

**Date: December 10, 2015**

**To: City Clerk**

**From: City Attorney**

**Re: Notice of Intention to Circulate Petition – Ballot Title and Summary**

**Pursuant to your request, the City Attorney’s Office has reviewed the Notice of Intention and has prepared the following ballot title and summary:**

**TITLE**

**AN INITIATIVE ORDINANCE AMENDING CHAPTER 3.0 OF THE CAMARILLO GENERAL PLAN TO ADD DEVELOPMENT RESTRICTIONS WITHIN AN AREA DESIGNATED THE CONEJO CREEK VOTER PARTICIPATION AREA AND TO AMEND AND EXTEND THE LIFE OF THE DEVELOPMENT RESTRICTIONS OUTSIDE THE CAMARILLO URBAN RESTRICTION BOUNDARY (CURB)**

**SUMMARY**

**This is a citizen’s initiative that extends the expiration date of the 1998 CURB Ordinance, creates the Conejo Creek Voter Participation Area, and adds restrictions to land uses outside of the CURB and within the Conejo Creek Voter Participation Area.**

**EXISTING LAW**

**On November 3, 1998, Camarillo voters adopted the CURB Ordinance and its substantive provisions became Chapter 3.0 of the Camarillo General Plan. The CURB Ordinance generally restricts the City of Camarillo from allowing any development that would require the expansion or creation of community sewers, result in the creation of residential lots less than 10 acres in area, or result in the establishment of non-agricultural or mineral production-related commercial or industrial uses outside of the boundary designated by the CURB line. The CURB Ordinance includes certain exemptions for roadways, water facilities, public schools, public parks or other government facilities; and development projects with vested right. The CURB Ordinance expires on December 31, 2020, and may not be amended unless by an election or by the City Council after following procedures including a public hearing and certain findings.**

**SUMMARY OF PROPOSED CHANGES — This initiative will:**

- 1. Establish an area within the CURB designated as the “Conejo Creek Voter Participation Area,” (CCVPA) located south and east of Pleasant Valley Road in the southeasterly portion of the City.**
- 2. Require that any change to the existing General Plan land use designation of Agriculture for property within the CCVPA that would permit non-agricultural uses such as housing be approved at an election or by the City Council following prescribed procedures and after making certain findings.**
- 3. Impose additional notice procedures for any proposed zone change or project in the CCVPA requiring a public hearing.**
- 4. Revise the existing exemptions for permitted development outside of the CURB or within the new Conejo Creek Voter Participation Area to include construction of roadways in the General Plan, water or sewer facilities, additions to existing public schools or new public schools, public parks or other government facilities and projects necessary for public safety or delivery of essential services.**
- 5. Extend the CURB Ordinance’s expiration date, and any additional restrictions implemented by the initiative, to December 31, 2050.**
- 6. Exempt any development project or ongoing activity that has obtained, as of the effective date of the initiative, a vested right pursuant to state or local law.**
- 7. Take precedence over any amendment to the General Plan adopted between the submittal date of the initiative and the date it is approved, and directs that such interim-enacted amendment be revised as soon as possible if inconsistent with the initiative in accordance with state law to ensure consistency between the provisions of the initiative and other elements of the General Plan.**

**NOTICE OF INTENTION TO CIRCULATE PETITION AND  
REQUEST THAT A BALLOT TITLE AND SUMMARY BE PREPARED  
SAVE OPEN-SPACE AND AGRICULTURAL RESOURCES CAMARILLO CITY URBAN  
RESTRICTION BOUNDARY and VOTER PARTICIPATION AREA**

Notice is hereby given by the persons whose names appear hereon of their intention to circulate a petition within the City of Camarillo, in the form accompanying this Notice, for the purpose of qualifying the measure for the November 8, 2016, ballot. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

Prevention of urban sprawl, protection of open space and agricultural resources, the maximization of infrastructure, and having direct voter input into development in the south-east area of the City are significant concerns of the citizens of Camarillo. The previously established Camarillo Urban Restriction Boundary (CURB) has worked well and should not expire until 2050. This initiative advances those objectives by requiring a vote of the citizens of the City for any expansion of urban land uses beyond the limits of the CURB until 2050, and creates a the Voter Participation Area within the City planning area as set forth in this initiative.

Additionally, pursuant to Elections Code § 9203, request is hereby made that the text of the petition be transmitted immediately to the City Attorney for preparation of a ballot title and summary, not exceeding 500 words, accurately expressing the purpose of the proposed measure.

**Respectfully Submitted. November 25, 2015**

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**CITY OF CAMARILLO MEASURE**  
**2050 SAVE OPEN-SPACE and AGRICULTURAL RESOURCES (SOAR)**  
**Land Use Voter Participation General Plan Amendment**  
**FULL TEXT OF ORDINANCE (page 1 of 5)**

**PREAMBLE**

On November 3, 1998, the voters of Camarillo approved an initiative measure establishing a Camarillo Urban Restriction Boundary, entitled the Save Open-Space and Agricultural Resources measure (SOAR) limiting development outside of the CURB. The measure sunsets – expires – in 2020. This initiative is intended to restate and re-adopt the SOAR measure, and to re-establish the CURB line, in order that their lives may be extended until December 31, 2050. Accordingly, the following is the measure as adopted by the voters in 1998, and inserted into the City's General Plan at Chapter 3.0. Certain changes are set forth herein, deletions being indicated by ~~strike-outs~~ and additions being indicated by *italics*.

