

1. Paelin Regiond Goals
- 2.
3. Issue papers 14 issue
4. Land Use Development Potential
 - a. vacant land
 - b. Physical factors
 - Pain
 - age
 - Seis

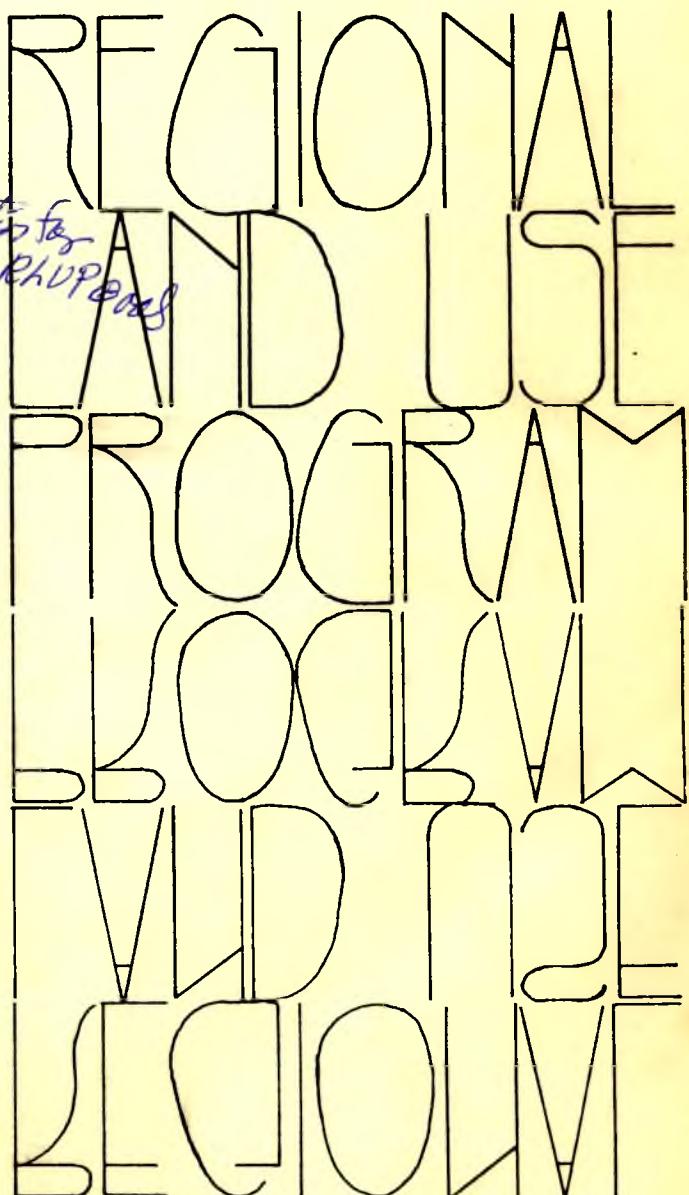
- c. Public Services
- d. Socio Economic Factors
 - 1. Demographic
 - 2. Household 19600
 - 3. % pop over 60
 - 4. Vacant lots
 - 5. Suburb

5. Policies & Actions
 - Land use policy plan for achieving goals RHPD 1980s
 - 1. air quality
 - 2. Energy
 - 3. Water Resources quality
 - 4. Agriculture
 - 5. Economic Support & Develop

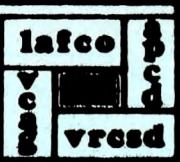
MAJOR MILESTONE # 8

6. Hazards
7. Taxes
8. Public facilities
9. Urban form
10. Social futures
11. Education
12. Housing
13. Rec & Parks
14. Natural Resources
15. Wildlife & Cultural
16. Coastal Policy
6. Incorporate new findings
7. Revised Regional goals

~~STEPPING COMMITTEE DRAFT~~



**VENTURA COUNTY
REGIONAL LAND
USE PROGRAM**



**MAJOR MILESTONE #8
EVALUATION FORM**

We would like to receive your evaluation of this milestone. Please return this form to Mr. Kim Hocking, RLUP Program Manager, Ventura County Environmental Resource Agency, 625 East Santa Clara, Ventura, CA 93009. Thank you.

- 1.) Do you think that Major Milestone #8 accomplished the objectives set forth in the RLUP planning process? Please comment.

- 2.) Do you think that Major Milestone #8 is organized in a format which is understandable? Please comment.

- 3.) Do you think that there are sufficient differences between the alternatives outlined in Major Milestone #8 to adequately address impacts and eventually choose a final alternative/composite alternative? Please comment.

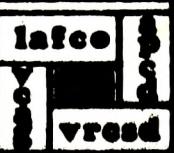
- 4.) After having reviewed the alternatives outlined in Major Milestone #8 are there any questions which you would like to have addressed in Major Milestone #10, Impact Assessment? Please enumerate.

- 5.) Do you have any other comments?

SPHERES OF INFLUENCE PLANNING STUDY

- I. Legal Mandate
 - A. Knox-Nisbet Act requires a Sphere of Influence Plan for each local governmental agency within the county. A Sphere of Influence Plan is defined as a plan for the probable ultimate physical boundaries and service area of a local governmental agency.
- II. Problem Areas
 - A. Achieving land use patterns which discourage urban sprawl and allow open space and agricultural uses in the pattern.
 - B. Ensuring governmental boundaries consistent with efficient, orderly and adequate provision of public services.
 - C. Minimizing completion and conflict between cities and/or special districts.
 - D. Achieving an equitable, cost efficient and responsive governmental structure.
- III. Potential Solutions
 - A. Define logical, ultimate boundaries and service areas for cities and special districts.
 - B. Develop policies designed to resolve interjurisdictional conflicts which may arise due to the defined jurisdictional boundaries.
 - C. Develop Interim Urban Growth Lines tied to five year Capital Improvement Programs to guide annexation decisions in the near term.
- IV. Implementation Options
 - A. Pattern the decisions of the Local Agency Formation Commission (LAFCO) upon the adopted plan.
 - B. Encourage and assist local agencies in achieving reorganizations which are consistent with adopted policies.
- V. Decision Making Process
 - A. Plan Adoption
 1. Review and approval by the Regional Land Use Program Citizens and Technical Committees, approval by the Steering Committee and Executive Committee.
 2. Adoption by LAFCO following public hearings.
 3. Periodic review and update of Spheres of Influence Plan and the Interim Growth Lines following public hearings.
 - B. Implementation
 - I. Pattern the decisions of LAFCO upon the adopted plan.

**VENTURA COUNTY
REGIONAL LAND
USE PROGRAM**



RLUP Milestone #8
Generate Final Population/
Land Use Alternatives

RELEASED BY:

REGIONAL LAND USE PROGRAM STEERING COMMITTEE

Chairman Ted Grandsen - LAFCO
Supervisor Tom Laubacher - APCD
Councilman Alfred Nunez - VRCSD
Councilman Joe Garrett - VCAG

ACTION SUMMARY

TECHNICAL ADVISORY COMMITTEE - Approval, 7/27/77

CITIZENS ADVISORY COMMITTEE - Approval, 7/25/77

STEERING COMMITTEE - Draft Approval, 8/8/77

LOCAL AGENCY REVIEW - Begins August, 1977

VCAG EXECUTIVE COMMITTEE -

Preparation of this report was financed in part by Grant No. P009080010 from the U.S. Environmental Protection Agency. This report fulfills work tasks 5.10.1 and 5.10.2 of the Ventura County Areawide Waste Treatment Management Planning (208) Work Program of April 1976, Task 5D of VRCSD-ERA Contract 76-20, and Element III, Task D of the Regional Land Use Program Description and Work Program of May 1976.

**VENTURA COUNTY
REGIONAL LAND
USE PROGRAM**

lafeo
19
19
VRCOD

August 16, 1977

TO: Local Agencies and RLUP Policy Boards

FROM: RLUP Steering Committee

SUBJECT: Conditional Approval of RLUP Major Milestone #8,
Generate Final Population/Land Use Alternatives

On August 8, 1977 the RLUP Steering Committee authorized transmittal of RLUP Major Milestone #8, Generate Final Population/Land Use Alternatives, to local agencies and RLUP policy boards for review, comment and action on conditional approval.

Major Milestone #8 describes the three population/land use Alternatives developed during the last four months in cooperation with local planning staffs and the RLUP Technical and Citizens Advisory Committees. Alternative 1 represents local plans through the year 2000. Alternatives 2 and 3 represent Alternatives based on policies developed and selected by the RLUP Committees. Alternative 2 is primarily characterized by higher density development and accommodation of projected population growth, while Alternative 3 maintains existing trend densities and recommends slowing the county's population growth. These Alternatives will be evaluated in detail for their social, economic, environmental and fiscal impacts in Major Milestone #10 prior to selection of a preferred Alternative.

Recommended Action:

Review, comment and conditionally approve RLUP Major Milestone #8 for transmittal to the RLUP Steering Committee and VCAG Executive Committee for final revision and action by no later than September 30, 1977. Address replies to Kim Hocking RLUP Program Manager, 625 East Santa Clara Street, Ventura, California 93009.

Sincerely,

Joseph Garrett
Councilman Joe Garrett
Ventura County Association of
Governments

James E. Laubacher

Supervisor Tom Laubacher
Air Pollution Control
District

Ted Grandson
Chairman Ted Grandson
Local Agency Formation
Commission

Alfred O. Nunes
Vice Chairman Alfred Nunes
Ventura Regional County
Sanitation District

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Introduction

RLUP Major Milestone # 8, generate final Population/Land Use Alternatives, is the eighth in a coordinated series of eleven major planning reports being developed through Ventura County's Regional Land Use Program (RLUP). RLUP is a coordinated planning effort involving local jurisdictions which will develop a Population/Land Use Plan for inclusion in four major Ventura County Regional Plans:

Air Pollution Control District - "Air Quality Maintenance Plan"

Ventura Regional County Sanitation District - "208 Areawide Waste Treatment Management Plan"

Local Agency Formation Commission - "Spheres of Influence Plan"

Ventura County Association of Governments - "Subregional Transportation Plan"

Major Milestone #8 is the culmination of fifteen months of planning involving a number of public agencies and private groups and individuals. It represents participants' views on three distinct possible future development pattern for Ventura County to the year 2000. Each future reflects a unique set of major policy assumptions about population growth, density, distribution urban form, land uses, development standards etc. The bundle of policies selected for each future is based on participants' development and review of preceding milestone reports which included data on developmental potential opportunities and constraints, analysis of major planning issues confronting the county and assessment of county regional goals.

The three alternative population/land use plans described in this Milestone represent possible ways our county might develop. Over the next four months each alternative will be evaluated for their respective social, economic, environmental, and fiscal impacts. This Impact Analysis (Major Milestones #9, and 10) will provide the basic information necessary for RLUP Committees, local decision makers, and the County's citizen to select the final Population/Land Use Plan to the year 2000. (Major Milestone #11) for incorporation into the four regional planning programs noted above.

~~This document is an abstract of the full report and associated appendices. A copy of the full papers and appendices has been provided to each participating agency's RLUP Committee representative as well to each County Library. Additional copies are available from County Planning.~~

The Three Alternatives

The three Population/Land Use Alternatives have been developed in cooperation with local jurisdictions and the Regional Land Use Program Technical and Citizen Advisory Committees. The Technical and Citizens Advisory Committees selected various 'policy bundles' in Major Milestone #5 which staff, in cooperation with all enumerated groups interpreted as to how the policies would affect land use. Numerous Subcommittee meetings have been held to refine the three futures which are presented herein.

The remaining section of the Introduction is intended to provide the reader with a clear understanding of the three Alternatives under consideration. Following this are narrative, tables and maps which describe how the futures affect the distribution of people and land by geographic area. For analytic purposes the discussion focuses on growth areas and areas of special concern. A growth area is where contiguous development now exists or is anticipated to exist and is based on the aggregation of the unit of analysis referred to as Analysis Zones. (Refer to Figure 1)

The final section includes projections of employment and housing and public facilities demand forecasts for each Alternative under consideration.

Three maps at the scale of 1"=10,000' are also provided to illustrate at the county level the distributional impact of the three Alternatives under consideration.*

* The North half of Ventura County is not included on the maps but is included in the Full Paper.

ALTERNATIVE 1

Alternative 1 is characterized by the continuation of adopted general plans and policies of the County and its nine incorporated cities. An overall 2.4% projected annual population increase to year 2000 would be accommodated at current trends density. This future would provide for urban confinement, preservation of agriculture and the maintenance of open space between urban areas utilizing the general planning tools currently adopted. There would be no change in the distribution of land types within communities or the distribution of housing beyond that called for by current policies.

This future would result in the greatest conversion of irrigated agriculture to urban use of the three alternatives under consideration.

	1975	2000
Population	432,600	762,350
Irrigated Agricultural Land Converted to Urban Uses	-	19,100
Total Urbanized Acres in Growth Areas*	53,000	92,000

* Growth areas are defined as where contiguous urbanization currently exists or is anticipated to occur by year 2000.

ALTERNATIVE 2

Alternative 2 is characterized by changes in development of the land and distribution of the people. This future would provide for an overall annual population increase of 2.2% to year 2000 at an increase in overall density of up to 25% in some urbanized areas. Increased efforts at urban recycling are also encouraged under this Alternative as are efforts to provide housing for all segments of the population on a countywide bases.

Urban confinement is strongly encouraged in that capital improvement programming and land use planning are explicitly coordinated. Planning for a 'balance' of land uses at the growth area level is a Policy under this Future. More stringent guidelines than under Alternative 1 on the conversion of agricultural lands to urban uses are provided, as are stricter land development controls in areas which are defined as hazardous or of unique natural or cultural value. This future requires the least amount of urbanized acres of the three Alternatives in year 2000.

	1975	2000
Population	432,600	733,750
Irrigated Agricultural Land Converted to Urban Uses	-	3,800
Total Urbanized Acres in Growth Areas*	53,000	77,000

* Growth areas are defined as where contiguous urbanization currently exists or is anticipated to occur by year 2000.

ALTERNATIVE 3

Alternative 3 is characterized by a slowing of the countywide population overall growth rate to year 2000 -- 1.7% as compared to the 2.4% proposed with Alternative 1 -- with a continuation of current trends density. Housing for all segments of the population distributed on a countywide basis is an explicit policy.

Urban confinement is strongly encouraged in that capital improvement programming and land use planning are explicitly coordinated. Planning for a 'balance' of land uses at the growth area level is policy under this Future. More stringent guidelines than under Future 1 on the conversion of agricultural lands to urban uses are provided, as are stricter land development controls in areas which are defined as hazardous or of unique natural or cultural value.

	1975	2000
Population	432,600	676,400
Irrigated Agricultural Land Converted to Urban Uses in Growth Areas	-	2,900
Total Urbanized Acres in Growth Areas*	53,000	80,000

* Growth areas are defined as where contiguous urbanization currently exists or is anticipated to occur by year 2000.

no need to adopt a map. They can convey their findings in relation to every area & the elected people will apply these policies when allowing development, with the benefit of their info about all parcels & advant & disadvat etc.

Countywide Policies for Land Use/Population Alternatives

Alternative 1

The following policies, both implicit and explicit, were derived from existing countywide plans and programs and state and federal statutes and policies.

POPULATION

Accommodate growth - 632,600 persons by 1990 and 763,000 persons by 2000. Refer to Table 1.

Alternative 2

Accommodate present trends growth - 632,000 persons by 1990 and 763,000 persons by 2000. Refer to Table 1.

Alternative 3

Limit population growth in keeping with State Department of Finance E-0 population forecasts - 601,000 persons by 1990 and 676,000 persons by 2000. Refer to Table 1.

DENSITY

Maintain existing general plan densities (7.8 persons per gross developed acres within urban growth areas). Refer to Table 2.

Increase countywide density 25% (8.9 persons per gross developed acres within urban growth areas). Refer to Table 2.

Encourage a variety of housing densities within each growth area. Refer to Table 2.

URBAN FORM

Confine urban development to existing urban areas and maintain open space between urban areas; community balance in accordance with adopted general plans.

Confine urban development to existing urban areas; maintain open space between urban areas; integrate residential, commercial and industrial uses to achieve balanced communities; discourage outward expansion of development when suitable developable areas exist within the service areas.

Confine urban development to existing urban areas; maintain open space between urban areas; integrate residential, commercial and industrial uses to achieve balanced communities; discourage outward expansion of development when suitable developable areas exist within the service area.

AGRICULTURE

Encourage the preservation of prime agricultural land.

