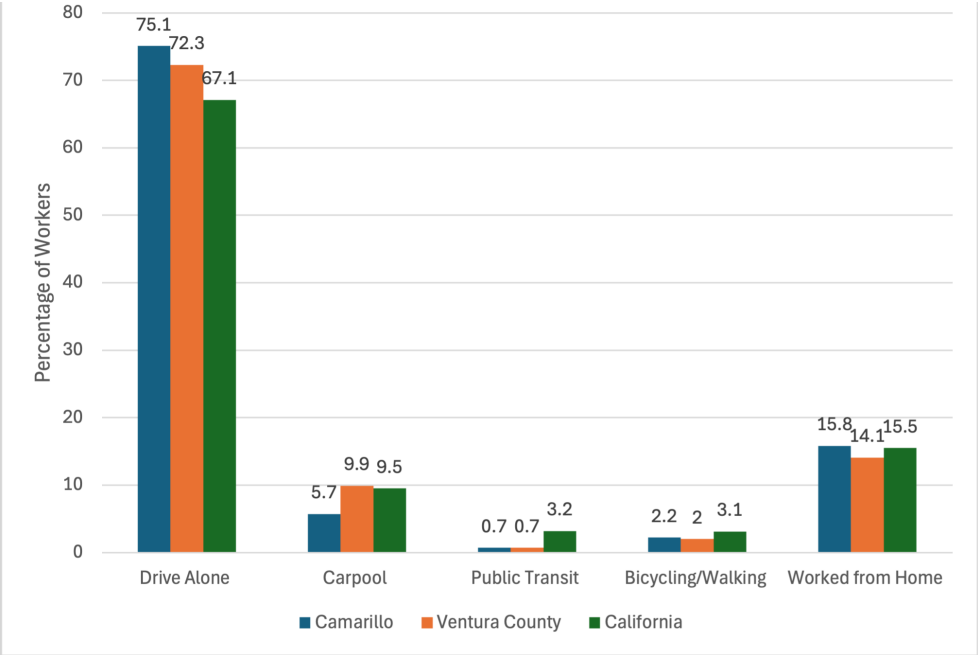


Travel Characteristics

Figure 1: Inflow/Outflow Job Counts for Camarillo



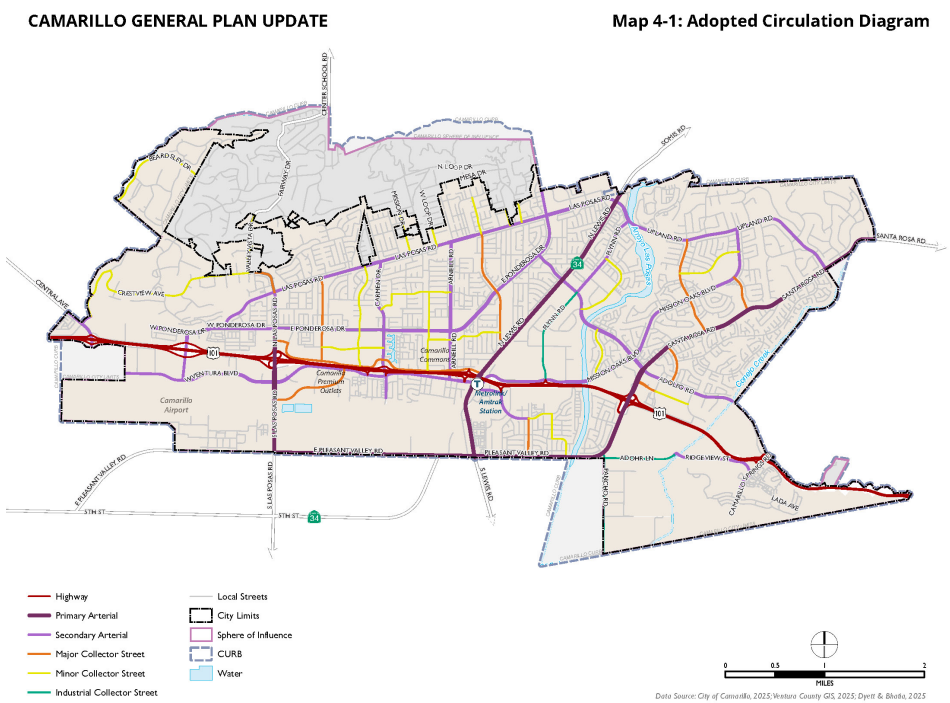
Figure 2: Commuter Mode Share (2024)