In addition to restating and readopting the SOAR measure and its concomitant CURB, with the indicated changes, this measure identifies a particularly sensitive area on the south easterly edge of the City of Camarillo and calls for voter participation in most development decisions to be made in that area denominated the Conejo Creek Voter Participation Area.

The original 1998 measure, with indicated changes, follows:

**Introduction**

The electorate of the City of Camarillo has through the ordinance process adopted an urban growth boundary line designated the Camarillo Urban Restriction Boundary (CURB). Its purposes, principles, implementation procedures, and methodologies for amendment are set forth in this Chapter ~~III~~ *3.0 of the Camarillo General Plan. This initiative measure restates and readopts the CURB and otherwise enhances the voters' participation in major land use decisions of the City of Camarillo, by the establishment of the Conejo Creek Voter Participation Area [Implementation, ¶ G].*

**Purpose**

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

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

**Principles and Findings**

Continued urban encroachment into agricultural and watershed areas, *in particular but without limitation into those lands denominated herein as the Conejo Creek Voter Participation Area*, will impair agriculture and threaten the public health, safety, and welfare by causing increased traffic congestion, associated air pollution, and potentially serious water problems, such as pollution, depletion, and sedimentation of available water resources. Such urban encroachment would eventually result in both the unnecessary expensive extension of public services and facilities and inevitable conflicts between urban and open space/agricultural uses.

The unique character of the City of Camarillo and quality of life of City residents depend on the protection of a substantial amount of open space, natural resource and agricultural lands. *Given the effectiveness of the SOAR measure over the last almost 20 years, the continued protection of such lands not only ensures* the continued viability of agriculture, but also contributes to flood control and the protection of wildlife, environmentally sensitive areas, and irreplaceable natural resources. As importantly, *extending the sunset date of the adopted* ~~adopting an~~ Urban Restriction Boundary around the City of Camarillo promotes the formation and continuation of a cohesive community by defining the boundaries and by helping to prevent urban sprawl. Such an Urban Restriction Boundary promotes efficient municipal services and facilities by confining urban development to defined development areas.

*Moreover, the area at the southeastern edge of the City of Camarillo, providing the easternmost gateway for many travelers and visitors to the City makes for a particularly important and sensitive area not completely protected by the voter participation elements of SOAR. A recent development proposal for that area threatened to disrupt not only the important agricultural and open space components of the City, but in addition the watershed and wildlife corridor associated with Conejo Creek lending significant benefits to the City. The development application generated much lively public debate regarding many aspects of the proposal. Accordingly, the citizens hereby find that a direct democracy involvement in that area would be beneficial to the community as a whole, and so by this measure create the "Conejo Creek Voter Participation Area." Enhanced public notice of changes to the Agriculture designation within that area is necessary to ensure the continued public involvement in decisions affecting that important area.*

**Implementation**

A. The City of Camarillo ~~has established hereby establishes an~~ the Camarillo Urban Restriction Boundary (CURB). The CURB is established coterminous with and in the same location as the Sphere of Influence line established by the Local Agency Formation Commission as it ~~exists~~ *existed* as of January 1, 1998 or as altered as set forth below, excepting that the CURB line additionally encompasses: i) that certain parcel of approximately 140 acres immediately outside the western edge of the influence line south of the 101 Freeway easterly of and at the intersection of Central Avenue, and easterly of the Greenbelt line in that general location, currently designated commercial/office on the Camarillo General Plan Map, and for which a request for annexation was pending prior to January 1, 1998; and ii) that certain parcel of approximately 300 acres immediately outside of the City's sphere of influence line that is located south of Pleasant Valley Road, east of Calleguas Creek, north of the westerly extension of Howard Road and west of Pancho Road.

B. Until December 31, ~~2020~~ *2050*, the City of Camarillo shall restrict urban services (except temporary mutual assistance with other jurisdictions) and urbanized uses of land to within the Camarillo Urban Restriction Boundary, except as provided herein and except for the purpose of completing roadways designated in the circulation element of the Camarillo General Plan as of ~~January 1, 1998~~ *April 23, 2014, and as it may be amended hereafter*; construction of public ~~potable water or sewer facilities, additions to public schools already in existence or new public schools as deemed necessary and appropriate by the state agency with responsibility for such decisions, public parks or other government facilities and projects deemed necessary by the City Council for public safety or the delivery of essential public services.~~ *construction of public potable water facilities, or public schools, public parks or other government facilities.* Other than the exceptions provided in this Chapter 3.0, the City and its departments, boards, commissions, officers and employees shall not grant, or by inaction allow to be approved by operation of law, any general plan amendment, rezoning, specific plan, subdivision map, conditional use permit, building permit or any other ministerial or discretionary entitlement, which is inconsistent with the purposes of this Chapter 3.0, unless in accordance with the Amendment Procedures of ~~Section V of this Chapter 3.0.~~

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

C. The Camarillo General Plan Map ~~is~~ *has been* amended to reflect the existence of the Camarillo Urban Restriction Boundary. A copy of said Map, *readopted by this ordinance, formatted to more clearly illustrate said CURB* is attached hereto as Exhibit "A."