Direct urban development to available nonagricultural lands rather than to any prime agricultural

Direct urban development to available nonagricultural lands rather than to any prime agricultural

Alternative 1WATER
QUALITY

Existing state and federal standards for waste water discharge; County Flood Control regulations.

P PUBLIC
FACILITIES

Encourage the provision of public facilities to respond to public need and the coordination of air quality planning and with federal and state funding for wastewater treatment facility expansion and highway construction.

HAZARDS

Restrict development in flood plains and in fault displacement special study zones.

*What does
now*

Alternative 2

lands and prevent conversion of prime agricultural land except where two or more of the following factors are present: future agricultural use is severely limited by economic factors, conflicts with urban uses and where conversion would complete a logical and viable neighborhood.

~~Prevent new agricultural and urban development which degrade groundwater from locating on aquifer recharge areas.~~

Permit urban development only in those locations where adequate public services are available, under construction or planned for construction in the near future (5 years).

*no new schools
no new fire stations etc*

Apply following policy to development on flood plains, liquefaction and steep slopes: prevent development in hazard areas where hazards cannot be mitigated without significant adverse environmental effects and where public expenditures for mitigation would not be acceptable.

Alternative 3

lands except where agricultural parcels on the edge of the developed area are surrounded on 3 sides and the 4th side is less than $\frac{1}{4}$ mile wide and where parcels within the urban developed area are totally surrounded on 4 sides.

Prevent and discourage new agricultural and urban development which degrade groundwater from locating on aquifer recharge areas.

Permit urban development only in those locations where adequate public services are available (functional), under physical construction or will be available in the near future (5 years).

Apply the following policy to flood plains: prevent development in hazard areas where hazards cannot be mitigated without significant adverse environmental effects and where public expenditures for mitigation would not be cost effective.

	<u>Alternative 1</u>	<u>Alternative 2</u>	<u>Alternative 3</u>
NATURAL RESOURCE UTILIZATION	Regulate oil activity to be compatible with surrounding uses.	Limit development on sand and gravel and oil areas to uses compatible with resource development.	Limit development on sand and gravel and oil areas to uses compatible with resource development.
NATURAL AND CULTURAL RESOURCE AREAS	Protect coastal, significant or fragile habitats and historical areas through County Open Space Plan, Cultural Heritage Boards, Coastal planning process, EIR process, Santa Monica Mountain Commission, U.S. Forest Service, Condor Sanctuary and Refuge and scenic highway elements.	Limit development in coastal, significant or fragile habitats, watersheds and historical and cultural areas.	Limit development in coastal, scenic, significant or fragile habitats, watersheds and historical and cultural areas.
HOUSING	Distribution of housing in accordance with SCAG Regional Housing Allocation Plan.	Encourage development of housing for all segments of the community distributed on a countywide basis.	Encourage development of housing for all segments of the community distributed on a countywide basis.
RECREATION	County park planning and "Quimby-type" ordinances	Reserve land use options for future regional park and recreational development.	Reserve land use options for future regional park and recreational development.
DEVELOPMENT TYPES AND STANDARDS	Maintain an adequate supply of agricultural land in non-growth areas; local general plans and zoning ordinances; Subdivision Map Act; EIR process; and offshore oil, oil refineries and facilities and energy related facilities permitted and/or	Maintain an adequate supply of agricultural land; maintain a supply of alternative sites for industrial and commercial operations for a broad spectrum of activity; encourage the following industries: "clean" industry, agricultural related, high assessed value and low	Provide for more and better quality water; encourage "clean" industry to locate in the county. Treat or contain runoff containing substantial amounts of pollutants or contaminants at the source where feasible; encourage land use design which will

Alternative 1

regulated by state and federal governments.

Alternative 2

demand for public services, and those providing upward mobility; encourage development of recreation support facilities; assure that any new development in an existing residential neighborhood is of a style and scale that does not adversely affect the character of that neighborhood; and encourage the development of housing to meet specific needs (i.e., mobile home parks, housing for the handicapped and elderly, etc.)

Alternative 3

capture water for ground-water recharge and maintain aquifer recharge areas; encourage the development of local ordinances protecting rights to renewable resources.

1977 REGIONAL STATISTICAL AREA	GROWTH AREA	ALTERNATIVE 1				ALTERNATIVE 2				ALTERNATIVE 3			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
400	NORTH HALF	400 .06	400 .06	400 .05%						400 .06	400 .06	400 .05	
600		13,700 15,300	16,800 17,100	18,400 18,700						13,123 14,700 13,6	15,100 16,000 2,38		
650	PIRU	750 .12	800 .12	800 .10						675 .11	700 .11	700 .10	
300	NON-GROWTH PART (NG)	300 2.13	300 2.13	300 1.96						300 .04	300 .04	300 .04	
8400	FILL MORE	10,500 2,13	12,000 2,13	13,500 1,96						10,002 1,85	11,150 1,85	11,524 1,81	12,450
2050	NG	21,500 2,10	22,000 2,10	22,000 2,10						2050 .34	2050 .34	2050 .34	
2		120,550 140,300	144,000 151,300	163,650 163,650						127,287 21,84	131,400 21,84	139,550 21,84	147,700 21,84
19,900	SANTA PAULA	21,200 3.84	23,000 3.84	24,300 3.43	26,200 3.43					20,946 3.59	21,600 3.59	22,500 3.46	23,400 3.46
1400	NG	1400 2.12	1450 2.12	1500 1.96						1400 .13	1400 .13	1400 .12	
17,750	OJAI VALLEY	19,900 3.44	21,000 3.44	22,100 3.05	23,300 3.05					18,919 3.26	19,650 3.26	20,225 3.07	20,800 3.07
4600	NG	4800 2.10	4900 2.10	4950 2.00	5000 2.00					4600 .76	4600 .76	4600 .67	
15,153	SAN BUENAVENTURA	85,000 15,33	91,000 15,33	97,000 14,01	107,000 14,01					98,095 13,71	93,600 13,71	97,250 14,18	95,900 14,18
1550	NG	1650 2.10	1650 2.10	1700 1.96	1800 1.96					1550 .25	1550 .25	1575 .23	1600 .23

5000
30
1500

15000
4500.

VENTURA COUNTY REGIONAL LAND USE PROGRAM	1980 Sales Value	1985 Sales Value	1990 Sales Value	1995 Sales Value	2000 Sales Value
	1980 Trend	1985 Trend	1990 Trend	1995 Trend	2000 Trend

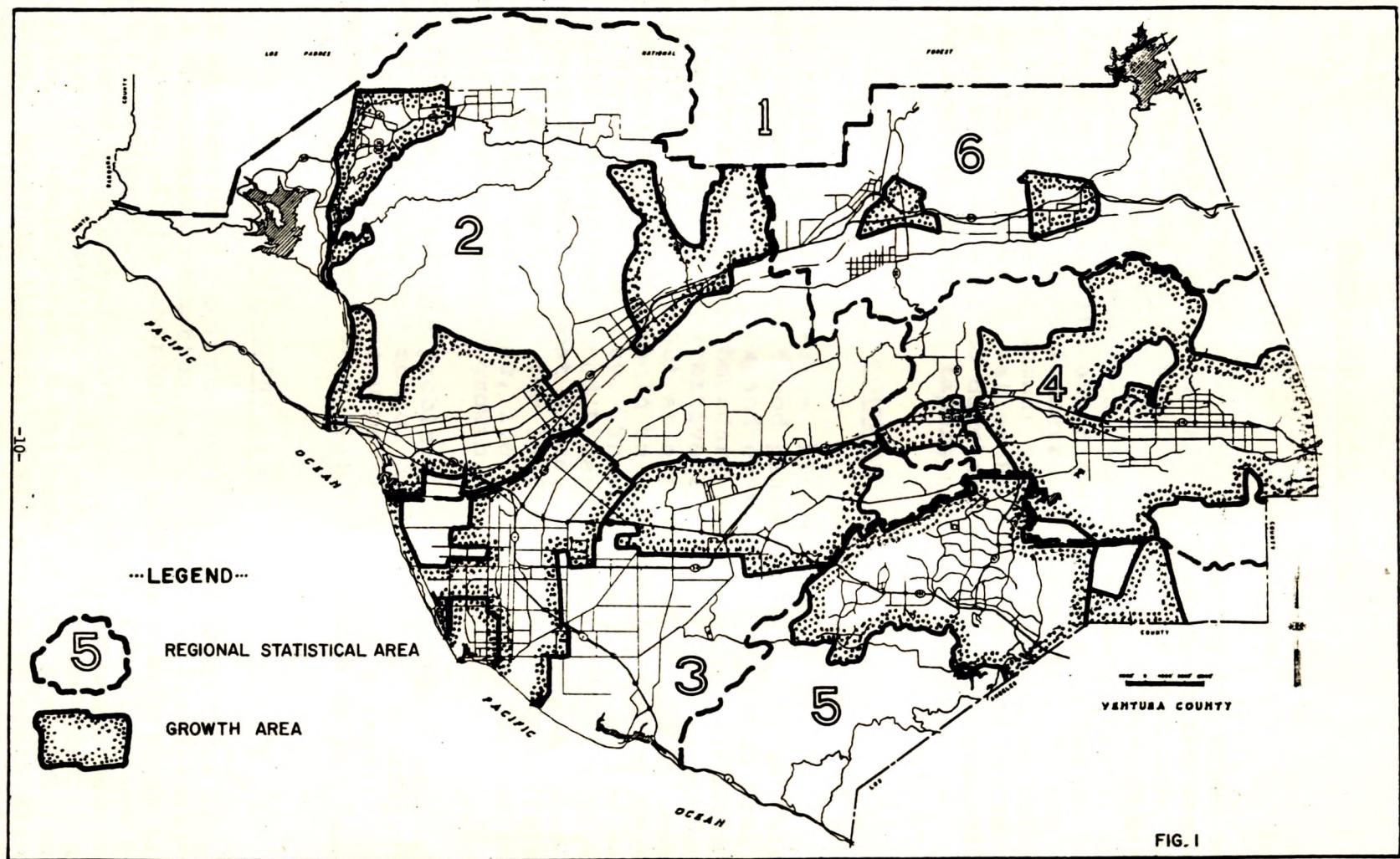
1977 REGIONAL STATISTICAL AREA	GROWTH AREA	PRESENT TREND GROWTH FUTURE-1				RLUP MANAGED GROWTH FUTURE-2				RLUP LOWER GROWTH FUTURE			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
3	124,850	209,300 228,700	253,200 271,100	277,100 295,000		203,300 226,200 239,500	246,500 258,500	263,200 275,000	285,500 306,900	200,000 222,100 236,71	225,800 249,500 266,9	249,500 266,000 283,00	
102,100	OXNARD	123,000 136,000 21,812	135,000 155,000 22,65	173,000 173,000		123,000 138,000 141,500	141,500 144,000	141,500 144,000	144,000 146,500	121,702 134,050 22,27	144,515 146,000 23,00	146,000 148,000 23,00	
4010	NG	4000 2.10	4000 2.10	4000 2.00	4000 2.00	4,000 4,000	4,000 4,000	4,000 4,000	4,000 4,000	4,000 .66	4,000 .66	4,000 .57	
19,570	PORT HUENEME	23,900 24,400 3,458	26,000 26,500 3,45	26,500 26,500						22,053 23,650 3,43	24,015 24,500 3,49		
NA	NG	NA NA	NA NA	NA NA						NA NA	NA NA	NA NA	
33,100	CAMARILLO	48,400 56,500 8,73	62,300 67,600 8,85	67,600 67,600						46,723 54,800 9,10	57,600 60,400 9,98		
50450	NG	5700 6,800	5900 6,800	6000 6,000						5542 5,600 .83	5600 5,600 .83		
5	81,500	113,700 132,700	144,950 144,950	166,500 166,500						108,761 125,800 20,91	133,550 141,300 26,9		
77,150	THOUSAND OAKS	105,900 122,500 14,36	137,000 151,500 19,83	151,500 151,500						101,327 116,000 19,28	124,250 128,500 19,0		
850	NG	850 900	900 900	900 850						951 900 .13	900 900 .13		
2150	OAK PARK	6900 7,80	11,800 11,80	14,000 14,00						4504 8,850 1,17	10,350 11,850 1,75		
50	NG	50 50	50 50	50 50						50 50 50	50 50 50		

VENTURA COUNTY REGIONAL LAND USE PROGRAM	1980 Sales Value	1985 Sales Value	1990 Sales Value	1995 Sales Value	2000 Sales Value
	1980 Trend	1985 Trend	1990 Trend	1995 Trend	2000 Trend

1977 REGIONAL STATISTICAL AREA	GROWTH AREA	PRESENT TREND GROWTH FUTURE-1				RLUP MANAGED GROWTH FUTURE-2				RLUP LOWER GROWTH FUTURE			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
4	80,650	101,600 114,750	124,950 136,500	136,500 136,500						97,542 108,100 17,97	114,800 121,500 17,97		
75,000	SIMI VALLEY	91,200 103,000 16,282	112,000 122,000 15,97	122,000 122,000						97,723 97,300 16,17	102,850 106,000 16,03		
550	NG	600 650	650 650	650 700						581 .99	600 .99	600 .98	
4350	MOORPARK	9000 10,000 1,00	11,500 13,000 1,70	13,000 13,000						7489 9,450 1,57	10,600 11,750 1,73		
750	NG	800 800	800 800	800 800						750 .12	750 .12	750 .11	
45,500	COUNTYWIDE TOTAL	567,650 632,600 646,850	762,350 762,350	762,350 762,350		267,600 30,400 60,815	30,400 60,815 73,750	30,400 60,815 73,750	30,400 60,815 73,750	515,142 601,600 632,671	676,000 676,000 676,000		

VENTURA COUNTY REGIONAL LAND USE PROGRAM	1980 Sales Value	1985 Sales Value	1990 Sales Value	1995 Sales Value	2000 Sales Value
	1980 Trend	1985 Trend	1990 Trend	1995 Trend	2000 Trend

* Refer to Figure 1 for a portrayal of the growth areas. A growth area is defined as where contiguous development exists or is anticipated to occur.



Camarillo Growth Area

Alternative 1

This scenario portrays Camarillo in-filling its urban core and expanding eastward along Santa Rosa Road up to the Santa Rosa Valley. (The Santa Rosa Valley generally is that area east of the Camarosa County Water District offices.) Development would not be contiguous. The area between Calleguas Creek, the Southern Pacific Railway Line and Highway 101 is scheduled to remain in agriculture or light industrial. Under this future agricultural land would be consumed; however, in the area below Highway 101 and above Pleasant Valley Road agricultural consumption would be reduced, with no development below Pleasant Valley Road. To the west, development tapers off rapidly.

Alternative 2

The key policies which define Alternative 2 are agriculture and some flood plain hazards. Under this alternative the city will expand east up to the Santa Rosa Valley, west to Rancho Las Posas boundary and south up to Pleasant Valley Road. Under Alternative 2 agricultural land would be absorbed, but at a slower rate. Also, because some agricultural lands would be excluded population density would increase for the city. Though some problems may still exist with unmitigated flood hazard areas, minimal mitigation would be sufficient in most areas. The urban limit line is similar to Alternative 1 for 1990 and 2000. Key differences occur within the urban line, i.e., restriction of some agricultural lands under managed growth.

Camarillo faces possible problems in its eastward expansion due to sewer constraints and school overcrowding. Housing distribution (a high proportion in upper income) could require Camarillo to increase its efforts in supplying moderate to low income housing.

Alternative 3

Strict application of agricultural policy shows this alternative with a substantial reduction in the amount of land available for construction. It is important to note that under this alternative (and Alternative 2) that Camarillo now has a large number of projects that are pending or under construction. Though agricultural policy would not affect the central area of Camarillo, it would affect areas east of the Southern Pacific Rail Line. Areas to the west, north and south would also be affected but less so, insofar as the city anticipates less expansion in those directions.

The Urban Limit Line for this future reduces the amount of available agricultural land both by eliminating certain areas from Alternative 2 and by excluding agricultural areas internal to the line. Under this future the 2000 line varies little from the year 1990 line.

Redevelopment

The majority of housing in Camarillo is less than 20 years old. Over 90% of the housing stock has been added since 1960. Approximately 49% has been added since 1970. Though some redevelopment will be necessary, new housing will supply almost all of Camarillo's housing need through the year 2000. As stated earlier effort may be needed in supplying additional low and moderate income housing.