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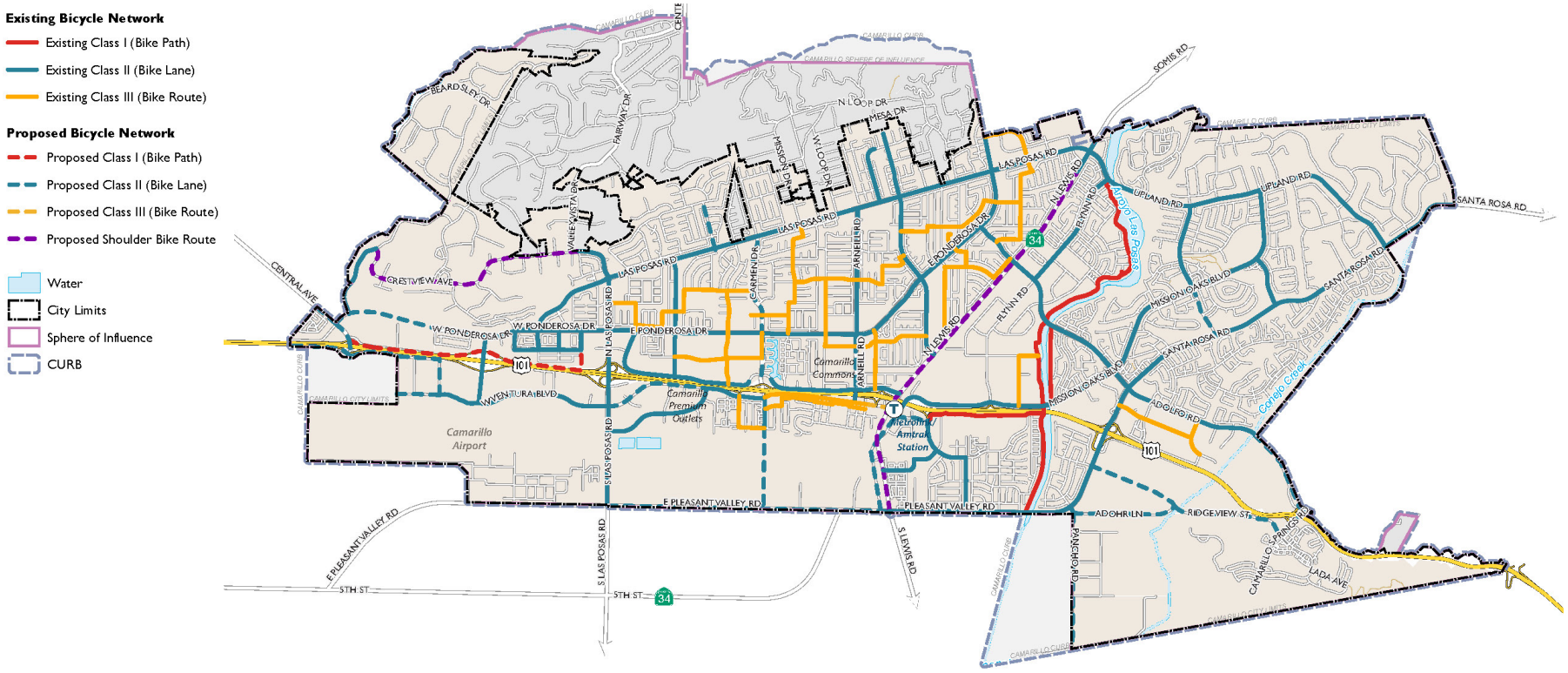
Existing Roadway System

- Camarillo roadways generally operate within design capacity
- About half experience moderate levels of peak hour congestion
- Two roadway segments have congestion levels worse than established standard
  - **Pleasant Valley Road** between Airport Way and Las Posas Road
  - **Lewis Road** between Camino Alvarez and Croydon Avenue



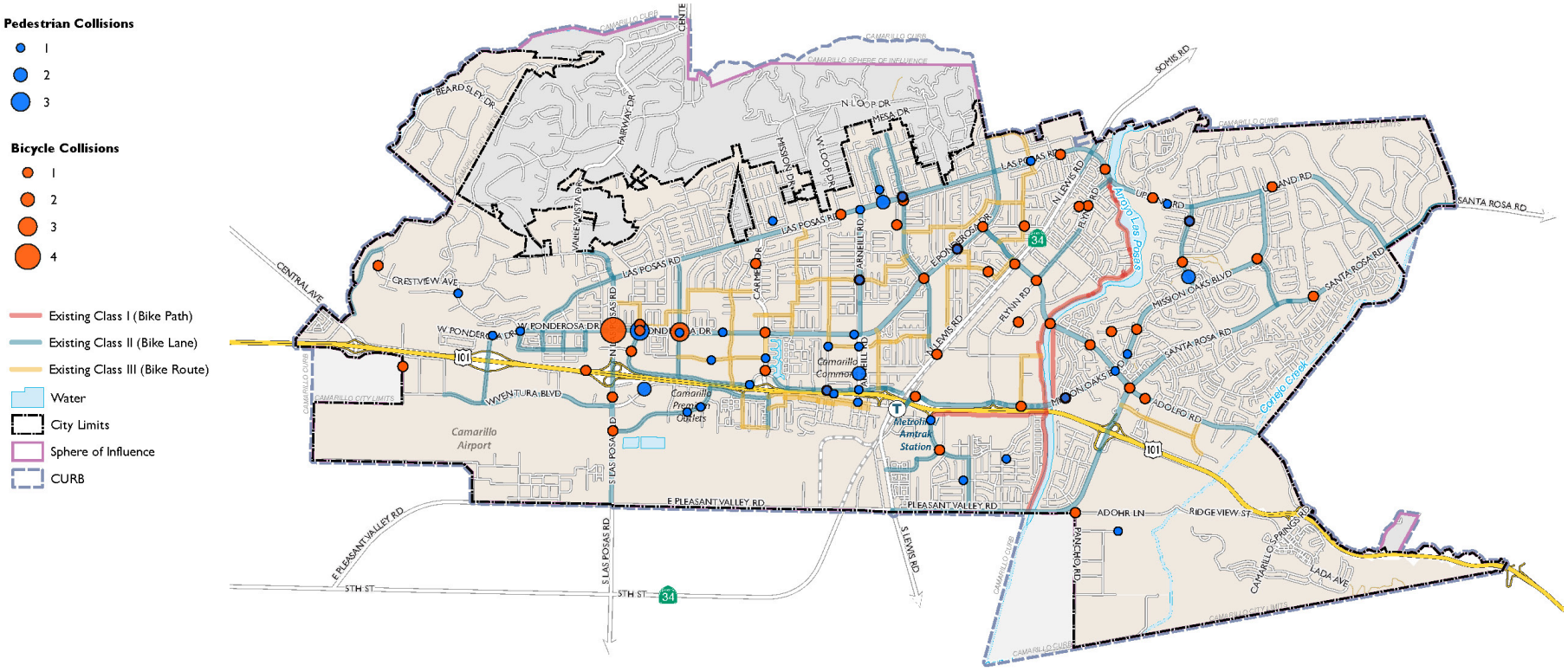
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Active Transportation