D. The City of Camarillo is hereby authorized to amend the City of Camarillo Zoning Ordinance, and related zoning maps and other ordinances and policies affected by this ordinance as soon as possible and in the manner and time required by any applicable state law, to ensure consistency between the policies adopted in this ordinance, the City of Camarillo Zoning Ordinance, and related zoning maps and other ordinances and policies.

E. The date that the notice of intention to circulate this ordinance measure was submitted to the elections official of the City of Camarillo is deemed the "submittal date." The City General Plan in effect on the submittal date and the General Plan as amended by this ordinance comprise an integrated, internally consistent and compatible statement of policies for the City of Camarillo. In order to ensure that nothing in this ordinance measure would prevent the City of Camarillo General Plan from being an integrated, internally consistent and compatible statement of the policies of

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*the City, as required by state law, and to ensure that the actions of the voters in enacting this ordinance are given effect, any amendment to the General Plan that is adopted between the submittal date and the date that the General Plan is amended by this ordinance measure shall, to the extent that such interim-enacted provision is inconsistent with the General Plan provisions adopted by this ordinance measure, be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this ordinance and other elements of the Camarillo City General Plan.*

*DF. Neither the Camarillo Urban Restriction Boundary, as defined and readopted herein and as Illustrated on the General Plan Boundaries Map (attached as Exhibit "A" and incorporated herein by reference), nor the land use designation of the General Plan within the Conejo Creek Voter Participation Area, nor this Chapter 3.0 of the General Plan may be amended, altered, revoked or otherwise changed prior to December 31, 2020 2050, except by the vote of the people or by the City Council pursuant to the procedures set forth in Section V of this Chapter.*

*G. Notwithstanding the existence of the CURB line, as indicated in paragraphs A and C, above, that area south and east of Pleasant Valley Road on the City's southeasterly edge, being the gateway to the City, is considered by the proponents of this ordinance to be particularly sensitive, the proposed development of which has generated substantial public involvement and debate. Accordingly, said area, as depicted on Exhibit "B," shall be deemed the "Conejo Creek Voter Participation Area." The Conejo Creek Voter Participation Area has a land use designation of Agriculture, as set forth in the City's General Plan Land Use Map (Exhibit "C"). Said "Agriculture" land use designations shall remain so designated unless amended by the procedures set forth herein, or unless amended by approval by a majority vote at an election. Attached hereto as Exhibit "D," set forth for illustrative purposes only, and not intended to be embodied within the Camarillo General Plan, are Sections 19.10.020 and 19.10.030 from the Camarillo Municipal Code indicating the types of uses permitted in the Agriculture land use Designation under the City's Zoning Code. It is not intended that said uses are exclusive or cannot be modified in the future. They do, however, indicate the nature and intensity of uses that may be respectively allowed in and deemed consistent with the Agriculture designations.*

*H. Within the Conejo Creek Voter Participation Area, any and all applications for a zone change or project that require a public hearing, whether before an officer, board, commission or council of the City, for uses permitted by right or conditionally permitted shall have notice provided by the City Clerk, prior to every hearing necessitated by the application, as follows:*

- i) according to the City's standard notice requirements to neighboring properties, typically those within 300 feet of the edges of the proposed zoning area or project boundaries; and,*
- ii) not less than 30 days prior to the hearing, to all individuals or organizations who or which have indicated a desire for such Notice by placing his/her/its name and contact information on a Conejo Creek Voter Participation Registry to be maintained by the City Clerk.*

**Amendment Procedures**

Until December 31, 2020 2050, the foregoing purposes, principles and implementation provisions of this Chapter 3.0 may be amended only by a vote of the people commenced pursuant to *state statute*, the ordinance process by the public, or pursuant to the procedures set forth in subsections A, B, C or D below. *Unless amended pursuant to these procedures all land use decisions by the City Council regarding properties outside the CURB or decisions relating to lands within the Conejo Creek Voter Participation Area shall be implemented to further the purposes of this initiative. Should amendments be undertaken pursuant to the provisions of this initiative other than by the voters at an election, said amendments shall be designed and construed as narrowly as possible to approximate the Purpose, Principles and Findings of this initiative, while still allowing the Amendments as permitted.*

