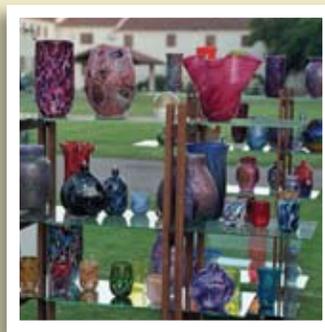


CAMARILLO



Live. Work. Play.



LIVE

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WORK

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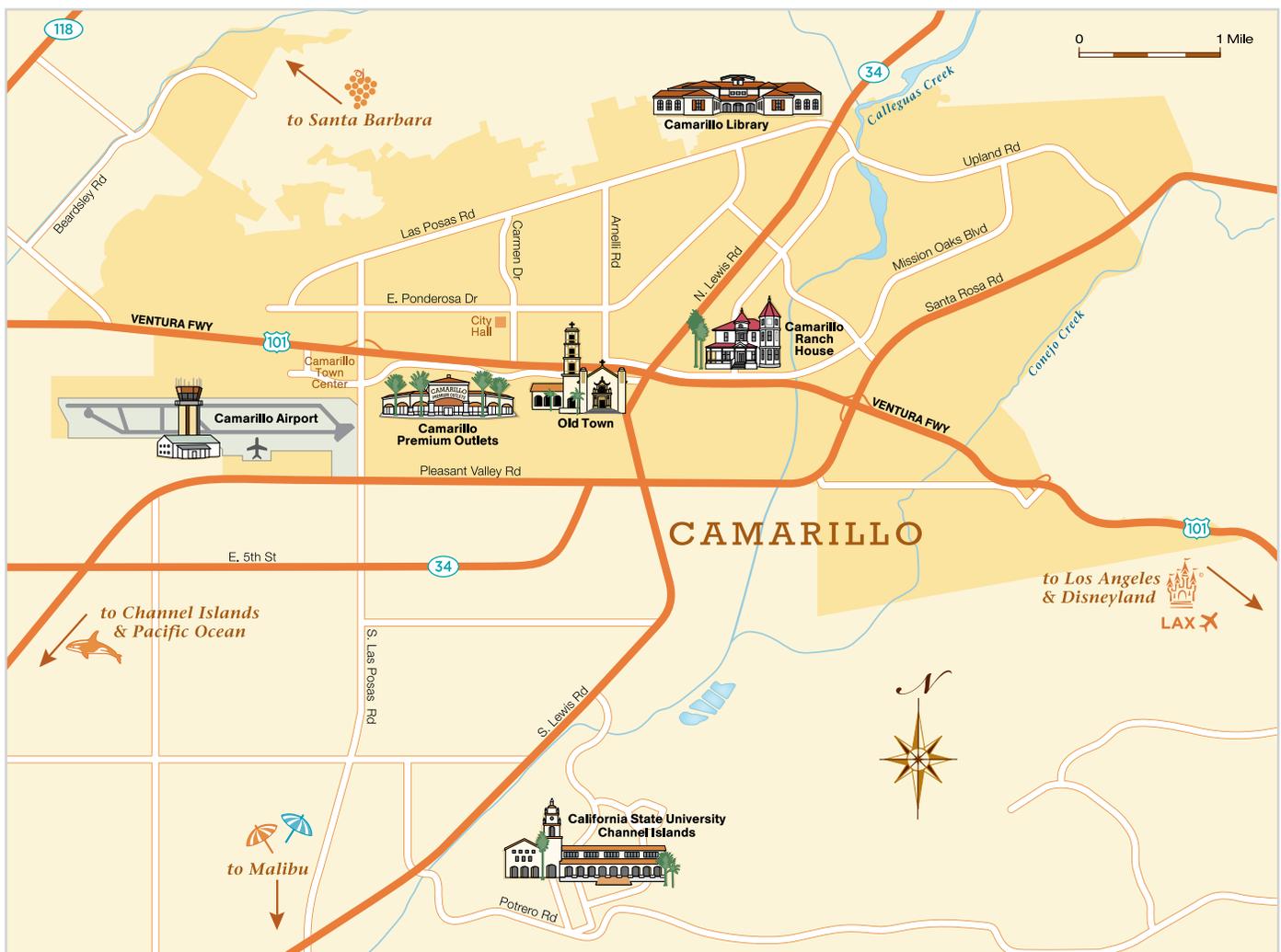


WELCOME

Camarillo is a thriving community of over 66,000 in the heart of Ventura County. Situated on the Oxnard Plain just nine miles from the Pacific Ocean, Camarillo offers an appealing mixture of rural and suburban lifestyles. With more than 300 sunny days annually and an average temperature in the low 70s, Camarillo's climate is hard to beat.