DATA SHEET

CAMARILLO GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

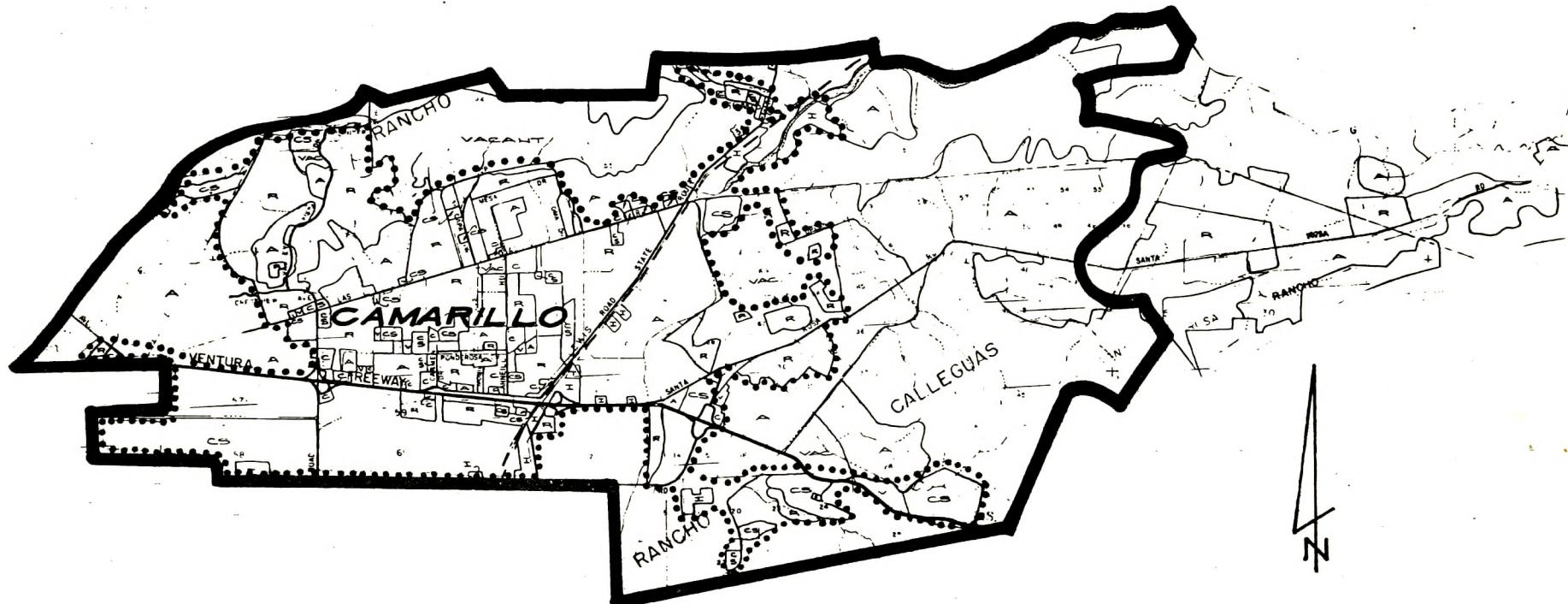
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴
1975	32,117	5,720	N/A	32,117	5,720	N/A	32,117	5,720	N/A
1990	56,500	8,780	8,780	56,500	8,430	9,300	54,800	8,560	9,130
2000	67,600	10,600	10,600	67,600	9,650	10,600	60,400	9,440	10,180

EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ^{5,6} OVERALL RES. AC.	HOUSES/ ^{5,6} NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ^{5,6} OVERALL RES. AC.	HOUSES/ ^{5,6} NEW RES. AC.
1975	5.6	2.6	---	5.6	2.6	---	5.6	2.6	---
1990	6.4	2.8	3.5	6.7	3.0	4.6	6.4	3.0	4.1
2000	6.4	2.8	3.2	7.0	3.3	4.6	6.4	3.0	3.9

¹ Existing Population Trends/Existing Trends Density⁵ 3.1 persons per household² Existing Population Trends/Higher Density⁶ The proposed residential acres to total acres decreases from 73% to 63% to accommodate additional commercial and industrial acres needed to create a balanced community.³ Lower Population Trends/Existing Trends Density⁴ Includes coverage or surplus for new development; excludes most acreage within Camarillo Airport. Accounts for pending projects



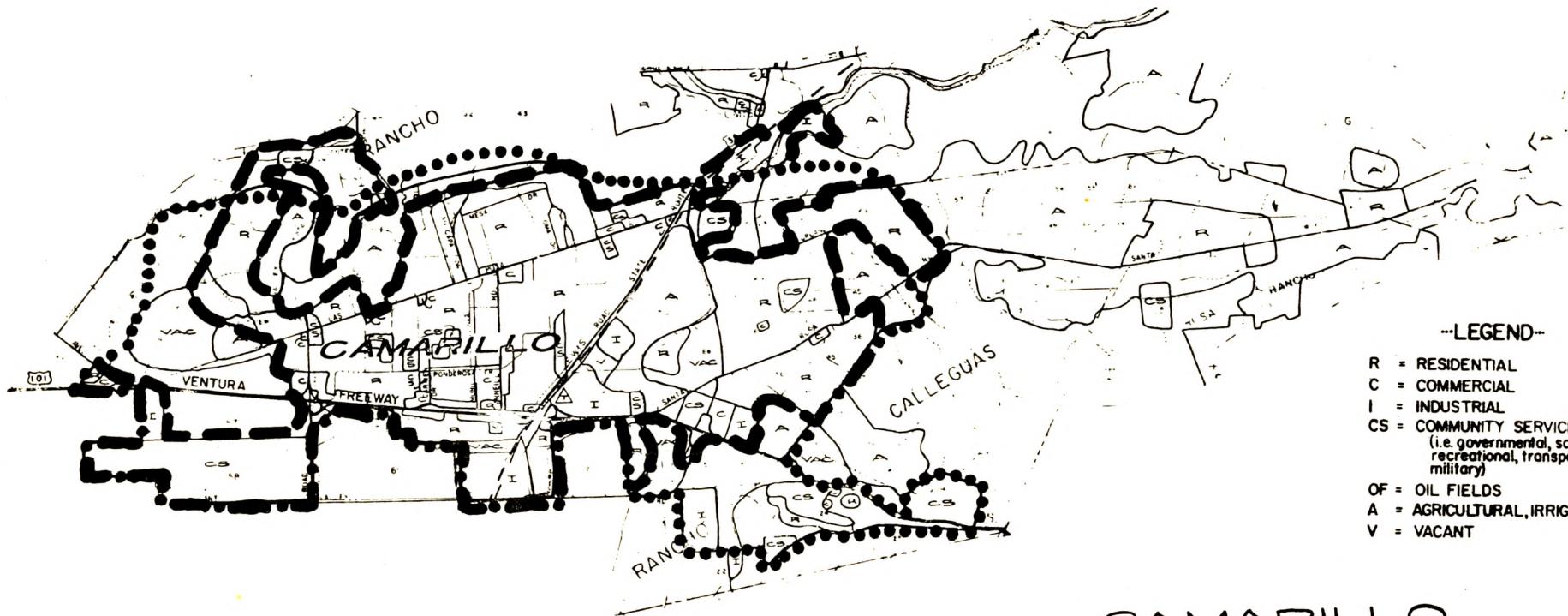
--LEGEND--

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- V = VACANT

CAMARILLO
EXISTING LAND USE

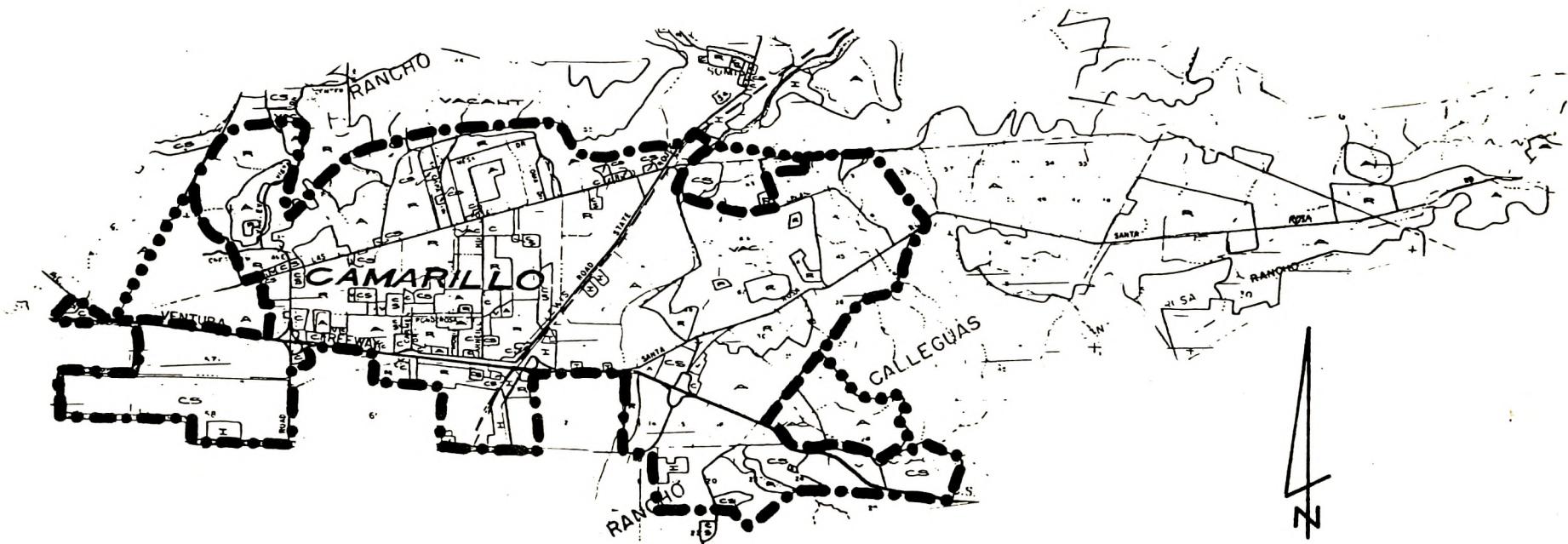
— GROWTH AREA BOUNDARY/
NON-GROWTH AREA

..... EXISTING URBANIZATION



CAMARILLO
I

— 1990
• 2000
— • 1990 & 2000



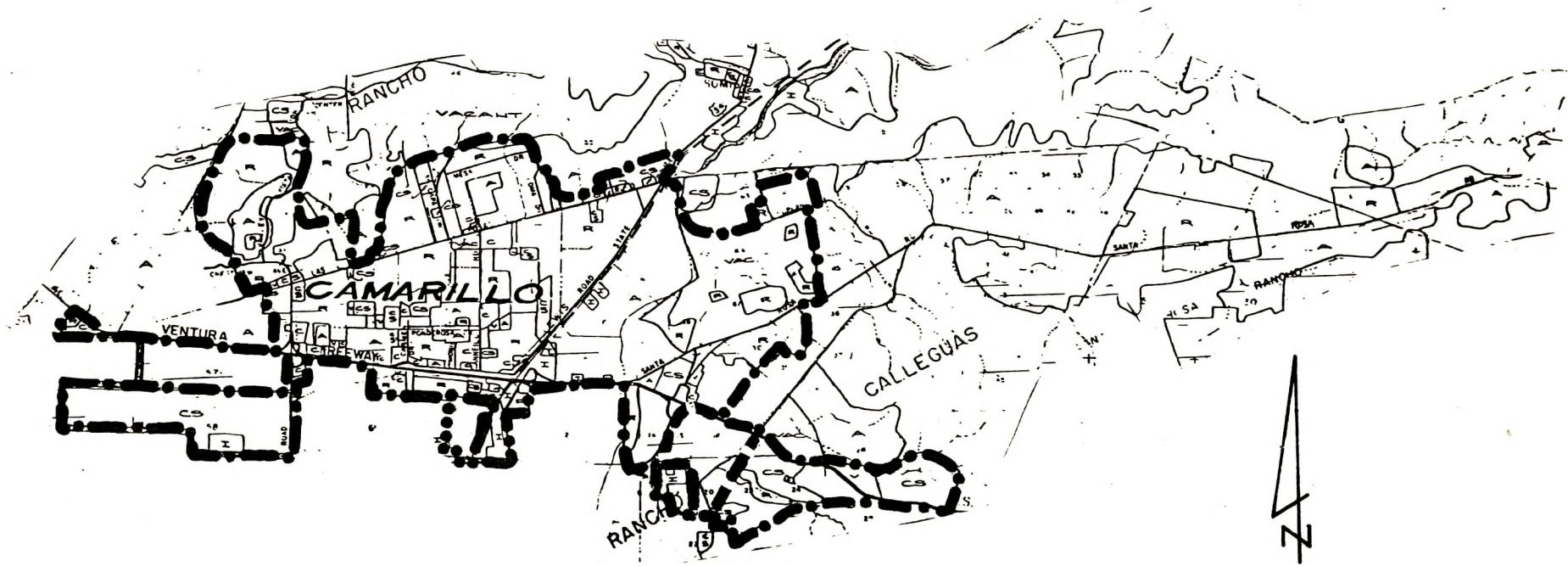
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LAND USES PORTRAYED ARE
EXISTING LAND USES

CAMARILLO
II

1990
2000
1990 & 2000



--LEGEND--

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LAND USES PORTRAYED ARE EXISTING LAND USES

CAMARILLO
III

Fillmore Growth Area

Alternative 1

Fillmore has a relatively balanced mix of residential, commercial and industrial uses as defined by Alternative 2 and Alternative 3. The area has recently been experiencing rapid growth. Although traditionally confined north of Highway 126, development is starting to expand south of this road as interior spaces within the urban center are urbanized. Although primarily a community of single family detached homes, the newer development has been more concentrated with a greater emphasis on apartments and Planned Unit Developments.

Development is largely constrained by the rivers and mountains surrounding Fillmore and virtually all of the developable land north and east of the rivers will be urbanized by 2000. Development is occurring on Class I and II soils (most of it in orchards) and aquifer recharge areas. In addition, much of the remaining vacant land is in oil resource areas, floodplains, and liquefaction zones.

Alternative 1 projects that the existing gross urban density of about 11.7 people/acre will continue through 2000. The Fillmore population contains approximately 40% non-whites compared to less than 18% non-whites in the county as a whole. The area has a median family income of about \$12,400 compared to \$14,600 county-wide.

Alternative 2

This policy assumes the same population projections as the Present Trends Future while increasing the gross urban density by 22% to 14.3 people/acre. This alternative will require about 159 fewer acres in 1990 and 283 fewer acres in 2000 than Alternative 1; consequently, the Urban Limit Line for this alternative encompasses less land than under existing trends. The public facilities policy is also applicable as the Fillmore Unified School District is approaching or is at full capacity, particularly at the elementary school level, and will require new facilities to accommodate any significant increases in population. However, plans for school expansion are being developed and the local schools will be able to accommodate projected growth through 1990 and 2000. The remaining Alternative 2 policies such as not building on hazardous areas, Class I and II soils, aquifers and resource extraction areas do not generally apply because much of this land has already or will soon be impacted by urban uses. In addition, significant mitigation for adverse

effects will occur by developing at relatively higher densities and by leaving the mountains and the south and west sides of the river in low density rural and open space uses.

Alternative 3

This future projects a continuing urban density of 11.7 people/ acre through 2000 while decreasing projected populations by 850 people in 1990 and 2050 people in 2000 below those levels assumed by Alternative 1. Urbanized acres are assumed to decrease 86 acres by 1990 and 213 acres in 2000 below Present Trends projections. Low Population policies affecting the Fillmore area are similar to those discussed under Alternative 2.