A. Following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, the City Council may, *without a vote of the people*, amend either the Urban Restriction Boundary (*Exhibit A*) ~~described herein and designated on the amended General Plan Boundaries Map and the~~ or permit change the land use designation within the Conejo Creek Voter Participation Area in order to comply with state law regarding the provision of housing for all economic segments of the community. For that purpose, the City Council may amend the General Plan, and/or the Urban Restriction Boundary (*Exhibit "A"*) ~~as described herein and as designated on the General Plan Boundaries map,~~ or change the land use designation in the Conejo Creek Voter Participation Area (*Exhibit "B"*) in order to accommodate lands to be designated for residential uses, provided that no more than 40 acres of land be so redesignated ~~brought within the Urban Restriction Boundary~~ for this purpose in any calendar year. Such amendment may be adopted only if the City Council makes each of the following findings:

1) The land is immediately adjacent to existing compatibly developed areas and the applicant for the *amendment to the General Plan inclusion of land within the Urban Restriction Boundary* has provided to the city evidence that required municipal services, applicable water and sewer districts, as well as the school district with jurisdiction over such land have adequate capacity to accommodate and will serve the proposed development and provide it with adequate public services; and

2) That the proposed development will *address the creation of housing most necessary to achieve a balance in its Regional Housing Needs Assessment, e.g.,* create new low- and very low income housing; and

3) That there is no existing residentially designated land available within the Urban Restriction Boundary to accommodate the proposed development; and

4) That it is not reasonably feasible to accommodate the proposed development by re-designating lands *located* within the Urban Restriction Boundary.

B. Following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, the City Council may amend the *General Plan's Camarillo Urban Restriction Boundary* described herein (*Exhibit "A"*) or the land use designation within the Conejo Creek Voter Protection Area (*Exhibit "B"*) ~~and designated on in the amended General Plan described herein and designated on the General Plan Boundaries Map,~~ based on substantial evidence in the record, if the City Council makes each of the following findings:

1) The land proposed for General Plan amendment ~~receiving urban services, urbanized land uses, or inclusion with in the Urban Restriction Boundary,~~ is immediately adjacent to areas developed in a manner compatible to the proposed use;

2) Adequate public services and facilities are available and have the capacity and capability to accommodate the proposed use;

3) The proposed use will not have direct, indirect, or cumulative adverse significant impacts to the area's agricultural viability, habitat, scenic resources, or watershed value.

4) The proposed use will not adversely affect the stability of land use patterns in the area (i.e., the parcel affected will not introduce or facilitate a use that is incompatible with adjoining or nearby uses);

5) The land proposed for reception of public services, urbanization or inclusion within the Urban Restriction Boundary has not been used for agricultural purposes in the immediately preceding ~~two~~ four years and is unusable for agriculture due to its topography, drainage, flooding, adverse soil conditions, ~~inaccessibility to appropriate water or other physical reasons;~~

6) The land *outside the Camarillo Urban Restriction Boundary (CURB)* proposed for reception of public services or urbanization, or, the land within the Conejo Creek Voter Participation Area proposed for General Plan Land Use redesignation, ~~or inclusion within the Urban Restriction Boundary~~ does not cumulatively exceed 40 acres for any one landowner in any calendar year, and one landowner's property may not similarly be removed from the protections of this Chapter 3.0 more often than once a year. Landowners with any unity of interest are considered one landowner for purposes of this limitation;

7) Not more than a cumulative ~~160~~ 80 acres, including the acreage that may be added to meet state housing requirements as set forth in subdivision A, above, are to be added to the area within the Camarillo Urban Restriction Boundary or development allowed (*other than as permitted by the extant Agriculture Land Use Designation*) within the Conejo Creek Voter Participation Area, in any calendar year.

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8) Notice of such Proposed Modification is given according to the City's standard notice requirements to neighboring properties; and as well, not less than 30 days prior to the proposed modification appearing on the City Council agenda, to LAFCo, and to all individuals or organizations who or which have indicated a desire for such Notice by requesting the same by placing his/her/its name and contact information with the City Clerk.

C. Following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, the City Council may amend the Urban Restriction Boundary described herein and designated on the amended General Plan Boundaries Map, or, may change the General Plan land use designation within the Conejo Creek Voter Participation Area, based on substantial evidence in the record, if the City Council makes each of the following findings:

1) Application of the provisions of subsections A or B of these amendment procedures are unworkable and failure to amend the Urban Restriction Boundary would constitute an unconstitutional taking of a landowner's property for which compensation would be required; and,

2) The amendment and associated land use designations will allow additional land uses only to the minimum extent necessary to avoid said unconstitutional taking of the landowner's property.

D. Following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, the City Council may place any amendment to *this ordinance* the Urban Restriction Boundary or the Camarillo SOAR Ordinance on the ballot pursuant to the mechanisms provided by state law.

E. The General Plan may be reorganized and individual provisions, including the provisions of Chapter 3.0, may be renumbered or reordered in the course of ongoing updates of the General Plan in accordance with the requirements of state law.

**Exemptions for Certain Projects**

A. This ordinance shall not apply to any development project or ongoing activity that has obtained, as of the effective date of this initiative, a vested right pursuant to state or local law.