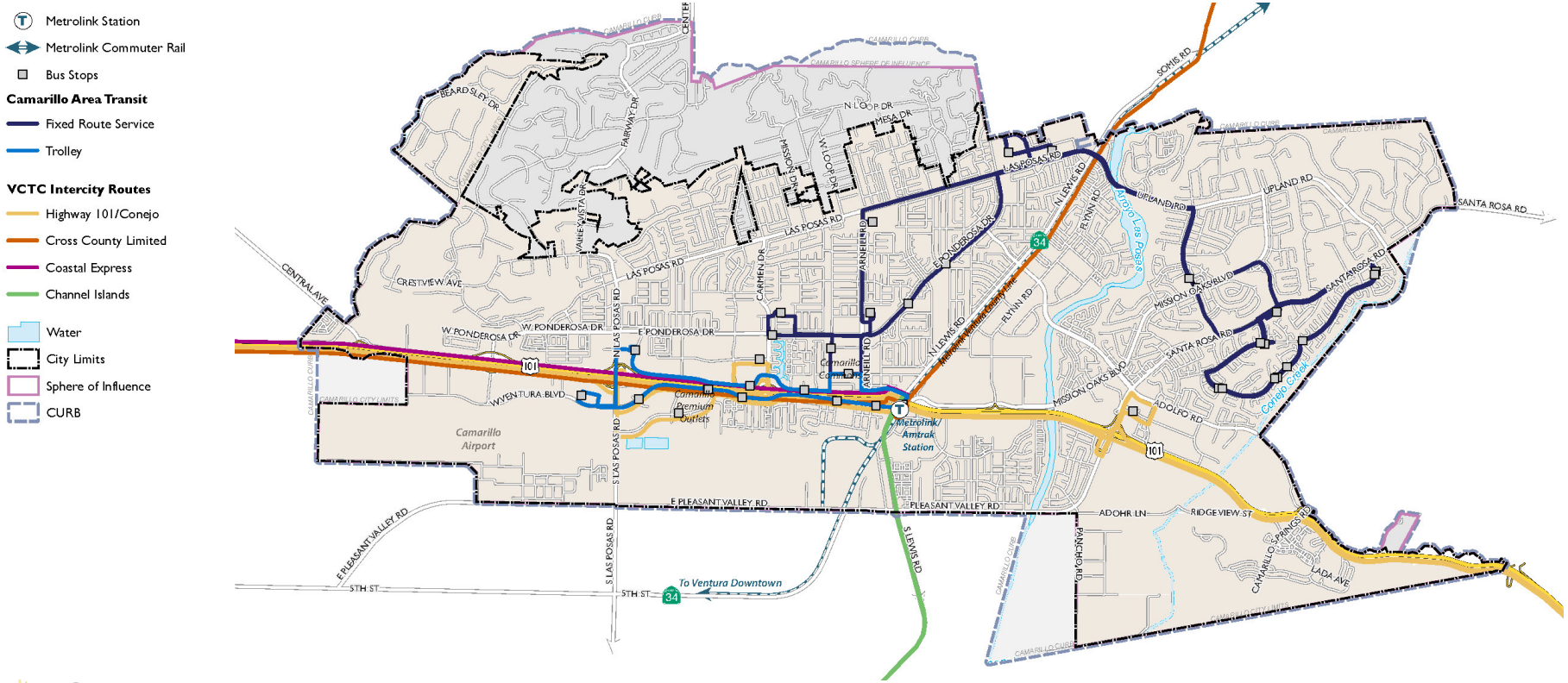
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Roadway Safety