Camarillo enjoys a reputation as a preferred location for high-tech, retail and specialty businesses. To support this, the City boasts a highly educated workforce, modern industrial buildings, strong relationships with local business leaders and other government agencies, and a streamlined permitting process.

Consistently ranked as one of the safest communities in Ventura County, Camarillo's location midway between Los Angeles and Santa Barbara is ideal for families who want to take advantage of the region's amenities while living in an affordable, prospering community. These are just a few of the reasons why Camarillo is the best place to **Live, Work, and Play!**



About Camarillo

Camarillo's rich cultural and agricultural history reflects its beginnings as Rancho Calleguas, a 10,000 acre land grant ceded to Jose Pedro Ruiz by the Mexican government in 1837 and obtained by the Camarillo family in 1875. In its first 125 years, Camarillo grew slowly, but the end of World War II and construction of U.S. Route 101 in the mid-1950s hastened the pace of development. In 1964, with a population of approximately 10,000, the City of Camarillo was incorporated under the council-manager form of government.

Distinctions

- Fourth largest city in Ventura County
- Third highest median income in Ventura County
- One of the safest cities in California
- Birthplace of the famous Camarillo White Horses



Within an hour of...

Los Angeles
 Santa Barbara
 Universal Studios/Dodger Stadium
 Hollywood/Beverly Hills
 Malibu

Key Facts

City Limits	19.88 square miles
Population (2008)	66,390
Median Age	40.14
Dwelling Units	25,178
Persons per Household	2.62
Owner-occupied Units	73.5%
Renter-occupied Units	26.5%
Median Family Income – Camarillo	\$78,473 (2008)
Median Family Income – Ventura County	\$74,968 (2008)
Median Family Income – California	\$70,712 (2008)*

*U.S. Census

Within three hours of...

Disneyland
 Knott's Berry Farm
 Five Ski Resorts
 Palm Springs
 San Diego

Arts & Culture

Camarillo is proud of its heritage as well as the wide array of cultural, civic and social activities available in and around town. The Pleasant Valley Historical Society Museum features an extensive collection of local artifacts and the Charles Honn Botanical Garden.

The Camarillo Art Center offers classes, demonstrations and art shows. The Performing Arts Pavilion at Constitution Park affords a casual outdoor setting for concert performances ranging from jazz, classical and country music to military bands.

From art clubs and art galleries to the community theater and dinner theater, Camarillo offers something to suit all ages and tastes. Conveniently located in the heart of Ventura County, Camarillo is also less than an hour from Los Angeles' renowned Disney Concert Hall, Thousand Oaks' Civic Arts Plaza, the New West Symphony Orchestra and Santa Barbara's Civic Light Opera.



Traditions

Camarillo's annual community events attract thousands of local residents and visitors throughout the year, from the springtime Celtic Fair at Constitution Park to the late summer Art & Jazz Festival in Old Town. The Camarillo Fiesta & Street Fair is another summertime favorite, featuring family-friendly live entertainment, food, games, crafts and a carnival on the streets of Old Town.

Each December, the Holiday Lighting Program at Constitution Park and a Christmas parade that winds its way through the streets of the City lend magic to the season, delighting old and young, newcomer and native alike.



Community

Camarillo's highly regarded standard of living can largely be attributed to the efforts of City leaders, in partnership with civic-minded residents, to carefully and thoughtfully shape the community.



Neighborhoods

Housing choices range from country club living and lakeside homes to mountain-view, planned communities and older, well-established neighborhoods. All of Camarillo's neighborhoods offer easy access to the City's five community parks, 22 neighborhood parks, and two private and two public golf courses. Shopping districts and other amenities are also conveniently located.



Village At The Park features community pools, bike paths, a 55-acre sports park, a YMCA facility and a new elementary school. From low- to high-density housing, Village At The Park offers apartment living, condos/ townhomes, and neighborhood communities, as well as commercial and mixed-use space.