B. This initiative shall not be interpreted to apply to any land or use that, under state or federal law, is beyond the power of the local voters to affect by the initiative power reserved to the people via the California Constitution. Nothing in this ordinance shall be applied to preclude the City's compliance with state laws governing second units or the use of density bonuses where authorized by state law.

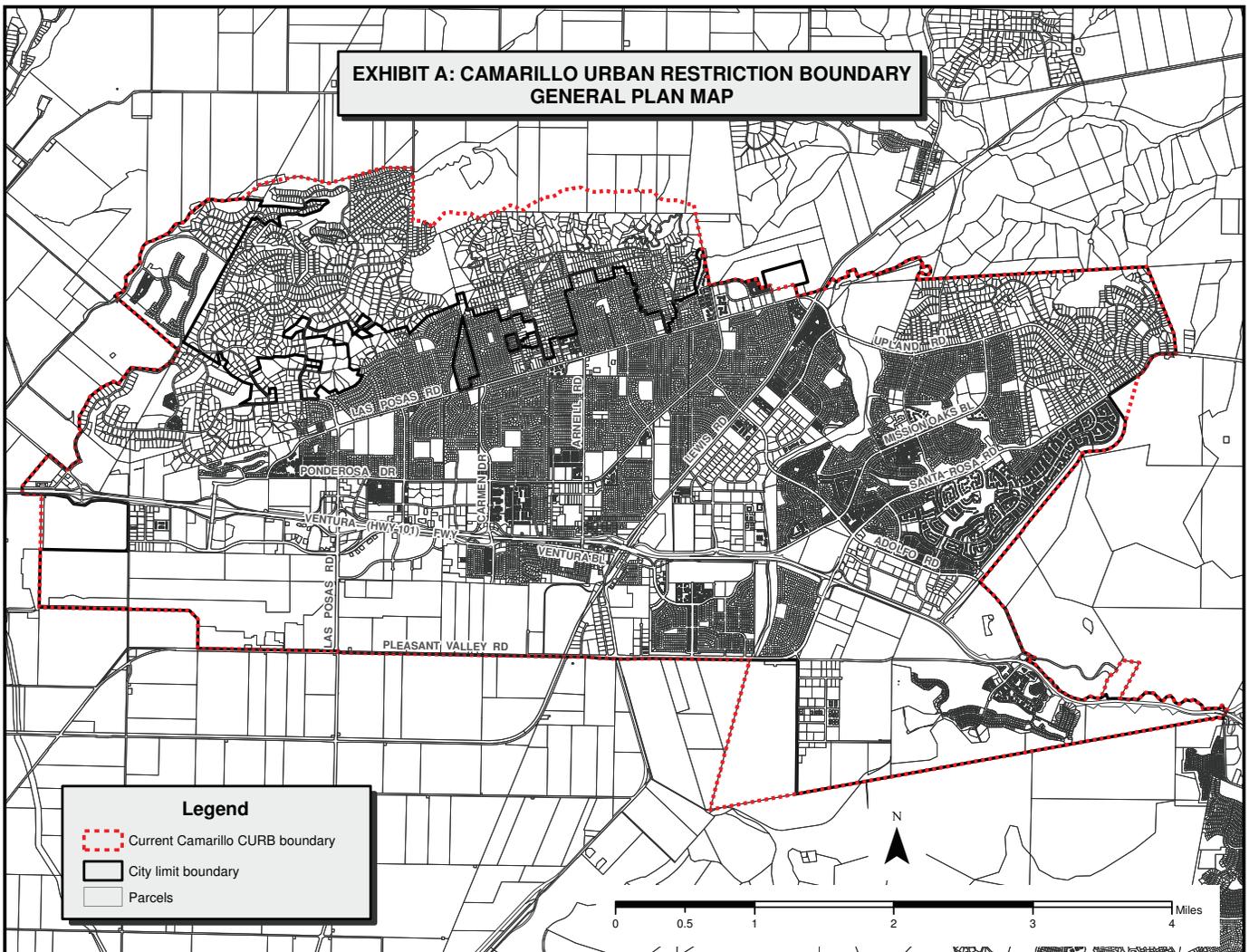
C. The provisions of ~~the this Chapter 3.0 Camarillo SOAR Ordinance~~, relating to lands outside the CURB or within the Conejo Creek Voter Participation Area, do not apply to any roadways designated in the circulation element of the Camarillo General Plan as of ~~January 1, 1998~~ April 23, 2014, and as it may be amended hereafter, construction of public ~~potable water or sewer~~ facilities, additions to public schools ~~already in existence or new public schools as deemed necessary and appropriate by the state agency with responsibility for such decisions~~, public parks or other government facilities or projects deemed necessary by the City Council for the public safety or for the delivery of essential public services. ~~nor to any development project that has obtained as of the effective date of this ordinance a vested right pursuant to state or local law.~~