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Public Transit Services



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Market Study

- Socio-economic and Employment
- Retail Market
- Office Market
- Industrial Market
- Residential Market



Socio-Economic Profile

- Average household size: 2.6 people (lower than county)
- Median age: 43 years (older than county)
- Median household income: $121,000 (higher than county)
- Education level: 43.4% have a college degree (high)
- Diverse employment mix: biotech/life sciences, aerospace, manufacturing, agriculture, and retail





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Retail Market

- Retail in Camarillo is healthy - low vacancy, better performing than Ventura and Ojai
- Anchored by Premium outlets, retail visible from the freeway performs much better
- Leakage analysis indicates opportunity for almost 1 million s.f. of new retail
- Brokers recommend focusing in new and renovated spaces within legacy centers





Camarillo Premium Outlets



Old Town/Ventura Boulevard

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Office Market

- Market demand for office is similar to other communities
- Impacted by changing demand post Covid-19 - high vacancy rate
- Design of existing office space in Camarillo not suited to current demand - low ceilings; lack of communal space, etc
- Demand for R&D not as strong as Thousand Oaks or West LA, with proximity to higher ed institutions
- Outlook weak - lack of affordable homes is a drag on potential to attract new employers



Semtech Corporation Building



1327 Del Norte Road

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Industrial Market

- Industrial market in Camarillo stronger than rest of market area
- Existing businesses: defense contractors, aerospace firms, electronics manufacturers, logistics providers, and light industrial users
- Opportunities for growth through synergies with CSU-CI, NSA Point Mugu, Camarillo Airport



3211 Mission Oaks Boulevard



1161 Calle Suerte

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Residential Market

- Prices indicate strong demand for ownership housing
- New multifamily construction tends to be priced at a premium
- City has had success with recent affordable housing projects
- Camarillo projected to add 2,000 new homes by 2050 although demand is likely higher



Cortona Homes



Palmera Community

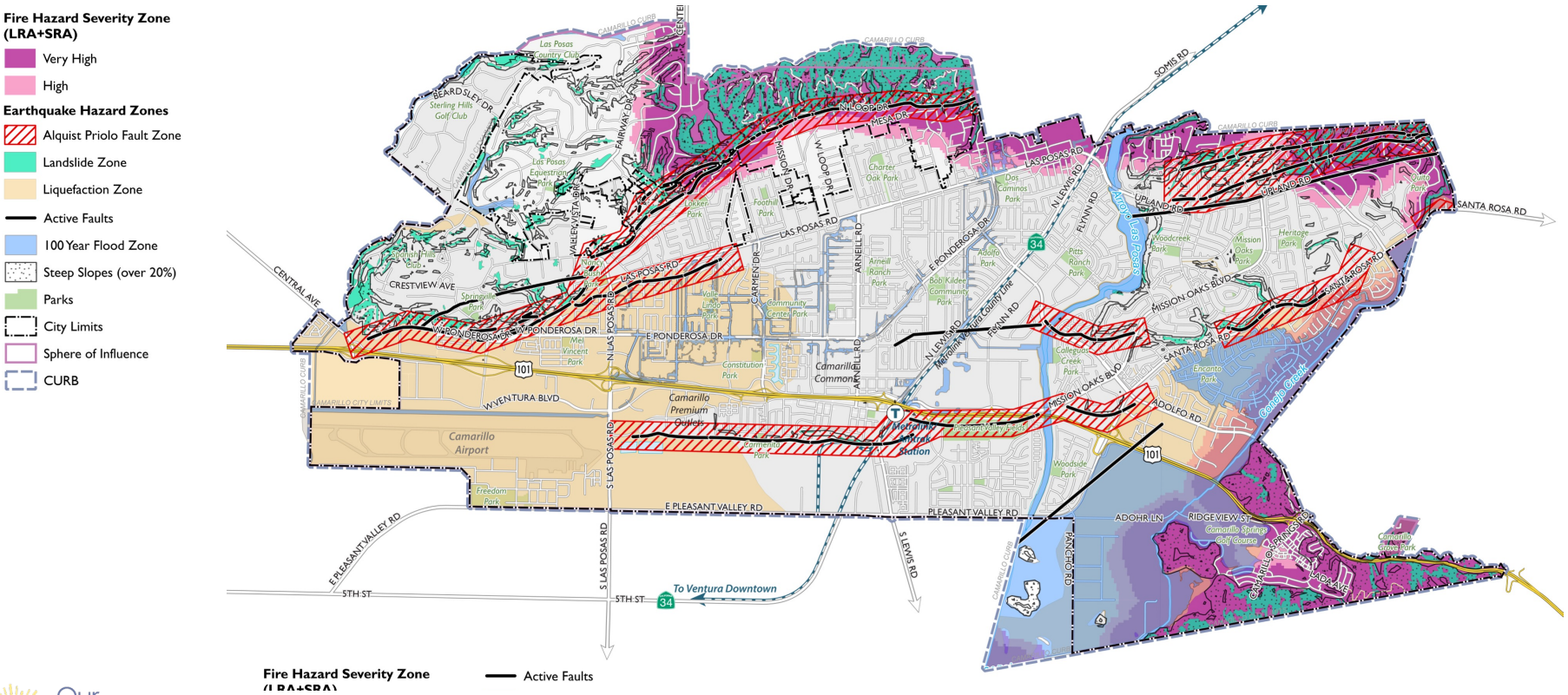
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Environmental Resources