DATA SHEET

FILLMORE GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

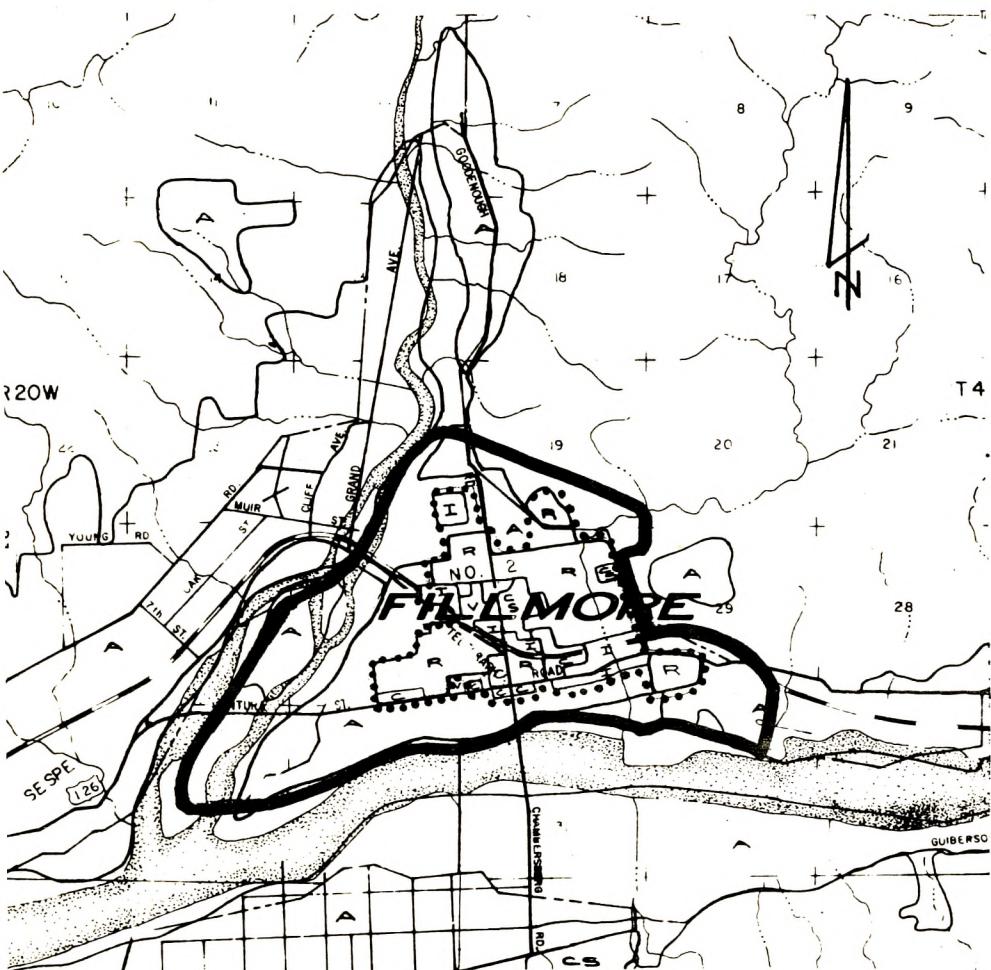
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴
1975	8,009	680	680	8,400	680	680	8,400	680	680
1990	12,000	1,090	1,090	12,000	890	930	11,150	950	1,010
2000	15,000	1,400	1,400	15,000	1,050	1,120	12,950	1,110	1,190

EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.
1975	11.7	5.5	N/A	11.7	5.5	N/A	11.7	5.5	N/A
1990	11.7	5.5	5.5	13.4	6.2	8.7	11.7	5.5	5.5
2000	11.7	5.5	5.5	14.3	6.7	8.7	11.7	5.5	5.5

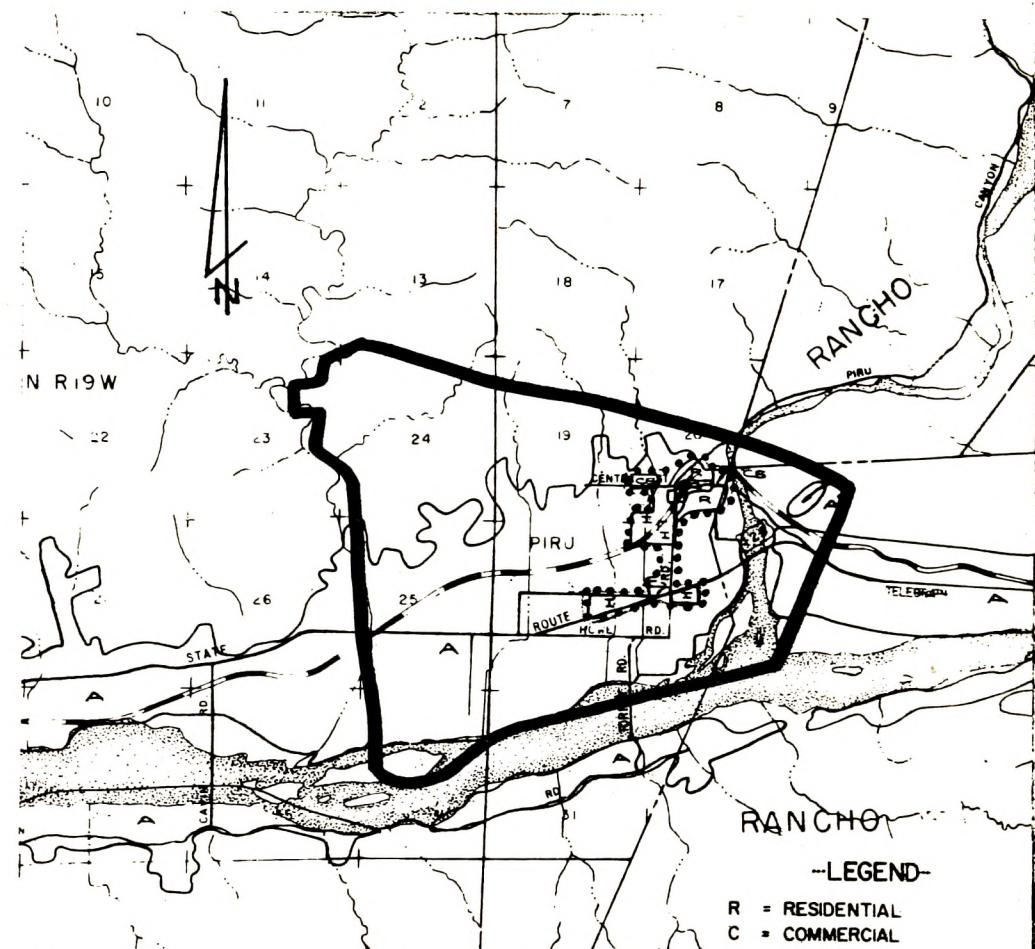
¹ Existing Population Trends/Existing Trends Density⁴ Includes coverage or surplus for new development² Existing Population Trends/Higher Density⁵ 3.0 persons per dwelling unit³ Lower Population Trends/Existing Trends Density



FILLMORE

EXISTING LAND USE

..... EXISTING URBANIZATION



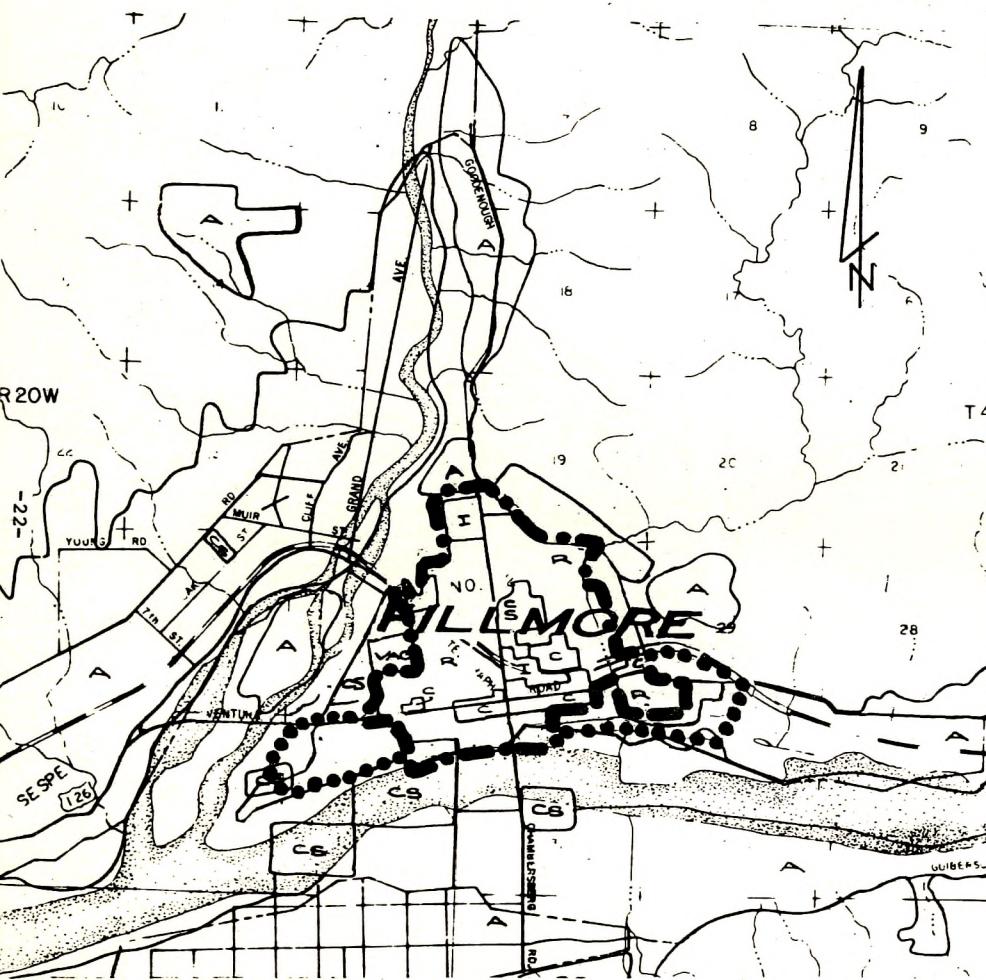
— GROWTH AREA BOUNDARY

LEGEND

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- V = VACANT

••••• 2000

1990 & 2000



FILLMORE

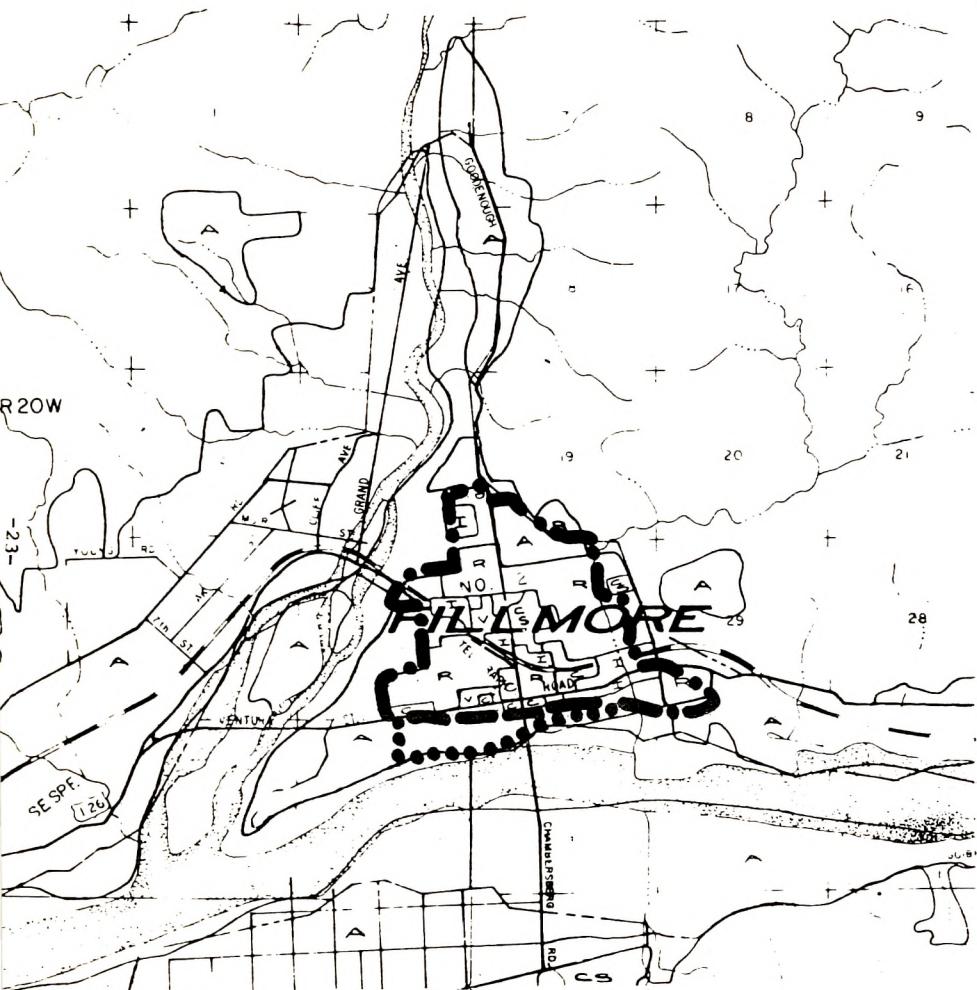
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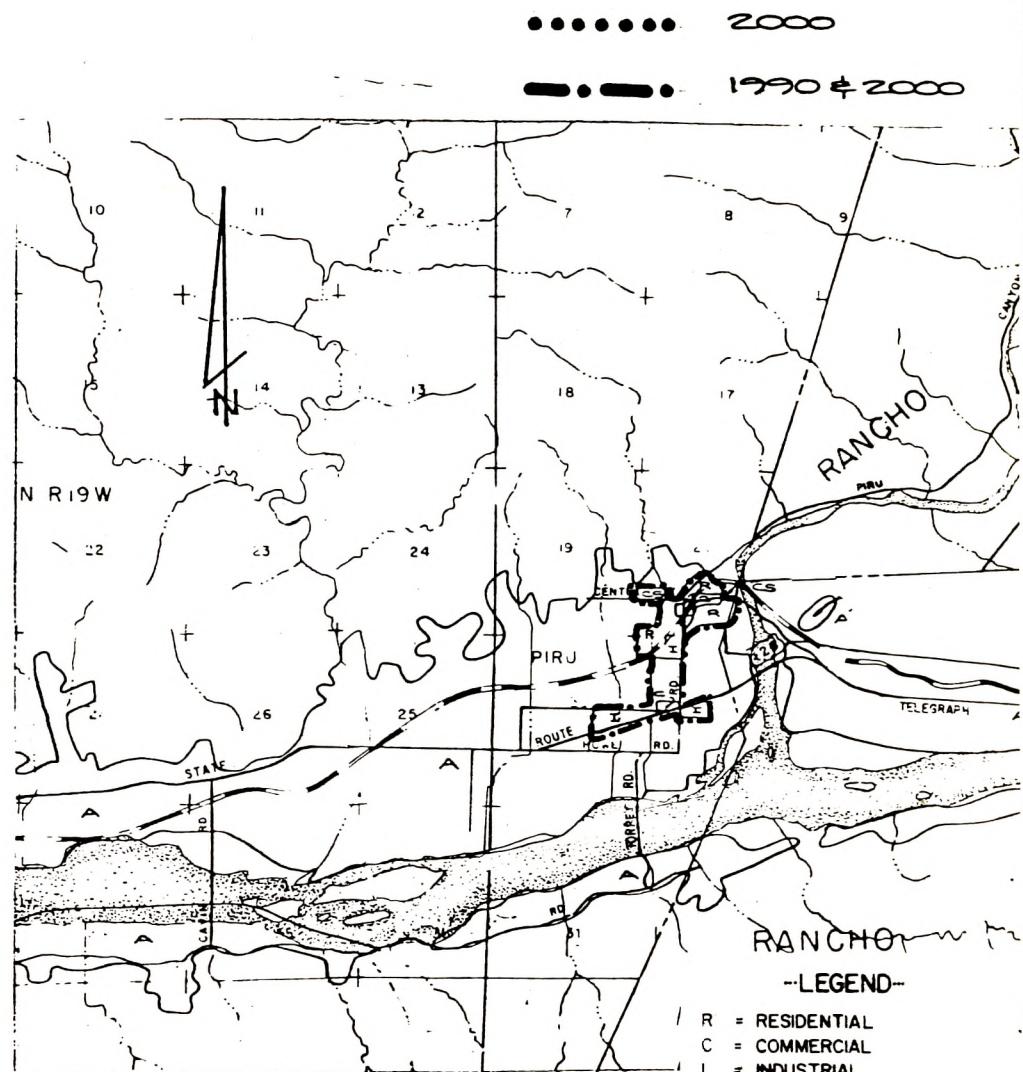
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FILLMORE