**Severability.**

*This measure shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this measure is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this measure. The voters hereby declare that this measure, and each section, sub-section, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, sub-sections, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this initiative is declared invalid as applied to any person or circumstance, such invalidity shall not affect any application of this measure that can be given effect without the invalid application. This initiative shall be broadly construed in order to achieve the purposes stated in this initiative. It is the intent of the voters that the provisions of this measure shall be interpreted by the City and others in a manner that facilitates the confinement of urban uses within a City Urban Restriction Boundary thereby protecting agricultural, open space and rural lands, and preventing urban sprawl.*

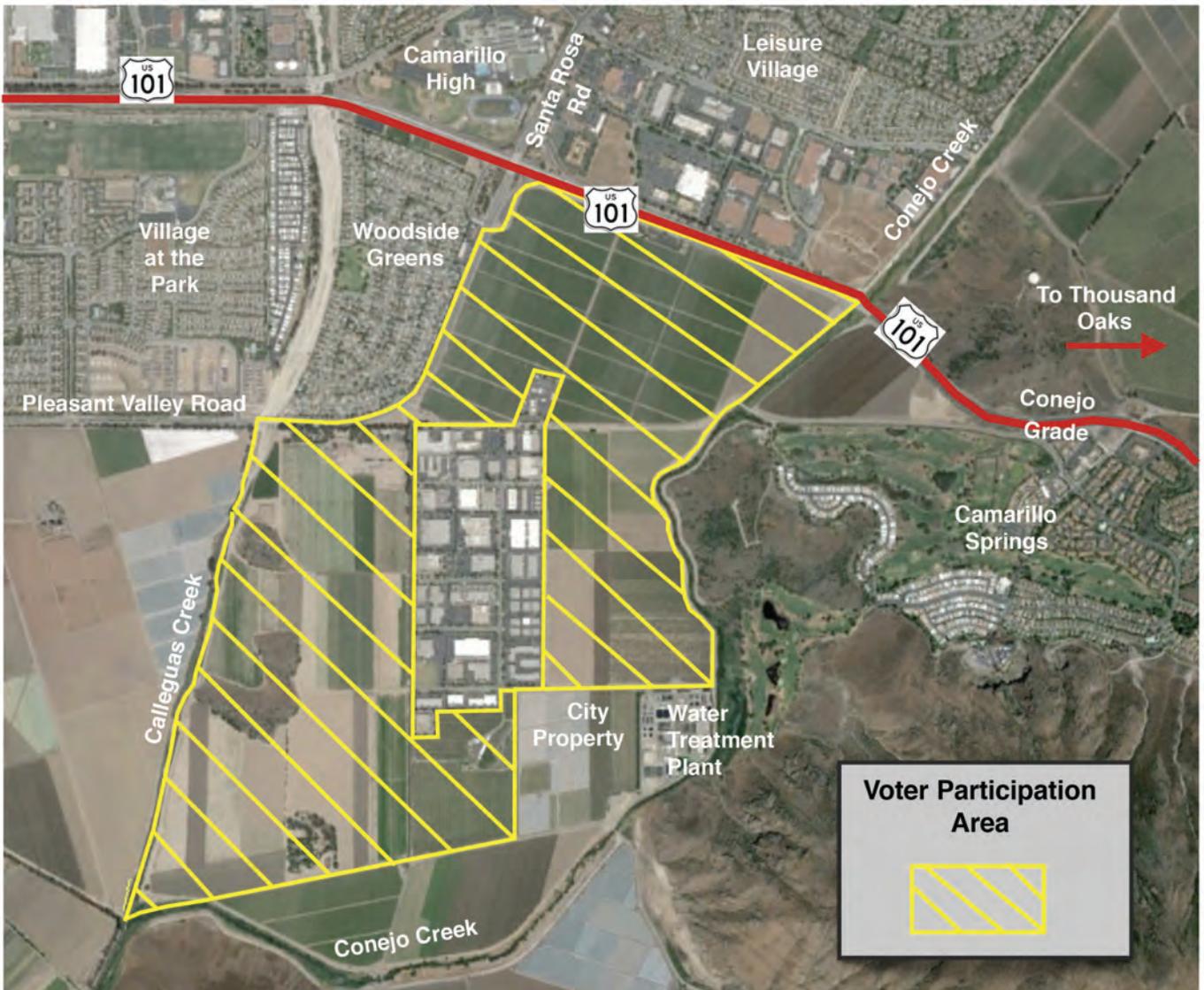
**Amendment or Repeal.**

*Except as provided herein, this initiative may be amended or repealed only by the voters at an election.*