- Environmental Constraints
- Seismic Hazards
- Wildfire
- Flooding

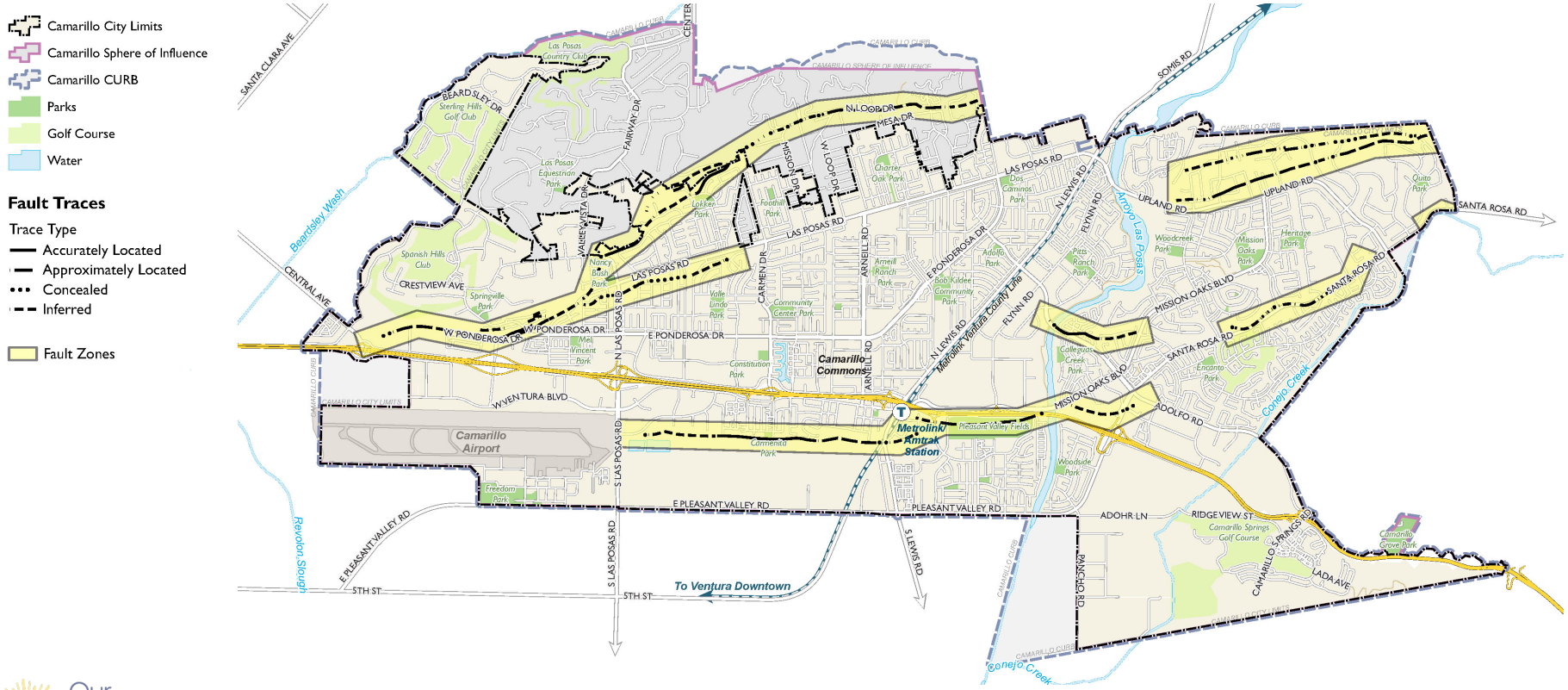


Natural Hazards



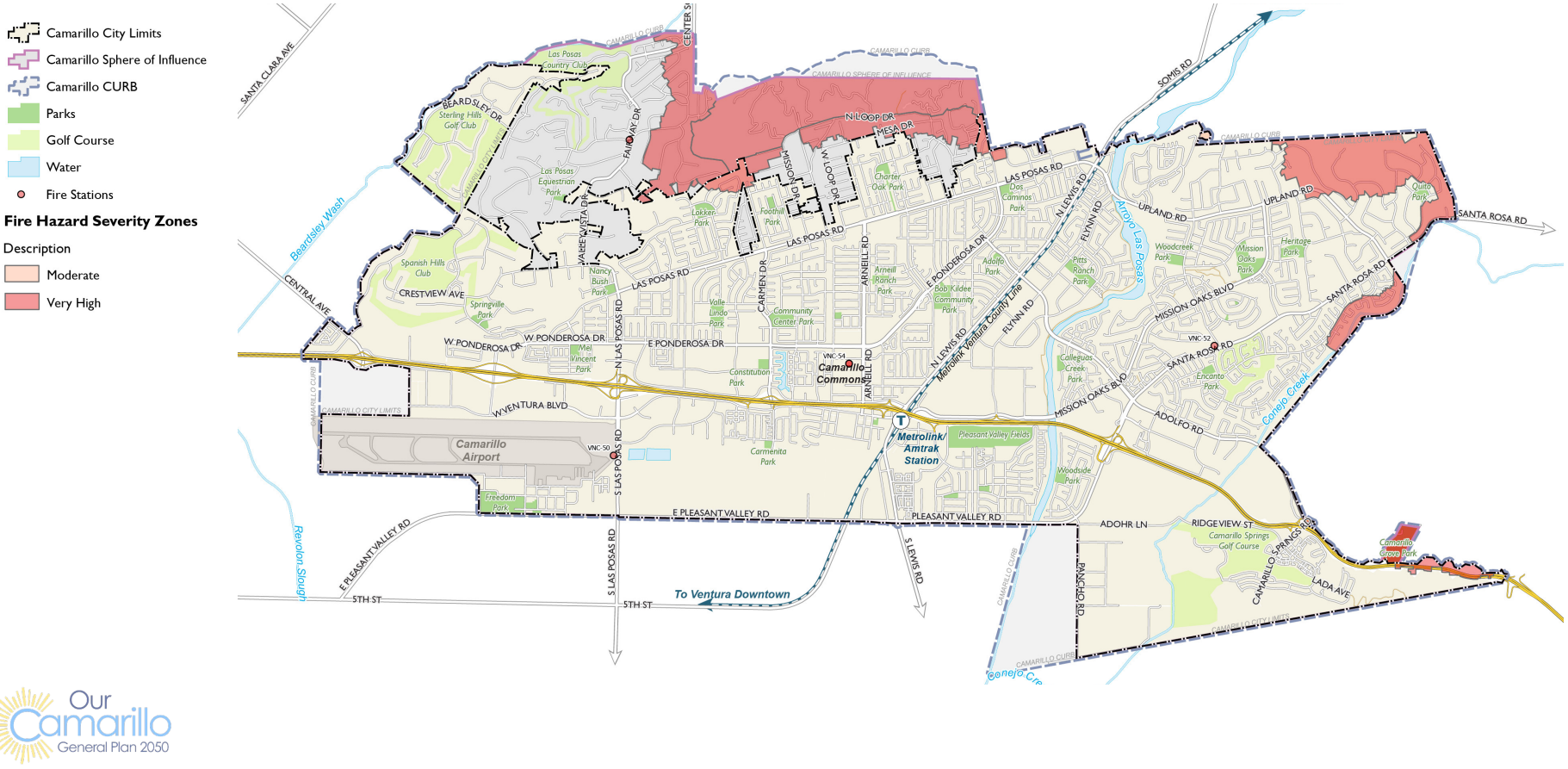