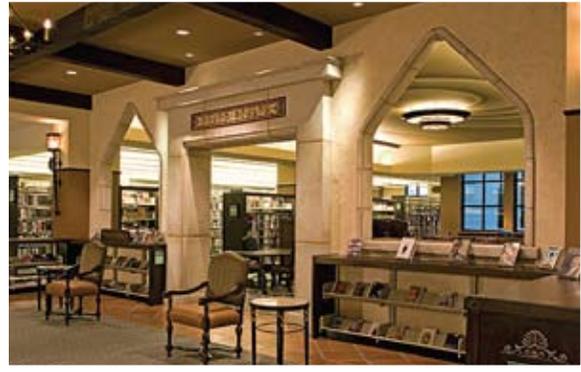
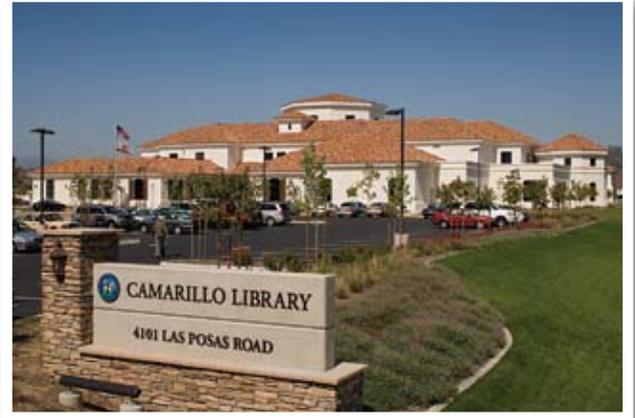
Specialized Living

For those who prefer mobile-home living, there are five nicely maintained mobile-home parks located throughout the City. Additionally, Camarillo has a number of fine assisted-living facilities and is also home to Leisure Village, an attractive, gated senior community.

Home prices and monthly rents are comparable to Southern California's median housing prices.

Library

The 65,000 square foot Camarillo Public Library opened to wide acclaim in early 2007. This state-of-the-art, two-story facility features spacious children's, young adult and adult areas, "special purpose" centers for K-8 homework assistance, family literacy and technology training, a community room with seating for 200, a bookstore and café. The library's 160,000-piece collection of books, periodicals, reference materials, movies and music was purchased with the aid of community donations totaling more than \$1.5 million.



Special architectural and creative elements include a sunken pirate's ship in the children's area, with stadium seating for story-telling. Intricately designed tiles and mosaics are found throughout the building, along with ornate murals, paintings and art pieces that reference both literary classics and Camarillo's history.





K-12 Schools

The Pleasant Valley School District oversees ten schools providing elementary through intermediate education in Camarillo, including two magnet schools and a charter school. High school students attend either of two local schools operated by the Oxnard Union High School District. Additional educational opportunities include 17 private schools located in the greater Camarillo area, and a continuation high school operated by the Ventura County Superintendent of Schools.



Higher Education

California State University Channel Islands (CSUCI) opened its doors in Camarillo in August 2002, becoming the 23rd member of the CSU system. As a student-centered, four-year public institution known for its interdisciplinary, multicultural and international perspectives, CSUCI has quickly become a destination university for students from throughout the state.

Other public four-year colleges and universities within an hour's drive of Camarillo include UCLA, UC Santa Barbara and Cal State Northridge. Three community colleges are located nearby in Moorpark, Oxnard and Ventura.

A number of excellent private higher education institutions are also within driving distance, including USC in Los Angeles, California Lutheran University in nearby Thousand Oaks, Westmont College in Santa Barbara and Pepperdine University in Malibu.



Police

The City of Camarillo contracts with the Ventura County Sheriff's Department for police services. A sworn force of 49 officers covers all 19 square miles of the City. The department has a youth officer, three school resource officers, a crime prevention officer, seven traffic officers, six detectives and five special enforcement deputies. The Camarillo Police Department is also home to the deputies that patrol the unincorporated areas in and around Camarillo.



Fire

The Ventura County Fire Protection District operates five stations with six engines and 19 personnel to serve the City of Camarillo. In addition to providing protection from life-threatening fires, all five stations offer services including emergency medical services, free blood pressure screenings, fire education programs, fire hydrant location information and fire house tours.

Health Care

St. John's Pleasant Valley Hospital provides 24-hour emergency care, one-day surgery, family-centered maternity services and extended care, as well as general medical and surgical services. The hospital also offers special programs such as Senior Health Connection, a free service to persons 55 and older.