三



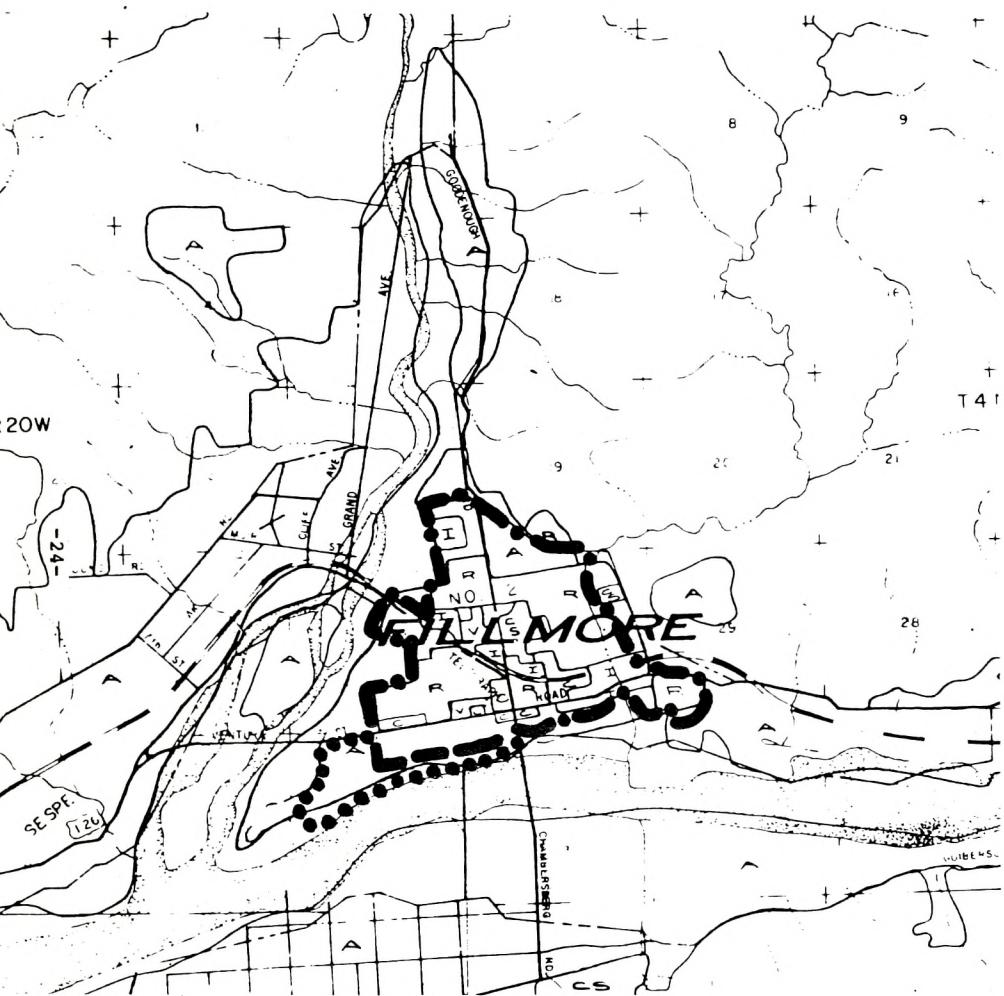
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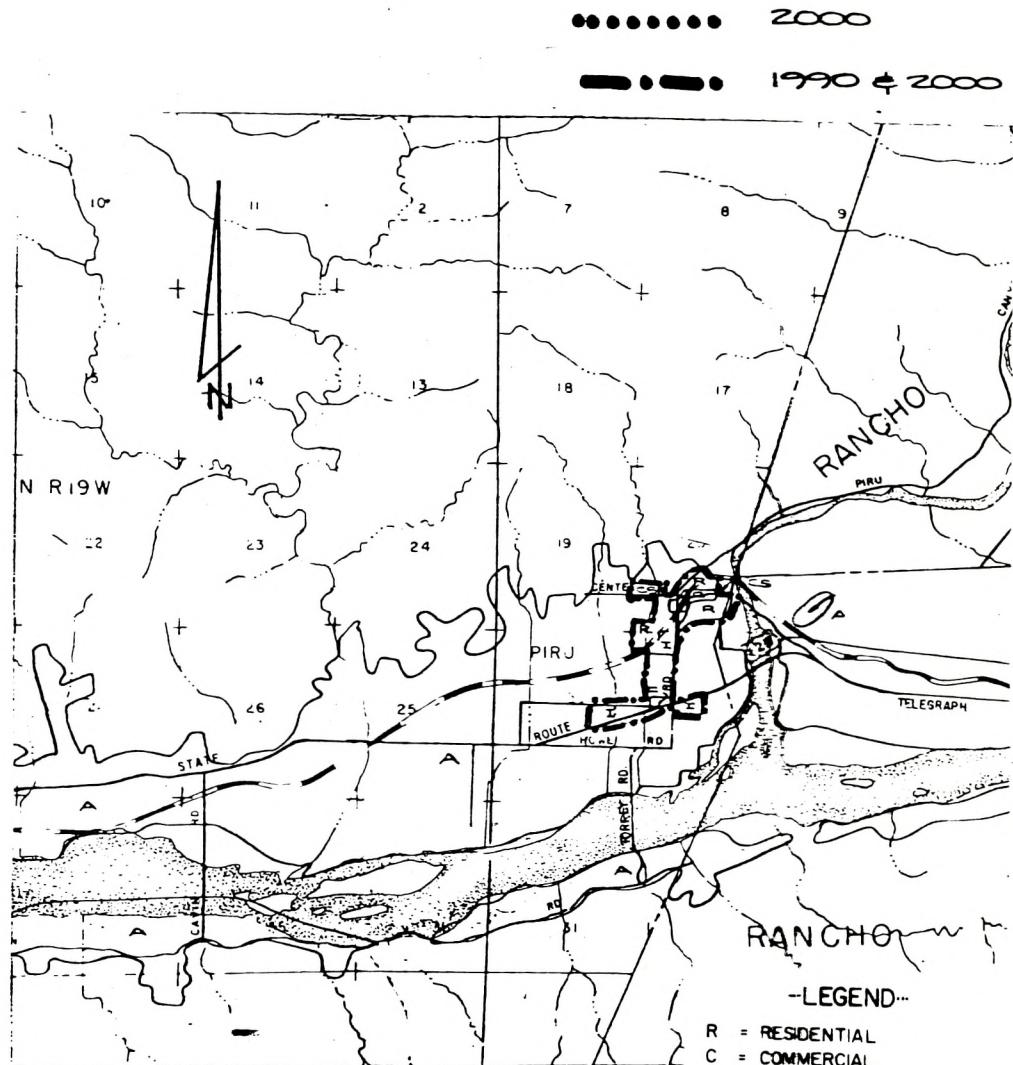
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LAND USES PORTRAYED ARE
EXISTING LAND USES



FILLMORE

III



PIRU

III

—LEGEND—
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LAND USES PORTRAYED ARE
 EXISTING LAND USES

Moorpark Growth Area

Alternative 1

Development is generally occurring on the local aquifer, in the flood plain of the Arroyo Simi, on prime agricultural lands and in the surrounding hillsides.

Moorpark is experiencing substantial discontiguous residential growth with the direction of growth generally oriented west of the Moorpark Community College, in the Peach Hill Area, and to the immediate east and west of the Moorpark Core Area. Proposals filed and under construction represent a population of approximately 6,640 if fully developed, or 75% of the area's 2000 Present Trends projected increase.

Alternative 2

The policies which are applicable to the Moorpark Growth Area and are different from the existing policies of the area are described in the following:

The policy on protection of aquifer recharge areas is applicable since the majority of the valley floor is in the aquifer recharge area and groundwater is utilized for agricultural purposes. In order to mitigate this problem it is proposed that the area in the Moorpark Growth Area underlaid by the aquifer recharge be developed at a higher density in order to increase the pervious surface and that development in the rest of the valley floor be redirected to the adjacent foothills around the College. The policy on agricultural protection applies to the lands south of the Moorpark Core and corresponds to the local aquifer area.

The public facilities policy would consider the following factors: a) potential traffic congestion problems; b) sewer capacity problems expected to occur within the next ten years; and c) school capacity problems which will occur in the next one to three years, especially at the elementary school level.

The Growth Area does not represent a balanced community; therefore, substantial increases in commercial and industrial lands are needed.

In regards to the flood control policy, it is assumed that flood problems along the Arroyo Simi, currently under intensive study, will be eliminated.

Alternative 2 would differ significantly from Alternative 1 in that development would be diverted from the valley floor into the foothills. This would open up existing rural and open space

areas identified in the County Open Space and Conservation Element north of the College and northeast of the Moorpark Core Area. This alternative would require higher urban densities in the Core than are currently projected under existing trends.

Alternative 3

The 1990 and 2000 Urban Lines are similiar to Alternative 2. This Alternative requires slightly more development in 1990; this is assumed to occur in the hills above Moorpark. The additional development required in 2000 is accomodated in the foothills around the college. Although Alternative 3 projects lower population growth than Alternative 2, it requires more land because the development which does occur is at a much lower density.

RLUP MAJOR MILESTONE #8

DATA SHEET

MOORPARK GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴
1975	4,258	870	N/A	4,258	870	N/A	4,258	870	N/A
1990	10,000	1,700	1,860	10,000	1,400	1,500	9,450	1,600	1,740
2000	13,000	2,110 2,100	2,100	13,000	1,690	1,850	11,750	1,900	2,100

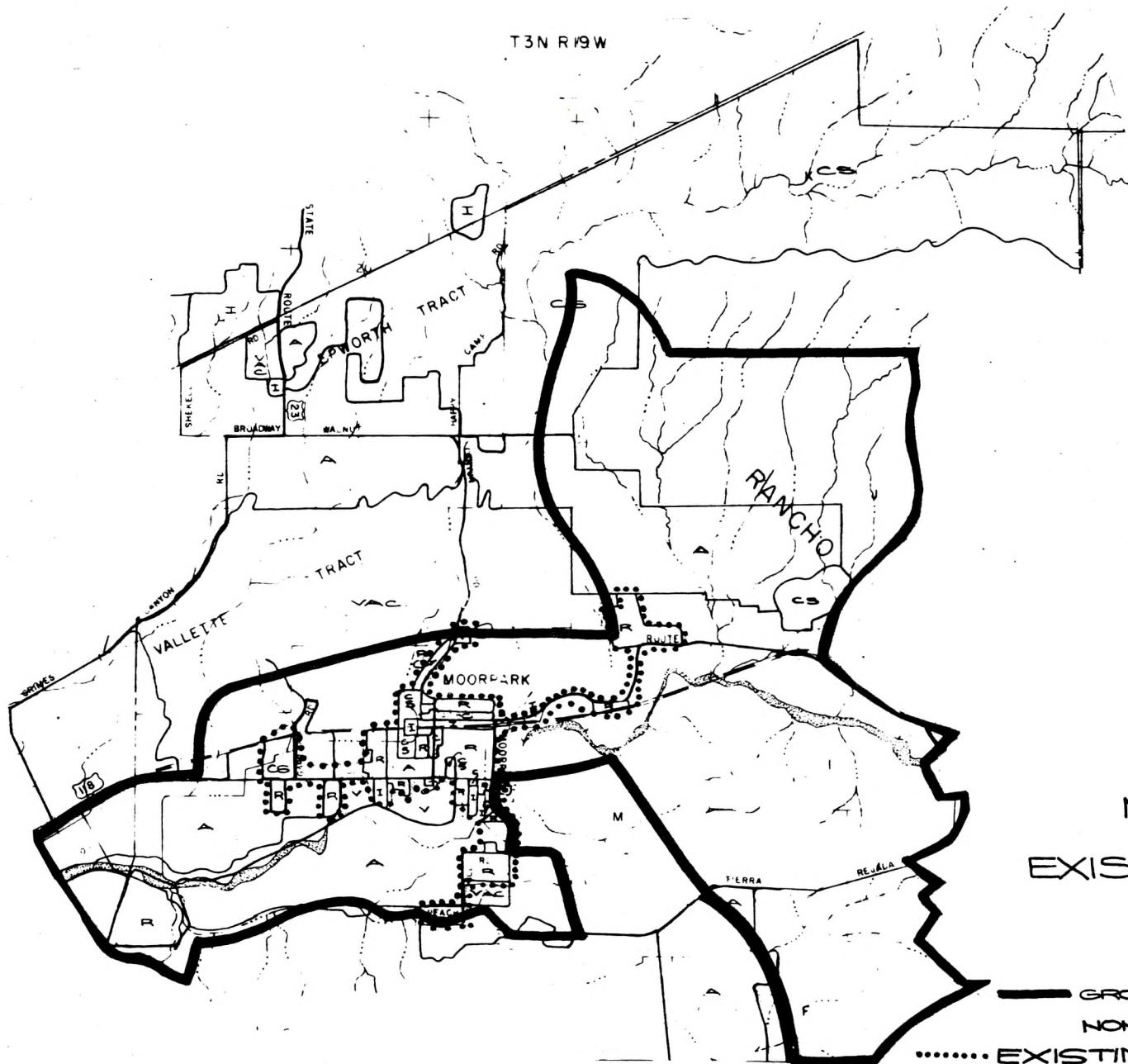
EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POP/ALL DEV. ACRES	HOUSES/ ^{5,6} OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ^{5,7} OVERALL RES. AC.	HOUSES/ ^{5,7} NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ^{5,7} OVERALL RES. AC.	HOUSES/ ^{5,7} NEW RES. AC.
1975	4.9	5.5	---	4.9	5.5	---	4.9	5.5	---
1990	5.9	4.0	3.3	7.1	5.7	5.9	5.9	4.2	4.0
2000	6.2	3.8	3.3	7.7	5.8	5.9	6.2	4.2	4.0

¹ Existing Population Trends/Existing Trends Density⁵ 3.4 persons per household² Existing Population Trends/Higher Density⁶ The proposed residential acres to total acres increases from 26% to 63% to create a balanced community³ Lower Population Trends/Existing Trends Density⁷ The proposed residential acres to total acres increases from 26% to 53% to create a balanced community⁴ Includes overage or surplus for new development

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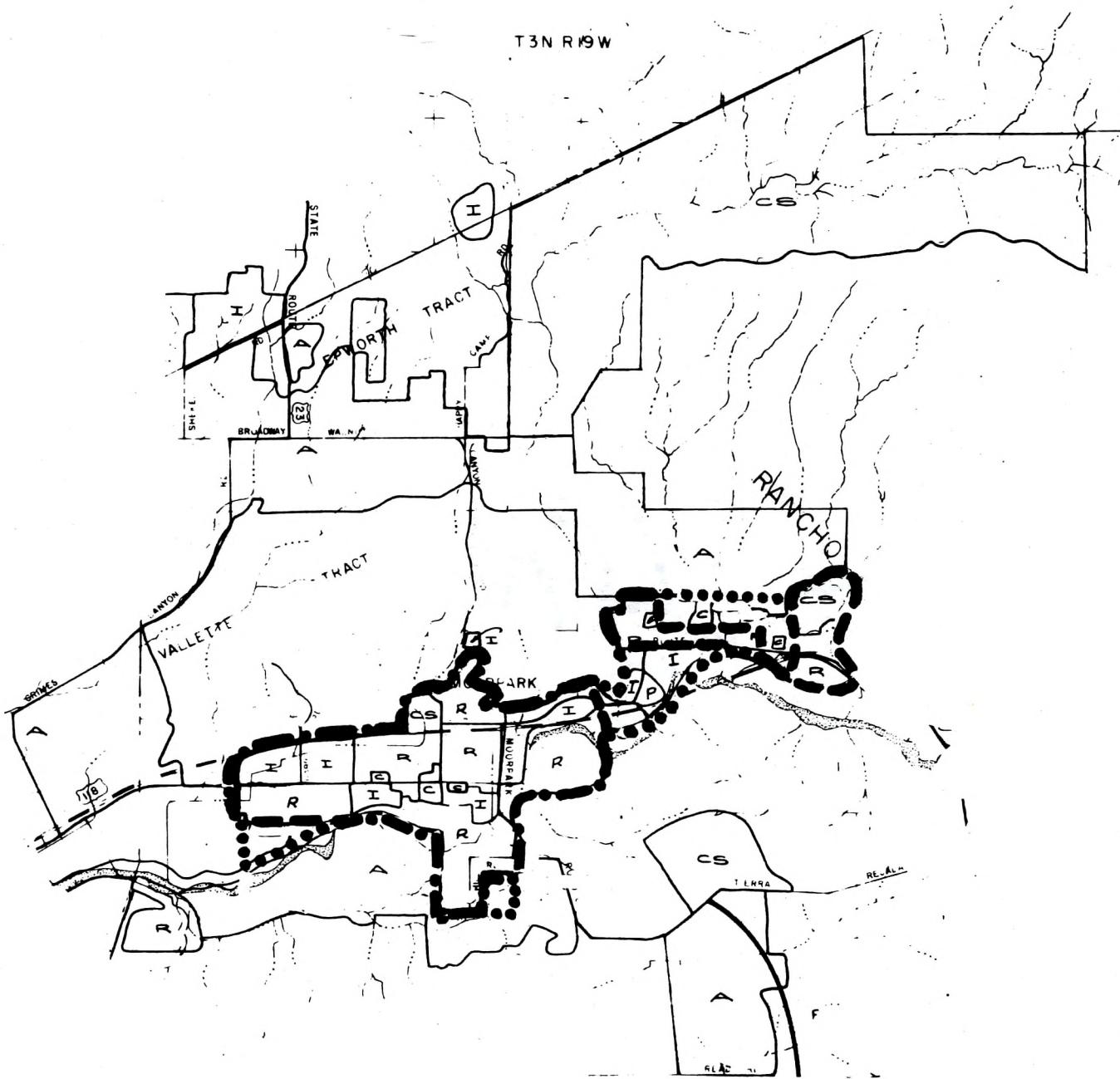
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MOORPARK