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Seismic Hazards



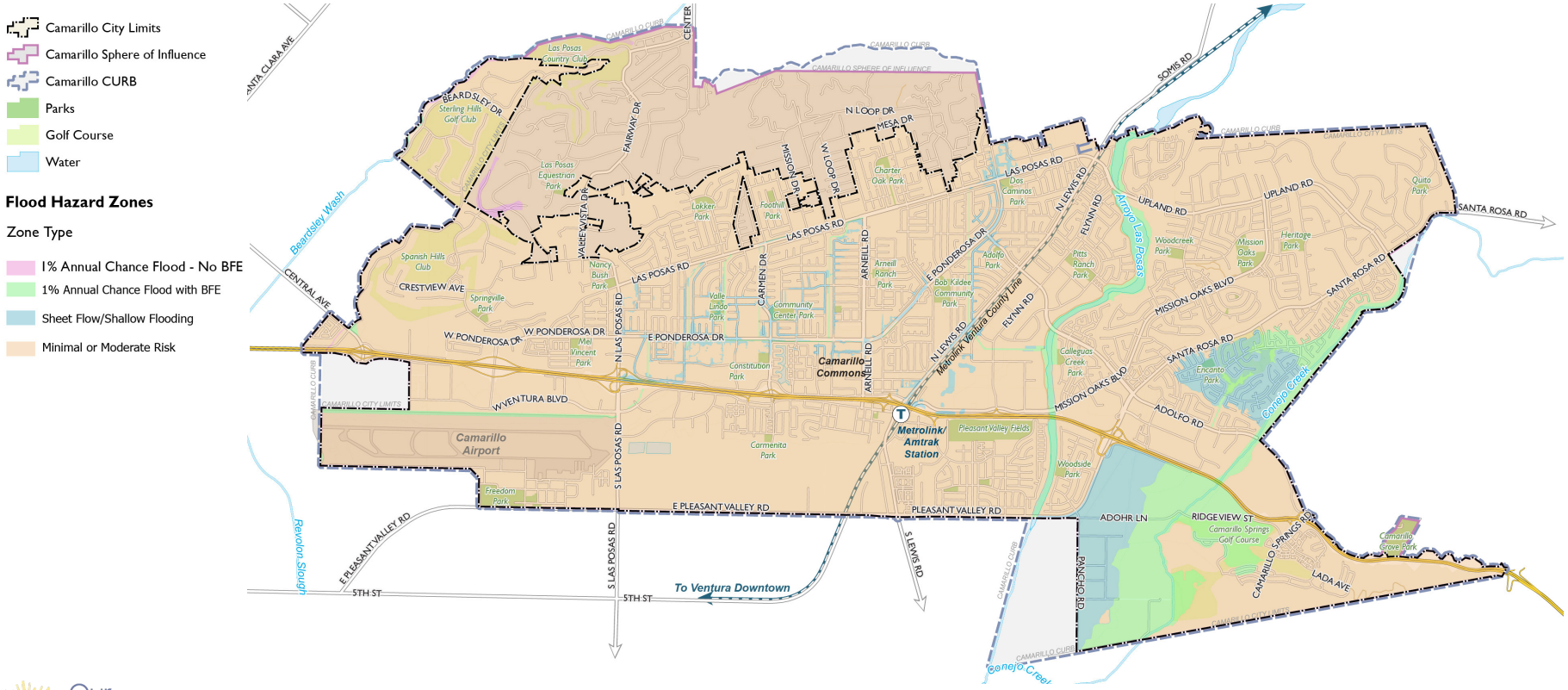
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Wildfire