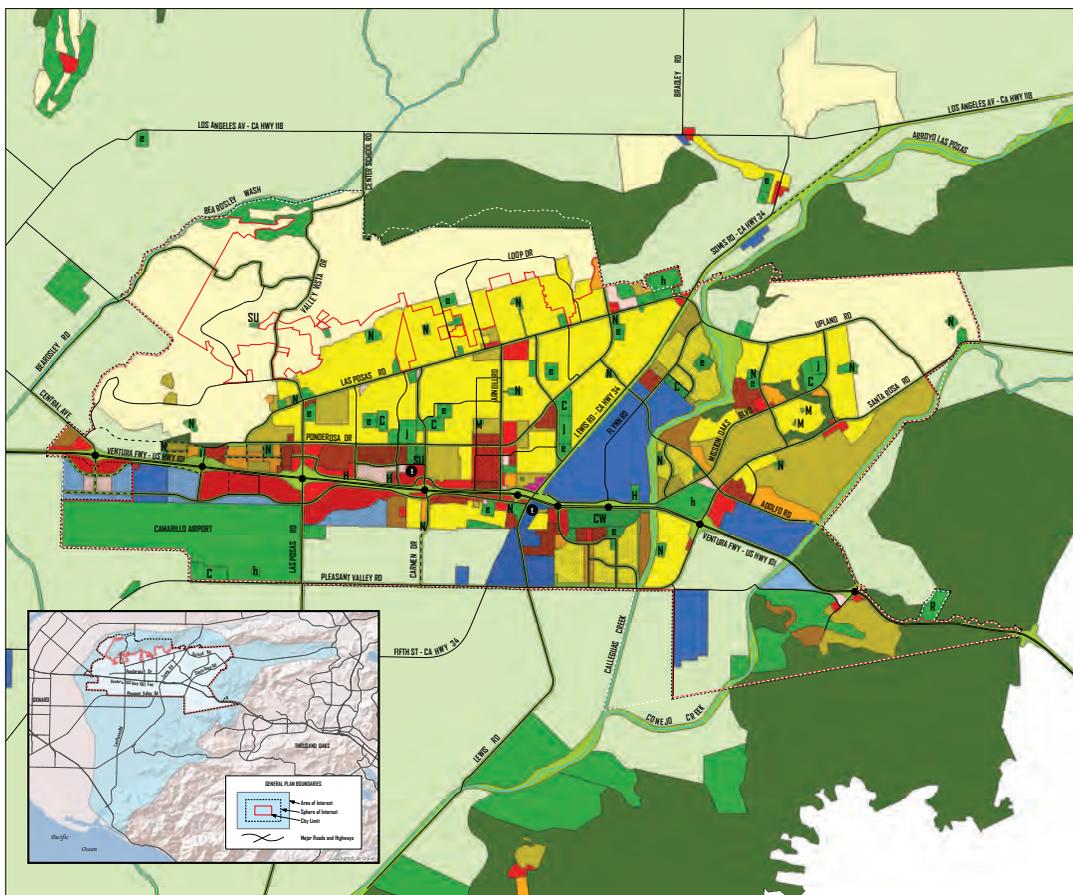


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**EXHIBIT B**



**EXHIBIT C**



GENERAL PLAN	
<b>RESIDENTIAL</b>	<ul style="list-style-type: none"> <li>RURAL DENSITY (2.5 D.U./ACRE MAX.)</li> <li>LOW DENSITY (5 D.U./ACRE MAX.)</li> <li>LOW-MEDIUM DENSITY (10 D.U./ACRE MAX.)</li> <li>MEDIUM DENSITY (18 D.U./ACRE MAX.)</li> <li>HIGH DENSITY (30 D.U./ACRE MAX.)</li> <li>MOBILE HOME (7 D.U./ACRE MAX.)</li> </ul>
<b>COMMERCIAL</b>	<ul style="list-style-type: none"> <li>GENERAL COMMERCIAL</li> <li>COMMERCIAL MIXED USE</li> <li>OFFICE</li> </ul>
<b>INDUSTRIAL</b>	<ul style="list-style-type: none"> <li>INDUSTRIAL</li> <li>INDUSTRIAL/COMMERCIAL</li> <li>RESEARCH AND DEVELOPMENT</li> </ul>
<b>CONSERVATION</b>	<ul style="list-style-type: none"> <li>AGRICULTURE</li> <li>NATURAL OPEN SPACE</li> <li>URBAN RESERVE</li> </ul>
<b>PUBLIC</b>	<ul style="list-style-type: none"> <li>EXISTING PUBLIC</li> <li>PROPOSED PUBLIC</li> <li>MINI-PARK</li> <li>NEIGHBORHOOD PARK</li> <li>COMMUNITY PARK</li> <li>SPECIAL USE PARK</li> <li>CITY-WIDE PARK</li> <li>REGIONAL PARK</li> <li>SCHOOLS - ELEMENTARY, JUNIOR HIGH, HIGH</li> <li>QUASI-PUBLIC/UTILITY</li> <li>INSTITUTIONAL/SEMI-PUBLIC</li> <li>HISTORIC SITE</li> </ul>
<b>CIRCULATION</b>	<ul style="list-style-type: none"> <li>EXISTING FREEWAY</li> <li>PROPOSED FREEWAY</li> <li>EXISTING FREEWAY INTERCHANGE</li> <li>PROPOSED FREEWAY INTERCHANGE</li> <li>ARTERIAL / COLLECTOR</li> <li>LINKAGE (SPECIAL TREATMENT)</li> <li>WATERWAY</li> <li>TRANSIT CENTER</li> </ul>
<b>BOUNDARIES</b>	<ul style="list-style-type: none"> <li>CITY LIMIT</li> <li>SPHERE OF INFLUENCE</li> <li>CAMARILLO URBAN RESTRICTION BOUNDARY</li> <li>SPECIFIC PLAN AREA</li> </ul>
<b>SCALE</b>	<p>0 2000 4000 6000</p> <p>City of Camarillo Department of Community Development updated 1/2015</p>