EXISTING LAND USE

— GROWTH AREA BOUNDARY /
NON - GROWTH AREA
..... EXISTING URBANIZATION



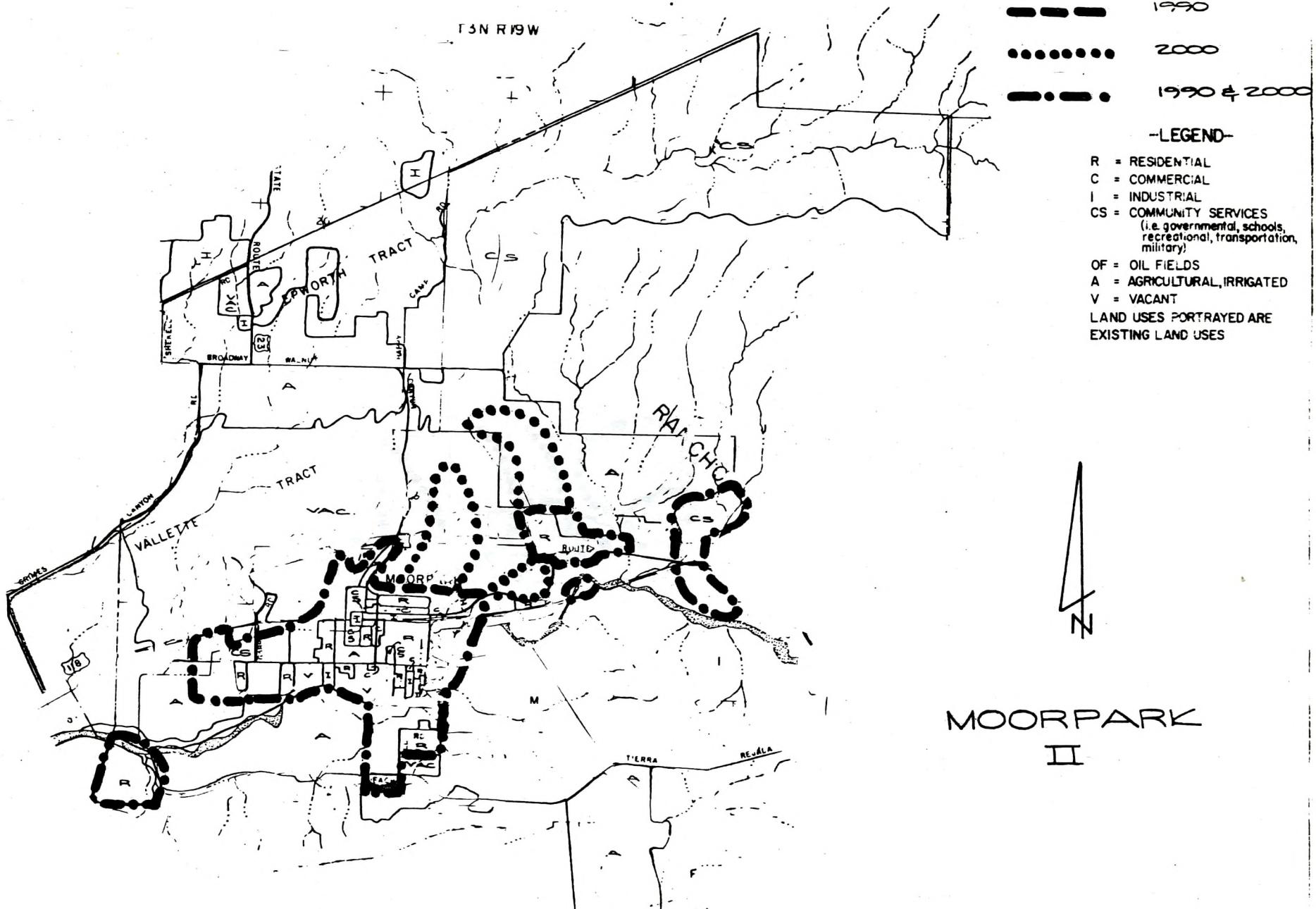
..... 2000
 - - - 1990 & 2000

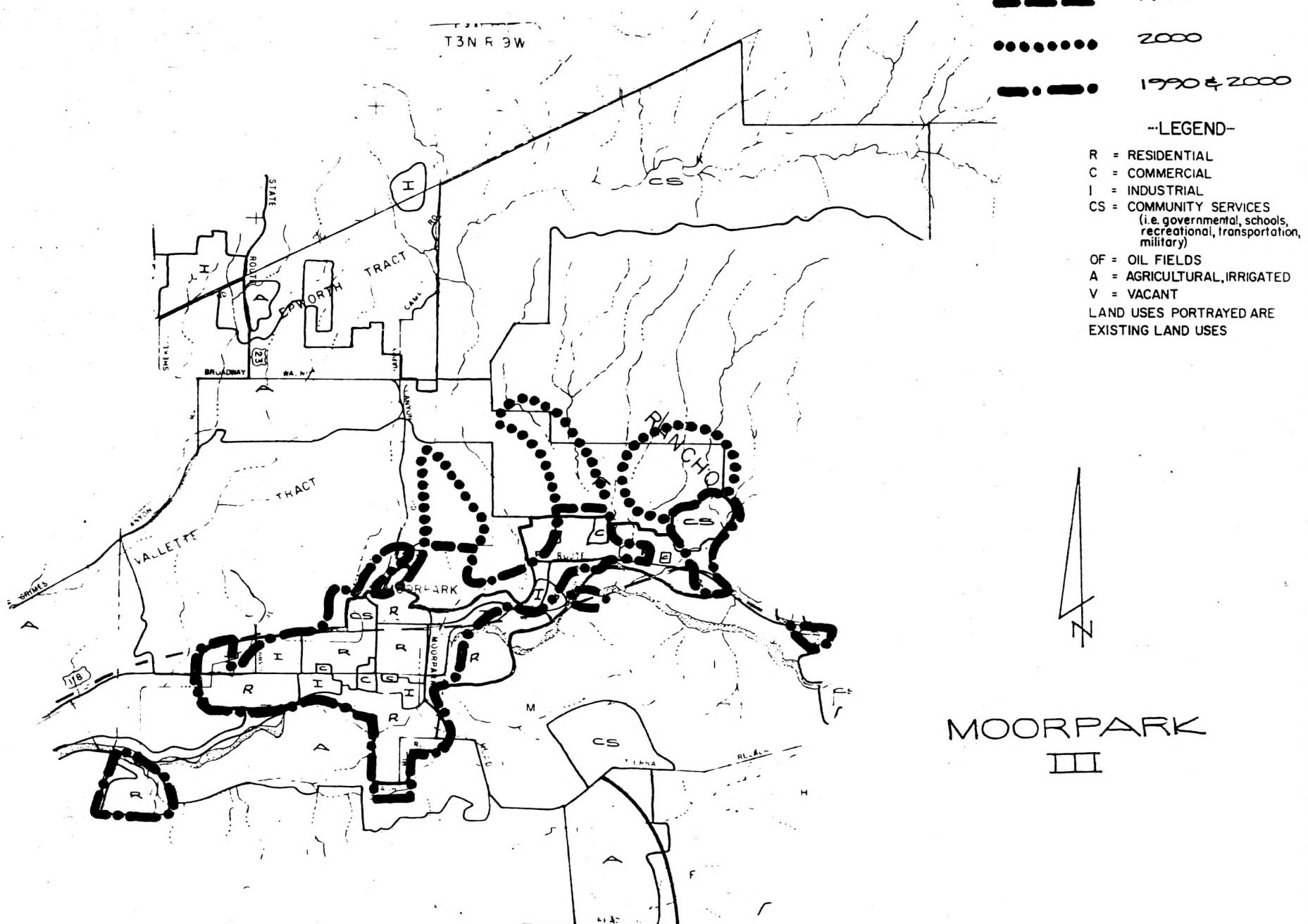
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MOORPARK
H





Oak Park Growth Area

Alternative 1

Oak Park, a master planned community of the Metropolitan Development Corporation, is expected to increase in population from 2294 people in 1975 to 9350 people in 1990 and 14,050 people in 2000. The community is designed as a middle to upper-middle class residential community containing no industrial acreage and only about 25 commercial acres. In 1975 the local median family income was about \$19,600, the highest median of any urban area in the county. Although the existing development is single family detached housing, Oak Park is a relatively dense community containing about 12.9 people per gross urban acre in 1975, 14.1 people/acre in 1990 and about 13.6 people/acre in 2000. This compares to an existing county density of about 7.3 people/gross acre.

Local development is projected to occur in the narrow valley floors over a little used aquifer and generally a class I and II soils which are currently vacant or only used for pasture. There are a number of known cultural/historical sites in the Oak Park area which will probably be disturbed by future development. Projected development through 1990 is expected to occur generally north and west of the present development. Growth between 1990 and 2000 is expected to occur in the valley just west of the existing development.

Alternative 2

Policies of Alternative 2 which could alter the results of Alternative 1 for Oak Park include those concerning balanced communities, housing variety for different population segments, the preservation of cultural/historical sites, and the availability of public facilities. In regards to balanced growth, this Alternative would require an additional 76 developed acres in 1990 and an increase of 135 developed acres in 2000 beyond the acreage requirements projected by Alternative 1. These increases are due to the policy requirements of developing a balanced mix of residential, commercial, and industrial uses.

Alternative 1 development in the area has not been consistent with Alternative 2 policies which call for a mixed housing stock supplying the residential requirements of a wide cross-section of the county population. Under Alternative 2 a wider range of housing prices must be offered, particularly lower cost housing, than under Alternative 1.

Oak Park area also contains significant cultural/historical sites which can be expected to be at least partially destroyed by future development. Alternative 2 may require more careful examination and preservation of these sites.

Adequate public facilities is another area of policy concern. Currently Oak Park utilizes the Triunfo County Sanitation District, which through the Las Virgenes Sanitation District is having capacity/discharge problems at the Tapia sewage facility. Further development in Oak Park and Los Angeles County will continue to aggravate these sewage problems until solutions can be found. Similarly, school facilities in Oak Park currently consist of an elementary school with older children going to over-crowded schools in Los Angeles. Until new facilities in Oak Park or Los Angeles are built, schools and/or sewage facilities could be a constraint under Alternative 2.

Under Alternative 2 the 1990 development will be accommodated by extending up the canyon beyond the Alternative 1 1990 boundary and by expanding to the west along Kanan Road. By 2000 this alternative will fill the western valley as under Alternative 1 and will extend further northward along Lindero Canyon Road.

Alternative 3

This alt. portrays lower populations for Oak Park than under Alternative 1 while requiring additional industrial and commercial acreage. The net effect is to require about 46 more developed acres in 1990 and about 20 less developed acres in 2000. The gross urban density through 2000 is assumed to be the same as under Alternative 1.

Alternative 3 policies which apply to Oak Park are similar to those discussed under Alternative 2. This alternative by 1990 would develop in a similar fashion as Alternative 1 with an extension further up the valley floor. The year 2000 development would occur to the west as portrayed in the 2000 Alternative 1.

RLUP MAJOR MILESTONE #8

DATA SHEET

OAK PARK GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴
1975	2,294	180	N/A	2,750	180	N/A	2,750	180	N/A
1990	9,300	660	760	9,300	590	680	8,850	630	720
2000	14,000	1,030	1,030	14,000	870	1,000	11,850	870	1,000

EXISTING AND PROJECTED DENSITIES

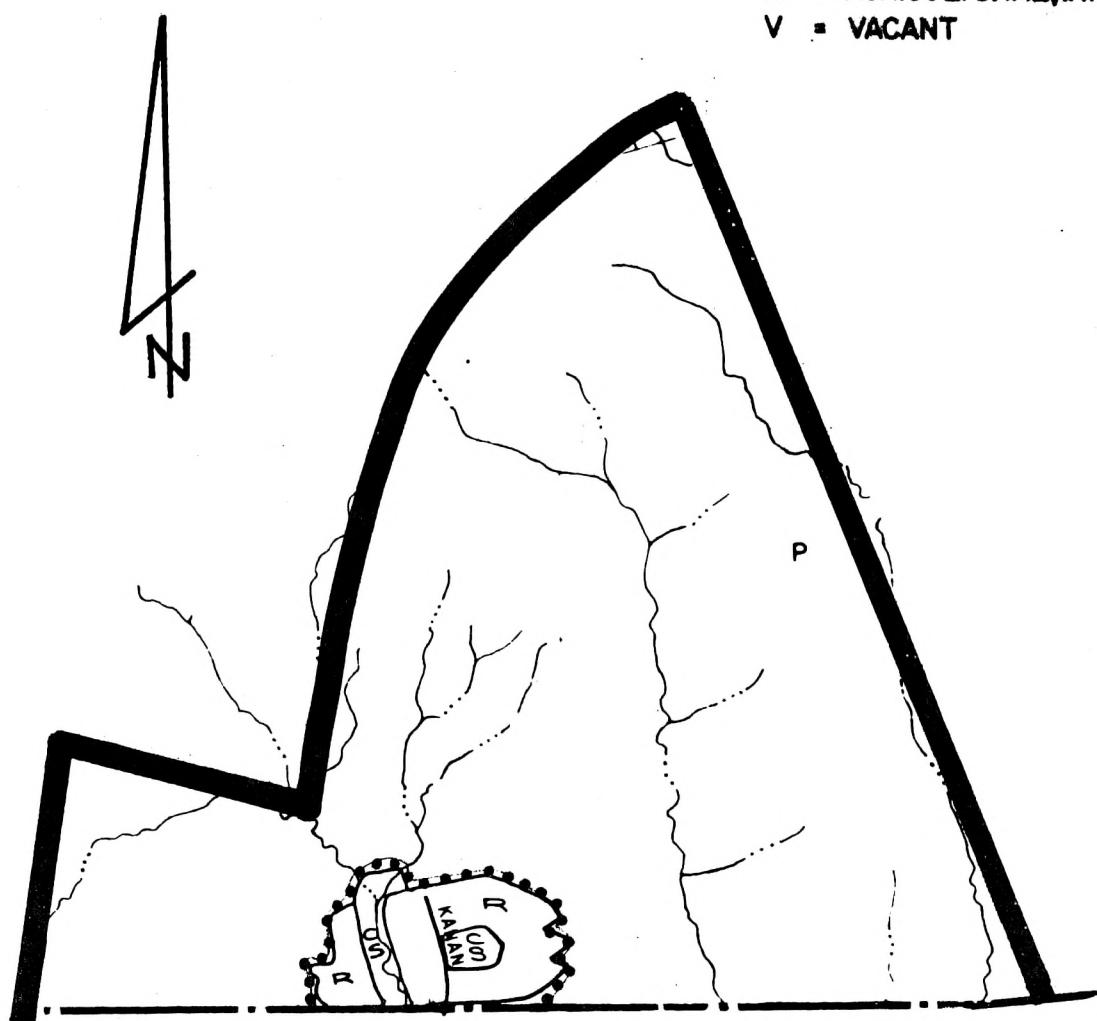
ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ^{5,6} OVERALL RES. AC.	HOUSES/ ^{5,6} NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ^{5,6} OVERALL RES. AC.	HOUSES/ ^{5,6} NEW RES. AC.
1975	12.9	4.0	---	12.9	4.0	---	12.9	4.0	---
1990	14.0	4.4	4.5	15.7	4.9	5.3	14.0	4.4	4.5
2000	13.6	4.3	4.3	16.1	5.0	5.6	13.6	4.3	4.3

¹ Existing Population Trends/Existing Trends Density⁵ 3.8 persons per household² Existing Population Trends/Higher Density⁶ Additional commercial and industrial acres are added overall to achieve a balanced community³ Lower Population Trends/Existing Trends Density⁴ Includes overage or surplus for new development

...LEGEND...