The Camarillo Health Care District, formed in 1969 to provide supplemental community health services, focuses on prevention, education and support. Its range of affordable services—from health screenings and non-emergency, medical transportation to family immunizations, senior lunches and a broad array of classes—has earned the District recognition as California's Outstanding Health Care District.

World-renowned health facilities, including Cedars-Sinai and UCLA medical centers in Los Angeles, and the John Wayne Cancer Institute at St. John's Health Center in Santa Monica, are all within driving distance.



WORK

Doing Business in Camarillo

Dedicated to preserving Camarillo's historic heritage as well as its natural beauty, the City Council and City staff also know that strong, healthy economic development is essential to sustaining Camarillo's quality of life. City officials maintain positive relations in the community by ensuring that equal attention is given to both residential and business concerns.



Stewardship of the City's finances is a top priority for the Council and staff, and has been a hallmark of Camarillo's stability. Careful fiscal management practices have ensured a healthy reserve to cushion against potential revenue declines or emergency expenditures. These practices are augmented by the City's commitment to collaboration with civic and business leaders and other agencies to encourage new, well-managed growth and development.

Some two dozen industrial and commercial properties, representing 2 million square feet, were either completed, under construction or approved/pending in 2008. These projects, many of which encourage mixed use, balance new development on designated, available lands with revitalization and repositioning of existing urban spaces. With more than 12.5 million square feet of industrial and office space available in Camarillo, there is plenty of room to grow a new or relocated business.



Camarillo offers an affordable cost of doing business, with no user utility tax and low business license fees. A streamlined permitting process, a skilled labor force, modern industrial buildings, and its mild climate are additional factors that contribute to the retention and expansion of long-established firms and the availability of outstanding business opportunities for entrepreneurs.



Businesses & Workforce

Camarillo remains a preferred business location for high-tech, bio-tech, retail, manufacturing and communications companies. The “tech corridor” of Ventura County, along U.S. Route 101, is home to a variety of firms engaged in technology manufacturing, biomedical and pharmaceutical product manufacturing and distribution, multi-media products and processing, and specialty database firms.

With annual taxable sales exceeding \$850 million, retail centers such as the Camarillo Premium Outlets provide a steady source of revenue to the City, while also providing employment and complementing the community’s relaxed lifestyle. Camarillo has seen recent job growth in the health care and manufacturing sectors, and in engineering and management consulting services. It also enjoys the lowest unemployment rate of all Ventura County cities.



Forty-three percent of the City’s residents are employed in management and professional occupations. Some 70% of those 25 years of age and older are college-educated. With more than half the City’s population ranging in age from 20 to 55, and with the added benefit of thousands of students and graduates of nearby CSUCI, employers have a strong pool from which to recruit workers.



Besides making it easy for companies to grow, Camarillo offers the amenities, educational opportunities and lifestyle elements needed to keep both employers and employees happy. It is a great place to build a business and make a living.

In Development

Camarillo Promenade

Just off U.S. Route 101 at Las Posas Road, the Camarillo Promenade features 242,000 square feet of fine retail stores and restaurants on approximately 29 acres. Opening in the spring of 2009, the Promenade is located just minutes from the Camarillo Premium Outlets and Camarillo Town Center.



Paseo Camino Real

The Camarillo City Council recently approved the Paseo Camino Real project. This prominent center will be constructed west of Camarillo Town Center, along U.S. Route 101, to include 499,000 square feet of retail and dining space on approximately 44 acres. It will feature architectural references to Mediterranean, Mission, Monterey, and Early California designs.

Sandstone Redevelopment

The Sandstone property is located adjacent to the 101 interchange at State Route 34 (Lewis Road) and the Amtrak/Metrolink station. Given its proximity to transit, the intention is to create a new purpose for the site's current warehousing and manufacturing uses. The proposal under consideration envisions a transit-oriented development consisting of retail, office, research and residential uses, applying smart growth practices. This redevelopment would encourage replacement of the older buildings with new technology uses and plazas for the employees and residents, as well as promote more neighborhood-friendly activities.



Camarillo Commons

Situated just north of the 101 along Arneill Road, The Commons will be a destination for both visitors and residents, drawn to spend the day shopping, dining, and gathering at special events. The area's residential units, specialty retail, dining and nightlife will create a thriving and attractive environment to be enjoyed seven days a week.



Conference Hotel

A 12-acre site adjacent to U.S. Route 101 and Las Posas Road is envisioned as the location of a full-service, 4-star hotel with conference and banquet facilities, to accommodate both business clients and travelers. The Camarillo Community Development Commission has initiated preliminary planning for at least 160 hotel rooms and a 12,000 square-foot conference/banquet facility for 500 guests.