Our Camarillo General Plan 2050

Flooding



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Parks, Recreation and Community Health

- Parks and Recreation
- Park Access
- Recreational Facilities and Programming
- Community Health Indicators



Parks and Recreation

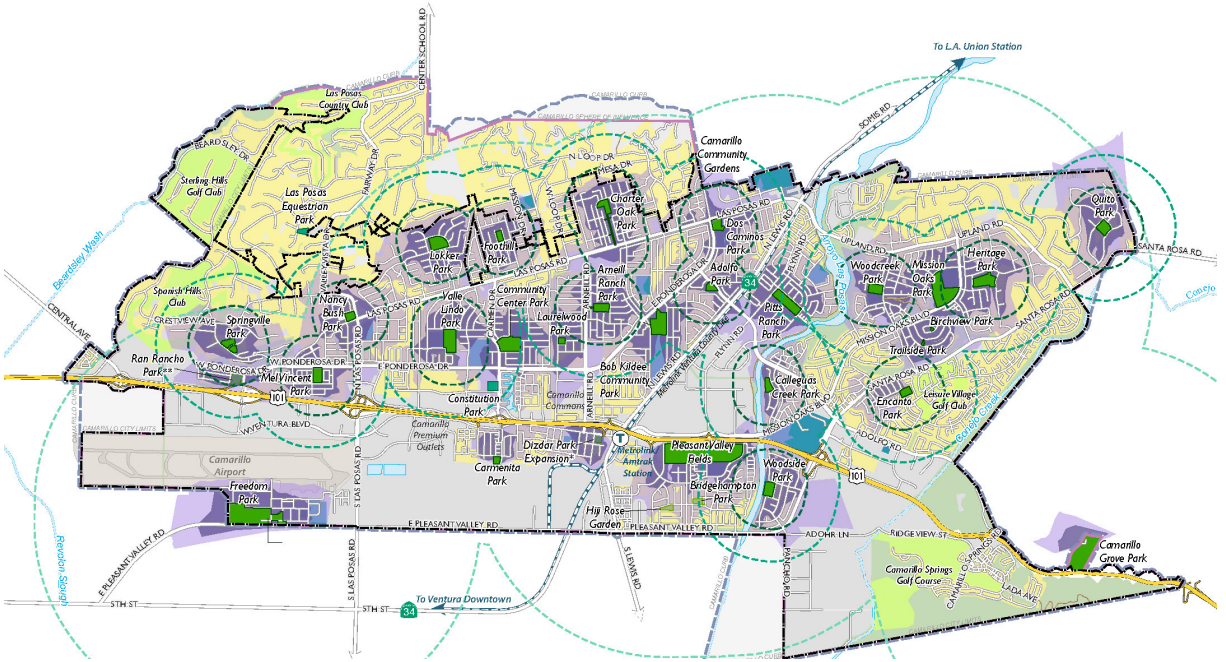
- PVRPD primarily operates and maintains 28 parks totaling 257.7 acres
- City Standard: 5 acres per 1,000 residents (2.5 neighborhood, 2.5 community).
- Current Ratio: Camarillo currently provides 3.64 acres of parkland per 1,000 residents, leaving a 96-acre gap.