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OAK PARK
EXISTING LAND USE

— GROWTH AREA BOUNDARY
..... EXISTING URBANIZATION

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—

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2000

— — —

1990 & 2000

...LEGEND...

R = RESIDENTIAL

C = COMMERCIAL

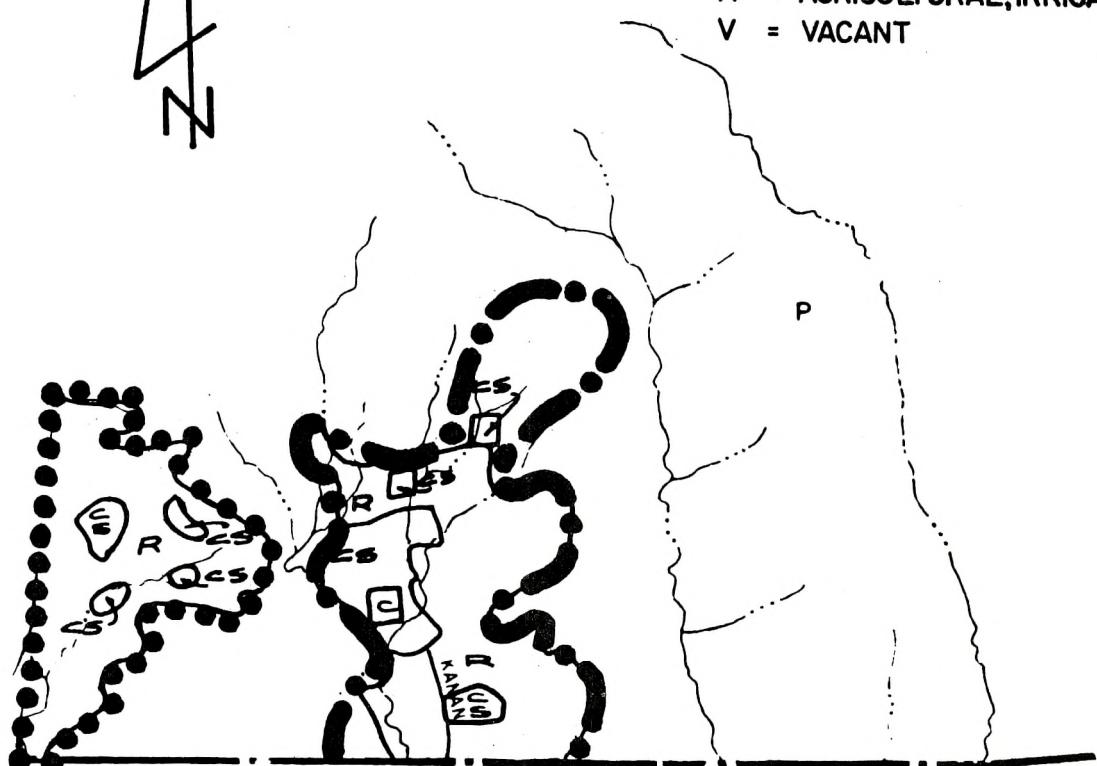
I = INDUSTRIAL

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recreational, transportation,
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OF = OIL FIELDS

A = AGRICULTURAL, IRRIGATED

V = VACANT



OAK PARK

H

— — —

1990

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2000

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1990 & 2000

...LEGEND...

R = RESIDENTIAL

C = COMMERCIAL

I = INDUSTRIAL

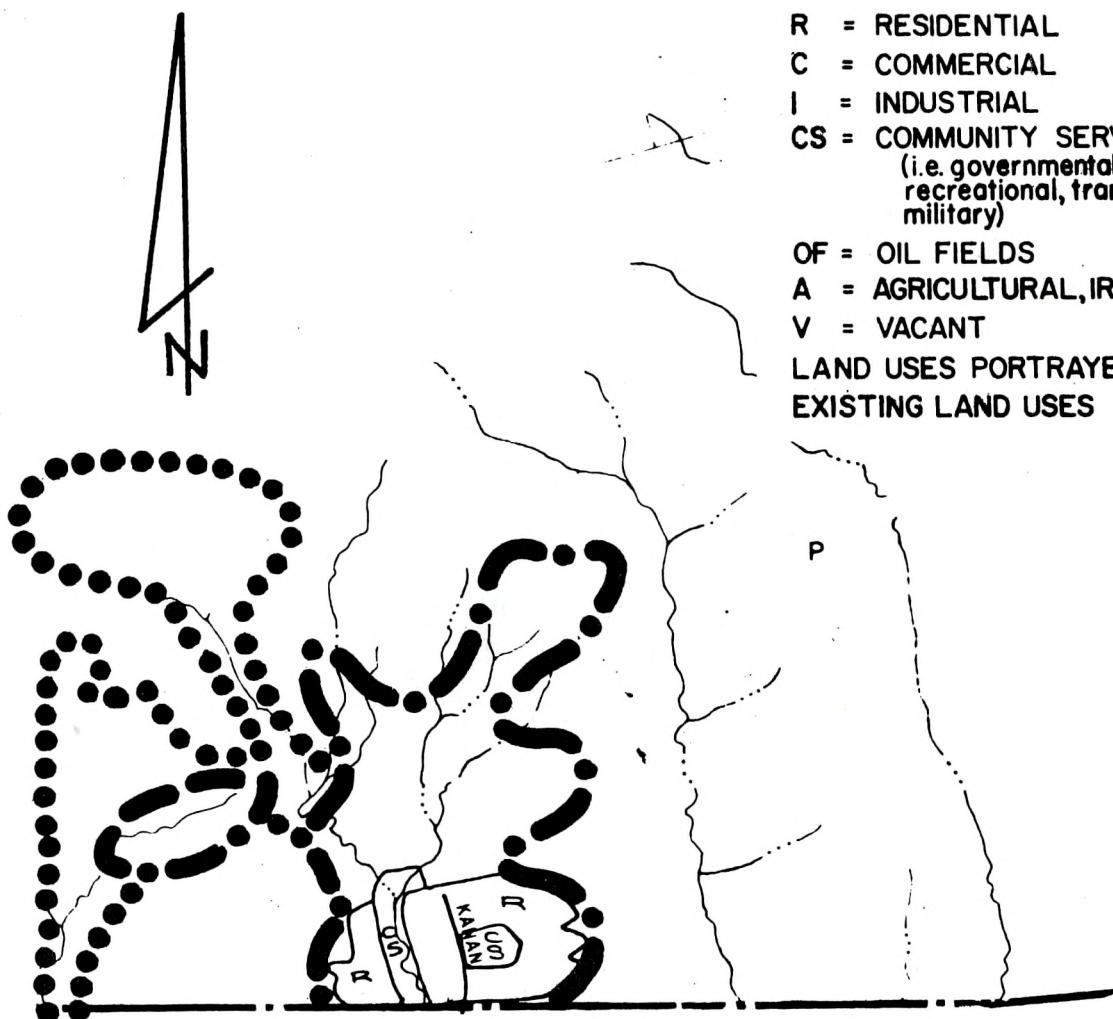
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LAND USES PORTRAYED ARE
EXISTING LAND USES



OAK PARK
II

.....

2000

—·—

1990 & 2000

...LEGEND...

R = RESIDENTIAL

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I = INDUSTRIAL

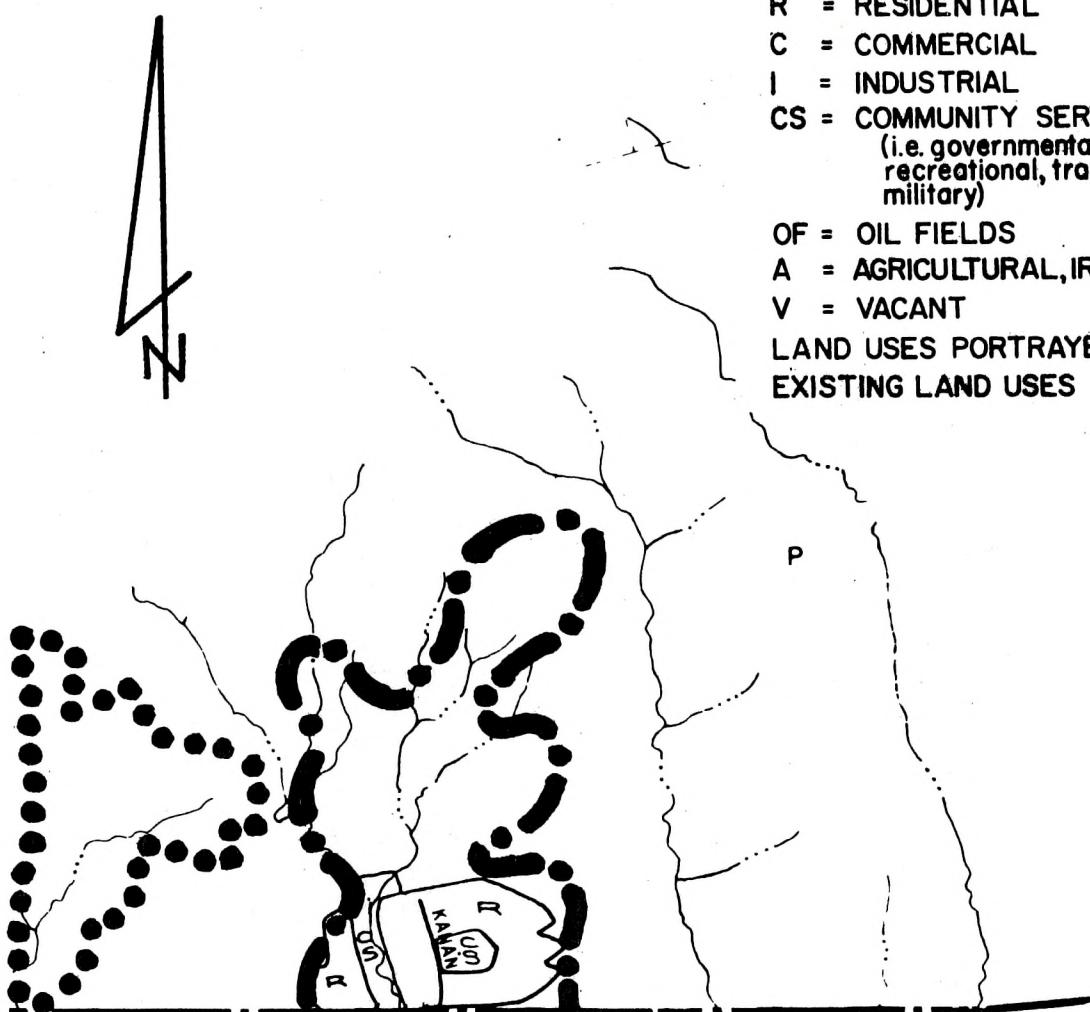
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LAND USES PORTRAYED ARE
EXISTING LAND USES



Ojai Growth Area

Alternative 1

Alternative 1 for 1990 portrays development occurring to fill in existing vacant parcels within the urbanized area and through lot splits. No significant expansion is necessitated.

Alternative 1 for 2000 requires the development of vacant and agricultural lands generally within established neighborhoods. No new development in the east Ojai is forecasted.

NOTE: In delineating urban lines it is difficult to note a difference on the map due to the significant amount of vacant land in the urbanized areas.

Alternative 2

The four policies which are most applicable and different from Alternative 1 are: a) balanced communities - Ojai is very deficient in industrial acreage; b) aquifer recharge policy - the majority of the growth area is underlaid with clay caps which precludes adequate recharge; however, Live Oak Acres is the major exception in the Growth Area; c) flood control policy - Live Oak Acres, Hawthorne Acres and Casitas Springs are most impacted. Improvement in terms of flood control channels may prove inadequate to accommodate additional population; d) public services - the following holds true. Some schools have reached capacity, with no relief anticipated before 1981/2; Oak View and Meiners Oaks are reaching the limits of their purchased sanitation capacity; State Highway 33 is currently at capacity, with problematic relief in terms of widening in sight, and significant collectors and major roads in the entire Ojai Valley are at, or almost at, capacity under existing land use. Finally, water resources are also nearing the limit of the local resources; however, the limit of the water remains unconfirmed. There is insufficient water to accommodate a limited growth in population unless State water is imported, other water resources developed and/or conservation practices are implemented.

The Urban Limit line would be equivalent to that proposed under Existing Trends for years 1990 and 2000; however, implicit is the fact that no additional development would occur in Hawthorne Acres, Live Oak Acres and Casitas Springs based on the aquifer recharge policy and the flood control policy. No new development in the east Ojai is forecasted.

Alternative 3

The same general discussion as under Alternative 2 applies.

The 2000 Limited Growth Future Urban Limit line would be the same as the Present Trends Population Growth, Present Trends Density, and the Present Trends Population Growth, Higher Density 1990 Urban Limit line due to reduced population. No new development in the east Ojai is forecasted.

RLUP MAJOR MILESTONE #8

DATA SHEET

OJAI VALLEY GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴
1975	17,454	2,770	N/A	17,454	2,770	N/A	17,454	2,770	N/A
1990	21,000	3,100	3,100	21,000	3,100	3,100	19,650	3,100	3,100
2000	23,300	3,100	3,100	23,300	3,100	3,100	20,800	3,100	3,100

EXISTING AND PROJECTED DENSITIES

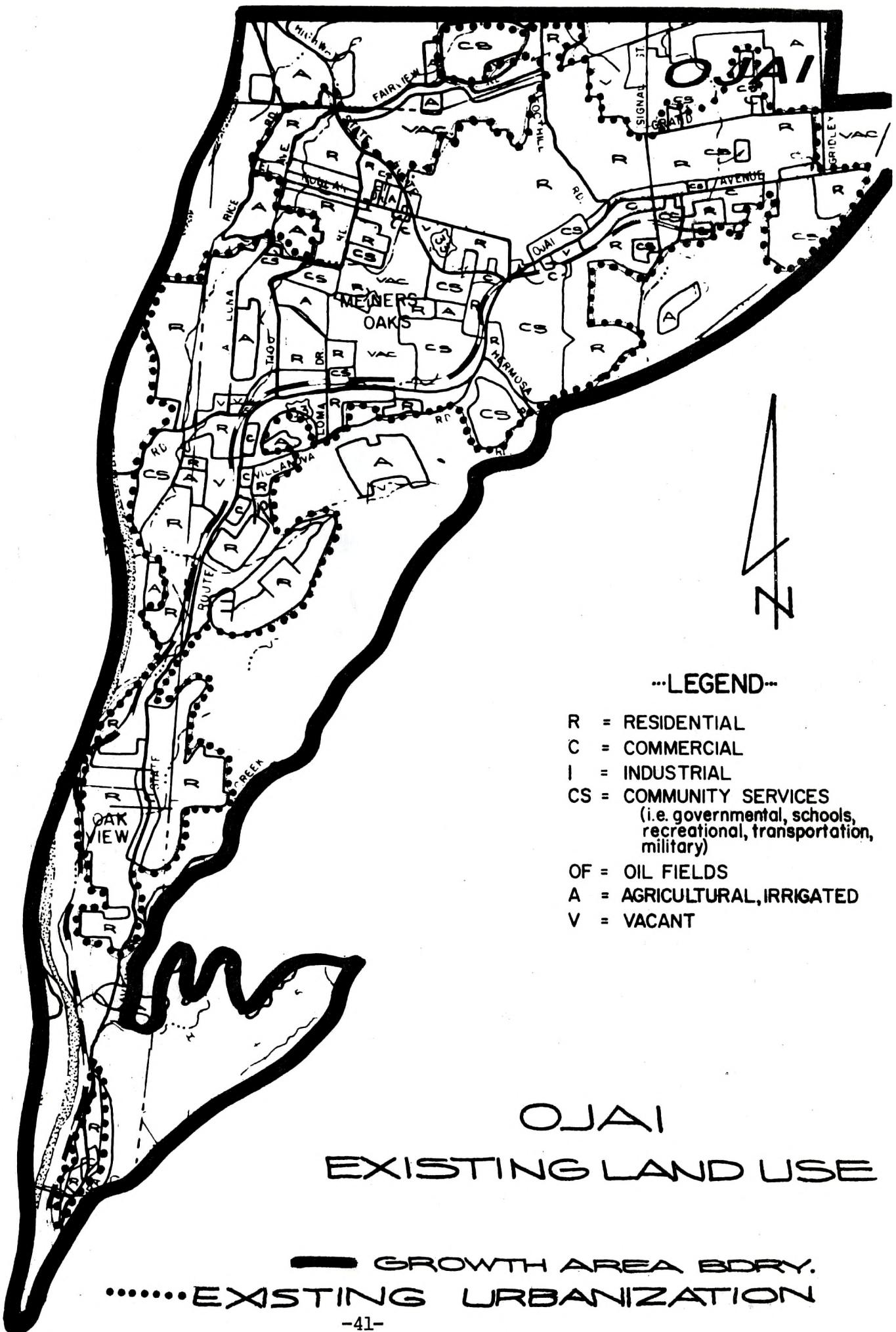
ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