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**EXHIBIT D**

**19.10.010 - Intent and purpose.**

The A-E agricultural exclusive zone is intended for the promotion and preservation of agricultural activities on lands capable of procuring and supporting such activities and excluding those activities which, by their development and association, would have detrimental effects upon the use of such areas designated for agricultural purposes.

**19.10.020 - Uses permitted.**

The permitted uses are farming in all of its branches and including the cultivation and tillage of soil, production, growing and harvesting of any agricultural or horticultural commodity; and any practice, performance by a farmer or on a farm as an incident to or in conjunction with such farming operation; including preparation for market, delivery to storage or to market, or to carrier for transportation to market. No building, structure or land may be used and no building or structure may hereinafter be used except in accordance with the following provisions, set forth in this chapter. The following uses are illustrative of the types of permitted uses and are not exclusive:

A. Trees for fruit, nuts or fiber; B. Bushes or vines for berries or grapes; C. Field vegetable or truck or row crops; D. Orchards, vineyards and bushes for fruits or nuts; E. Forest land and timber; F. Drying of crops: hay, straw and seed; G. Storage and wholesaling of crops; H. Animal breeding, pasturing and ranching; I. The growing and harvesting of flowers, ornamentals and turf; J. Apiary; for the purpose of this title, apiary includes one or more hives or boxes occupied by bees (hives or boxes include colonies) and may not be interpreted to include honey houses, extraction houses; K. Poultry raising of up to five hundred birds; L. Any operation, performance in a permanently fixed structure or establishment on the farm or on a moving packing plant on the farm for the purpose of preparing agricultural, horticultural, egg, poultry, meat, or rabbit or dairy products for market which such operations are done on the premises owned or operated by the same person who produced the products referred to herein and includes all operations incidental thereto; M. Park, playground or community center (owned or operated by a governmental agency or a nonprofit farm community organization, or a farm owner for the use of the owner's employees); N. Private nonvehicular daytime recreational activities for hiking, riding, fishing and hunting, which do not require structures or improvements such as, but not limited to, fireplaces, paving or swimming pools; O. A mobile home used as a temporary dwelling during construction or alteration of the existing residence on the property where inhabitants would be permitted; in which case, such temporary construction may not exceed a time period of six months with the director's approval; P. Residence of the owner or owners, or lessees or lessor, of the land upon which the use is conducted; Q. Day care, small and large family. Large family day cares must also comply with Section 19.44.050(8) and the following:

1. There must be a minimum separation of three hundred feet between properties upon which a large day care use is located; provided, that this regulation only applies to a large family day care use that is commenced on or after March 22, 1993;
2. Vehicles picking up and dropping off children may not block existing drives nor block circulation in the public street;
3. Outdoor activities must be controlled to maintain the noise level for a residential zone and must be primarily limited to an area in the rear yard or rear and side yards;
4. Parking must be provided in accordance with Section 19.44.050(8).

R. Farmworker housing; S. Cottage food operations as set forth in Chapter 19.74.

**19.10.030 - Uses permitted by conditional use permit.**

The following additional uses may be permitted subject to the approval of a conditional use permit as provided for in Section 8163.3 of the zoning ordinance:

1. Nurseries, plants, retail; 2. Feed lots; 3. Dairies; 4. Production of eggs, and hatcheries involving more than five hundred laying birds; 5. Fur farms; 6. Electrical distribution substations; 7. Natural resources, development of, including necessary structures and appurtenances. Development of water resources shall be limited to the following.

a. The drilling and operation of water wells on lots which are principally used for agriculture and are forty acres or larger. The water produced shall be used only for the lot on which the well is located,

b. The drilling and operation of water wells and distribution of water therefrom by any mutual water company to the persons and properties which it serves; 8. Soil amendment activities to incorporate certain oil field waste into the soil; 9. Residence in excess of those permitted in Section 19.10.010

10. [Reserved.] 11. Private nonvehicular daytime recreational activities for hiking, riding, fishing, and hunting which such uses require structures or improvements such as, but not limited to, fireplaces, paving or swimming pools; 12. Automated radio, television transmitter relay signal distribution facilities and associated equipment; 13. Temporary agricultural stands in accordance with Chapter 19.62; 14. Roof-mounted satellite dish antennas greater than one meter and roof-mounted satellite dish antennas which project above the ridgeline of the roof and ground-mounted satellite dish antennas greater than one meter in size located in the required side yard or at heights greater than fifteen feet.