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Parks Access

- Facilities are evenly distributed, providing most neighborhoods a park within a 5-to-10-minute walk.
- Neighborhood design and cul-de-sacs can make it difficult to access parks



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Recreational Facilities and Programming

- PVRPD hosts over 1,700 unique programs annually, and more than 2 million visits
- 59,047 sq ft of indoor space and 5.7 miles of multi-use paths and hiking trails
- Residents have ready access to 73 regional open space facilities providing more than 90,000 acres of publicly accessible space for hiking, biking, and nature-based education



Community Health Indicators



- Health is a long-standing priority
- Camarillo Health Care District is recognized for innovative approach
- Healthy Camarillo partnership addresses mental health, chronic disease, and equitable service access

- Strong local health outcomes, including an 82.6-year life expectancy and lower obesity rates than the county
- Low uninsured rate (5.3%), though gaps persist in preventive care for both seniors and children
- Mental health is a top concern, with elevated needs in two zip codes linked to socioeconomic stress and isolation
- High senior vulnerability, as 15.5% struggle with independent living and 24.6% live alone

Our Camarillo General Plan 2050

Infrastructure

- Utility Service Providers
- Water Supply and Beneficial Reuse
- Wastewater Management
- Stormwater Management



Utility Service Providers

- **Drinking Water**
  - City of Camarillo
  - Camrosa Water District
  - Pleasant Valley Mutual Water Company
  - Cal-American Water Company
- **Sanitary Sewer**
  - Camarillo Sanitary District (CSD)
  - Camrosa Water District
- **Recycled Water**
  - Camarillo Sanitary District's Water Reclamation Plant (WRP)
- **Stormwater**
  - The City operates a system in coordination with private and County-owned infrastructure

Water Supply and Beneficial Reuse

- Reduced reliance on imported water for cost savings to Camarillo residents and building local resilience to drought
- Reduced per capita water demand by 42% (2000–2025)
- Analysis of the 190-mile network shows no capacity deficiencies
- 95% of recycled water is reused, significantly offsetting agricultural pumping
- New Water Master Plan in progress to optimize storage and minimize imported water



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Wastewater Management

- The Water Reclamation Plant (WRP) is aging and requires significant upgrades
- Drinking water, sewage, recycled water, and stormwater are being integrated into a "One Water" approach
- Sewer system maintained via a regular 5-year CCTV inspection and repair cycle
- Targeted projects, such as the Pleasant Valley Road Force Main replacement, are programmed to ensure continued system resilience



Stormwater Management

- Aging system and strict regulations add cost
- Significant long-term financial challenges exist due to the lack of a dedicated funding source for major rehabilitation
- A new Master Plan of Drainage is planned to re-evaluate system needs and identify future improvements



Public Services and Facilities

- Public Services and Facilities Overview
- Public Safety and Emergency Response
- Schools and Higher Education
- Community Facilities
- Arts and Culture



Public Services and Facilities Overview

- Camarillo known for good schools and quality public services
- Facilities are well distributed and often co-located for efficient delivery of services



Our Camarillo General Plan 2050

Public Safety and Emergency Response

- Police services are provided via contract with the **Ventura County Sheriff's Office,** focusing on community-partnered policing
- The Fire Department operates **three stations** in the city and one in the SOI, ensuring favorable response times
- A **new Regional Training Facility and Fire Communication Center** are now fully operational at the Camarillo Airport
- Firewise USA® and "Ready, Set, Go!" **programs drive proactive wildfire risk reduction** in high-threat areas
- **Project H.O.P.E.** connects the homeless population with social services as an alternative to direct enforcement



Schools and Higher Education

- Served by Pleasant Valley School District (K-8), Oxnard Union High School District (9-12), and CSU Channel Islands (CSUCI)
- Total K-8 enrollment decreased 9%, but the School of Engineering and Arts grew by 19%
- Increasing enrollment at Rancho Campana and Frontier High drives local facility needs
- Bond Measure E (2024) provides $285M for a new high school in Oxnard and local sports upgrades
- CSUCI is a regional hub for engagement, though facing enrollment declines and budget constraints





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Community Facilities

- A 65,621-square-foot public library with an Adult Literacy Center and Technology Lab.
- kidStream Museum is planned for the old library site, focusing on hands-on STEAM learning.
- New Fire Communication Center and Regional Training Facility are operational at the Airport.
- Camarillo PD operates from Las Posas Road, focusing on community-partnered policing.
- School-District joint-use agreements allow public access to fields and gyms after hours.





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Arts and Culture

- The 695-seat Rancho Campana Performing Arts Center serves as a premier county venue.
- Studio Channel Islands Art Center provides galleries, 40 artist studios, and community workshops at the former elementary school site.
- The Camarillo Art Center maintains a local gallery and holds classes to foster arts in the community.
- The City-owned Camarillo Ranch House serves as a historic museum and signature community event space.





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Wrap Up



Next Steps

GPAC Meeting #3: Vision and Guiding Principles ..... June 11
Economic/Planning Committee Study Session ..... June 18
Planning Commission Review of Vision/Guiding Principles ..... June 30
City Council Review of Vision/Guiding Principles ..... August 12

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Community Comments (10 minutes)

- GPAC meetings are open to all and community members are welcome to attend as observers
- Time is reserved at the end of the meeting for community members in attendance to comment or ask questions about the materials and topics discussed with the GPAC
- Community members may also address comments and questions to city staff at any time during the process, either by email or phone

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