Air Travel

For national and international travelers, Camarillo is located within an hour of Los Angeles International Airport, Santa Barbara Municipal Airport and Burbank's Bob Hope Airport.

Camarillo Airport is a convenient regional airport with a single 6,010-foot runway. The airport is home to businesses providing aircraft charters and rentals, aircraft maintenance services, flight training, pilot supplies, and ultra-light flight facilities and training.



Commuter & Train Travel

Metrolink connects Camarillo with Los Angeles, Orange, Riverside, San Bernardino and San Diego counties. The nearby Amtrak station located in Oxnard offers service throughout California and the Pacific Northwest. In addition to three conveniently located Park 'n' Ride lots maintained by the Ventura County Transportation Commission, Camarillo also has nearly 50 miles of bicycle paths, lanes and routes.

Deep-Water Port

The Port of Hueneme, less than fifteen miles from Camarillo, is the only deep-water harbor between Los Angeles and San Francisco and is the U.S. port of entry for California's Central Coast. The Port serves international freight and ocean carriers from the Pacific Rim and Europe, and is among California's busiest ports.



Hotels/Meeting Facilities

Camarillo offers nearly a dozen lodging options to both business and leisure travelers. Ranging from simple, clean motels to more inclusive, residence-style hotels, all of Camarillo's lodging is centrally located, close to the business parks or the Premium Outlets mall.



Meeting and event planners can put together intimate gatherings or hold larger events for up to 300 people. In addition to the traditional hotel meeting spaces and country club amenities, Camarillo offers unique venues including the historic Adolfo Camarillo Ranch and the elegant, Spanish-style Community Room at the Camarillo Public Library.



PLAY

Parks & Recreation

The Pleasant Valley Recreation and Park District (PVRPD) operates five community parks in Camarillo. These parks are generally more than 10 acres in size and are located throughout the City so that there is one within a 1.5-mile radius of every home. Park amenities include tennis courts, soccer fields, picnic areas, a skate park, horseshoe pits, volleyball courts, a swimming pool and a dog park. Another 22 neighborhood parks offer less structured enjoyment. The PVRPD also sponsors a variety of classes, sports leagues and special events throughout the year.



classes such as tumbling, hip-hop dancing and judo, and child care programs are just a few of the YMCA's family-oriented offerings.

The Camarillo Family YMCA offers a wide variety of adult and senior programs, including aquatics, aerobics, weight and strength training, yoga, basketball and volleyball leagues, triathlon training and more. Family Fun Nights, Parents' Night Out, summer camps, sports leagues, youth wellness



Golf & Outdoor Activities

Golfers will enjoy their time on any one of Camarillo's four golf courses. Two private courses, the prestigious Spanish Hills and Las Posas country clubs, offer 18-hole championship play, elegant clubhouses and restaurants. Courses open to the public include Sterling Hills Golf Club and Camarillo Springs Public Golf Course. More than a dozen first-class golf courses are located within 30 minutes of Camarillo.

Both the Santa Monica Mountains National Recreation Area and Channel Islands National Park are within easy driving distance and offer myriad outdoor activities, from hiking, camping, snorkeling, bird watching and photography to whale watching and guided tours. For those who want to play on the sand, it's a short drive to Point Mugu State Park, while the beaches of Malibu and Santa Barbara are both less than an hour's drive south or north.

Family Activities

Camarillo is a very family-friendly city. Weekends, the local parks are packed with soccer and softball leagues. Arts and crafts classes and family recreation programs are offered at a number of venues around the City.

Camarillo is home to a very active Boys & Girls Club. Membership is also strong in organizations such as Boy Scouts and Brownies. The Camarillo Public Library offers a variety of children's programs on a regular basis, including special Saturday events the whole family can enjoy.



The 55-acre Village At The Park Sports Park, the largest of its kind in the area, will be completed in 2009. Facilities include 14 soccer fields, three softball diamonds, a snack bar, kitchen, restrooms and plenty of parking.

Several unique museums are based in Camarillo, including the Commemorative Air Force Southern California Wing's World War II Aviation Museum, the Western Foundation of Vertebrate Zoology, the Pleasant Valley Historical Society Museum and the Adolfo Camarillo Ranch House.



Shopping

Despite the City's small-town atmosphere, many prominent big box stores are represented. The Camarillo Premium Outlets and Camarillo Promenade combine to provide one of the largest upscale, brand-outlet shopping experiences in the country, attracting discount-seeking shoppers from as far away as Asia and Europe.



Recently revitalized, Old Town on Ventura Boulevard provides charming shopping and dining alternatives for visitors and is also the site of the weekly Farmers' Market. Several other key shopping districts round out the offerings with a mixture of chain stores, restaurants and locally owned businesses.

Parking throughout the City is plentiful and free.

Dining

Camarillo is home to more than 90 restaurants and eateries. Dining options range from nationally known chains and familiar franchises to some truly inspiring venues found only in Camarillo.

Wine

Camarillo is becoming a wine-tasting destination in Ventura County, with several local establishments offering a range of wines made from regionally grown grapes, and even the opportunity to "make your own." The 2004 movie, *Sideways*, is widely credited with the growth in popularity and keen appreciation of the Central Coast's vineyards among wine enthusiasts worldwide.



Photo Credits

Landscapes: Joe Virnig - cover, inside cover, pp. 3, 12 & 16
Elementary Schools: Visual Arts - p. 6
Whale: Scott Cuzzo - p. 15
Map: Small World Maps

Community Contacts

City Hall Departments

www.ci.camarillo.ca.us	
Accounts Payable	(805) 388-5352
Building & Safety	(805) 388-5395
Business Licensing	(805) 388-5330
Cable TV (Government Access Channel)	(805) 388-5349
City Clerk	(805) 388-5353 / 388-5331
City Council	(805) 388-5307
City Manager	(805) 388-5307
Code Compliance	(805) 388-5660
Community Development	(805) 388-5360
Economic Development	(805) 388-5349
Emergency Preparedness	(805) 388-5349
Finance	(805) 388-5320
General Services	(805) 383-5633
Human Resources	(805) 383-5618
Public Works	(805) 388-5340 / 388-5380
Recycling & Waste Management	(805) 388-5392
Sanitary Division	(805) 388-5332
Streets Division	(805) 388-5338
Utility Billing	(805) 388-5325 / 388-5326
Water Division	(805) 388-5373

Chamber of Commerce

www.camarillochamber.org (805) 484-4383

Fire

Ventura County Fire Department (Station 50) (805) 389-9710
fire.countyofventura.org

Health Care

Camarillo Health Care District (805) 388-1952
www.camhealth.com

St. John's Pleasant Valley Hospital (805) 389-5800
www.stjohnshealth.org

Police

Camarillo Police Department (805) 388-5100
www.vcsd.org

Utilities

Calleguas Municipal Water District (805) 526-9323
www.calleguas.com

Camrosa Water District (805) 388-0226
www.camrosa.com

E.J. Harrison & Sons (805) 647-1414
www.ejharrison.com

Southern California Gas Company (800) 427-2200
www.socalgas.com

Southern California Edison (800) 655-4555
www.sce.com

Camarillo Ranch

www.camarilloranch.org (805) 389-8182

Library

www.vencolibrary.org (805) 388-5222

Public Schools

K-8 – Pleasant Valley School District (805) 482-2763
www.pvsd.k12.ca.us

9-12 – Oxnard Union High School District (805) 385-2500
www.ouhsd.k12.ca.us

California State University, Channel Islands (CSUCI) (805) 437-8400
www.csuci.edu

Recreation

Camarillo Family YMCA (805) 484-0423
www.ciyymca.org/camarillo

Pleasant Valley Recreation & Park District (805) 482-1996
www.pvrpd.org

Newspapers & Cable Providers

Daily News (800) 232-6397
www.dailynews.com

Los Angeles Times (800) 252-9141
www.latimes.com

The Camarillo Acorn (805) 484-2403
www.theacornonline.com

Time Warner (888) 892-2253
www.timewarnercable.com

Ventura County Star (800) 437-0000
www.venturacountystar.com

Verizon Plus (888) 553-1555
www.verizon.com/fios

Other Services

American Red Cross (805) 987-1514
www.arcventura.org

Camarillo Area Transit (CAT) (805) 988-4228
www.goventura.org

Dial-A-Ride Reservations (805) 988-4228
www.goventura.org

Farmers' Market (805) 389-6870
www.camarillohospice.org/farmersmarket.html

VISTA (Countywide Intercity Buses) (800) 438-1112
www.goventura.org



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