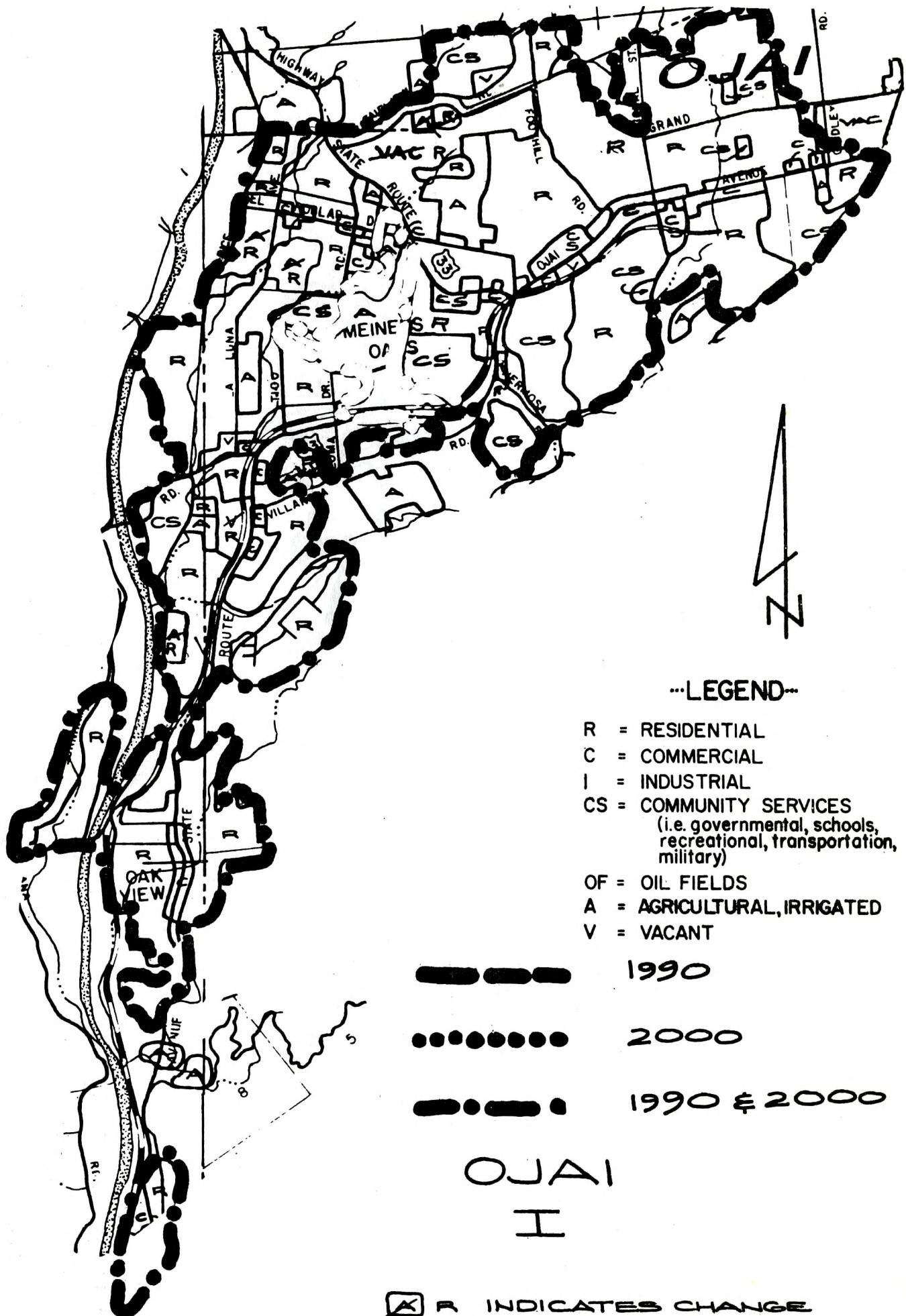
YEAR	POP/ALL DEV. ACRES	HOUSES/ ^{4,5} OVERALL RES. AC.	HOUSES/ ^{4,5} NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ^{4,5,6} OVERALL RES. AC.	HOUSES/ ^{4,5,6} NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ^{4,5,6} OVERALL RES. AC.	HOUSES/ ^{4,5,6} NEW RES. AC.
1975	6.3	3.4	---	6.3	3.4	---	6.3	3.4	---
1990	6.3	3.4	3.4	6.6	3.8	4.0	6.3	3.7	3.8
2000	6.3	3.4	3.4	6.8	4.6	4.8	6.3	4.2	4.4

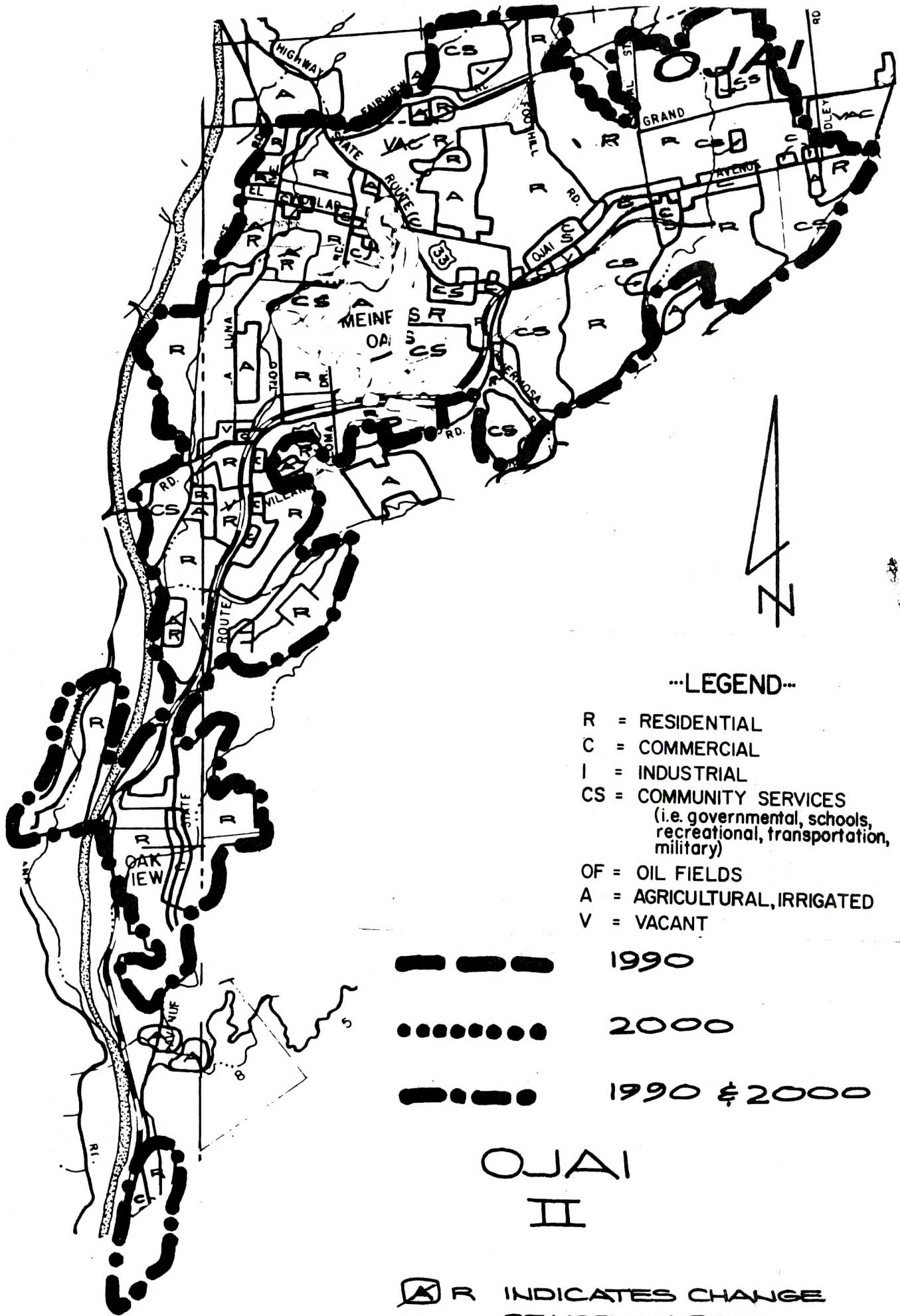
¹ Existing Population Trends/Existing Trends Density

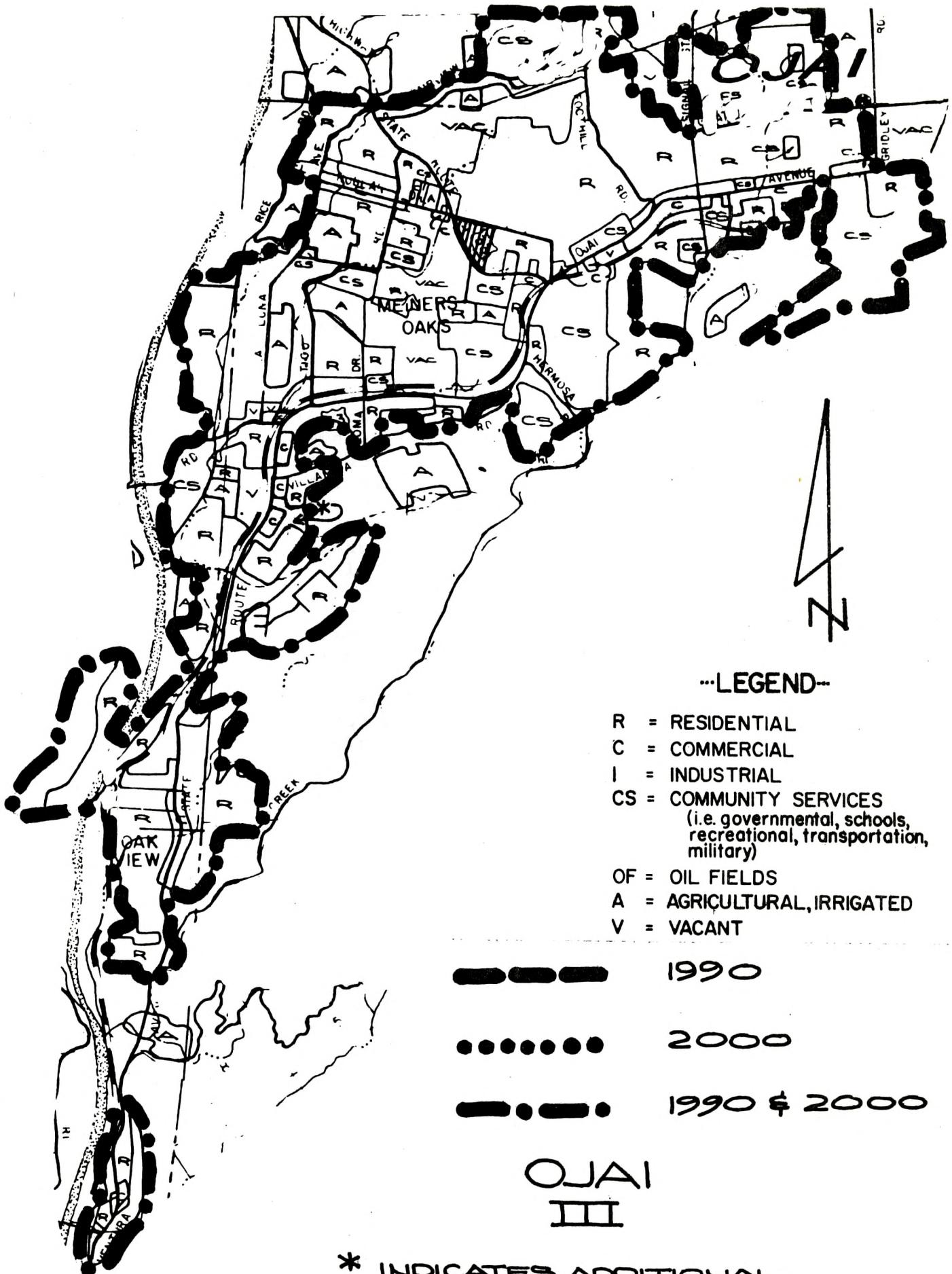
development is anticipated to occur on already partially urbanized parcels through lot splitting.

² Existing Population Trends/Higher Density⁵ 2.6 persons per household³ Lower Population Trends/Existing Trends Density⁶ Residential land as a proportion of total land would decrease from 71% to 65% in order to create a balanced community⁴ Due to the dispersed nature of development more than 3100 acres is mapped. In addition, substantial









Oxnard Growth Area

Alternative 1

Given present trends, the Oxnard Growth Area would continue to exhibit urban development outward from the existing urbanized area as well as some internal development. The area encompassed by the VCAG approved growth area boundary would be more than adequate for meeting land development demands to the year 2000.

Development would complete all partially developed neighborhoods and retain the existing density trend towards somewhat higher density development. New development would extend into sparsely developed or vacant areas that in some cases would be affected by the presence of natural hazards or resources. (Nevertheless, it should be noted that development would be far less extensive in this respect than under the existing Oxnard General Plan adopted in 1969.) Key locational aspects of present trends development would be as follows:

1. New development westward and northward over coastal resource and prime agricultural land on the west side of the growth area.
2. New development westward and northward towards the Santa Clara River over prime agricultural lands.
3. New industrial and other development eastward over flood plain, aquifer recharge areas, and prime agricultural lands from the existing eastern urbanized area. This would leave a large "island" of agricultural land surrounded almost completely by urbanization.
4. The southeastern portions of the growth area would extend further eastward and towards the coast to primarily support new industrial development. The area presently shows some scattered industrial, vacant, and prime agricultural land.

Alternative 2

Under this growth alternative, urban development would be directed away from some prime agricultural lands (in cases where that land was either viable for continued production or did not complete an existing neighborhood), hazard, coastal resource, and aquifer recharge areas. Given these constraints and to the extent possible, future population growth would be accommodated in the Oxnard Growth Area in two ways:

1. Higher density development of vacant and agricultural land consistent with the set of policies for this alternative.
2. Redevelopment of substandard housing at similarly higher densities. Overall, new development would proceed in a manner so as to raise overall density by 25% over existing density.

Nevertheless, despite the pursuance of these development strategies, the full present trends population growth could not be accommodated under the approved set of policies that define this alternative. A deficit situation would occur before the year 2000 under the above stated development policies.

Locationally speaking, development would essentially occur internally within existing developed areas and along "fringe areas" to round out some partially completed neighborhoods where agricultural operations may not be viable due to nearby existing urban development. Some key points to this future are as follows:

1. Development around the southern and eastern borders of the Ventura County airport.
2. A limiting of outward development in eastern and western sections onto prime agricultural, aquifer recharge, and flood plain areas.
3. A limiting of industrial development in the southeastern portions of the growth area, except to complete some existing residential neighborhoods.
4. New redevelopment would occur at higher densities, concentrating in the older sections of the growth area.

Alternative 3

This alternative would be very similar in concept to alternative 2. Key policy differences would be as follows:

1. Population growth would be of a slightly lower "E-O" level.
2. More emphasis would be given to the preservation of prime agricultural land in "Fringe" areas.

To accomodate the projected population growth, development would occur at higher densities on:

1. Internal vacant areas and agricultural land consistent with the set of policies for this alternative.
2. Areas occupied by substandard housing units.

The key development strategy difference between this alternative and alternative 2, would be that the entire growth projection would be accommodated by increased density levels (unlike alternative 2, which had a 25% overall density increase policy). As a result, density on new development would increase markedly under this alternative.

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DATA SHEET

OXNARD GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED ⁵	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴
1975	96,106	8,840	8,840	96,106	8,840	8,840	96,106	8,840	8,840
1990	138,000	11,160	11,620	138,000	10,700	10,700	134,050	10,450	10,450
2000	173,000	13,950	14,970	144,400	10,700	10,700	155,000	10,450	10,450

1000 extra acres?

EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

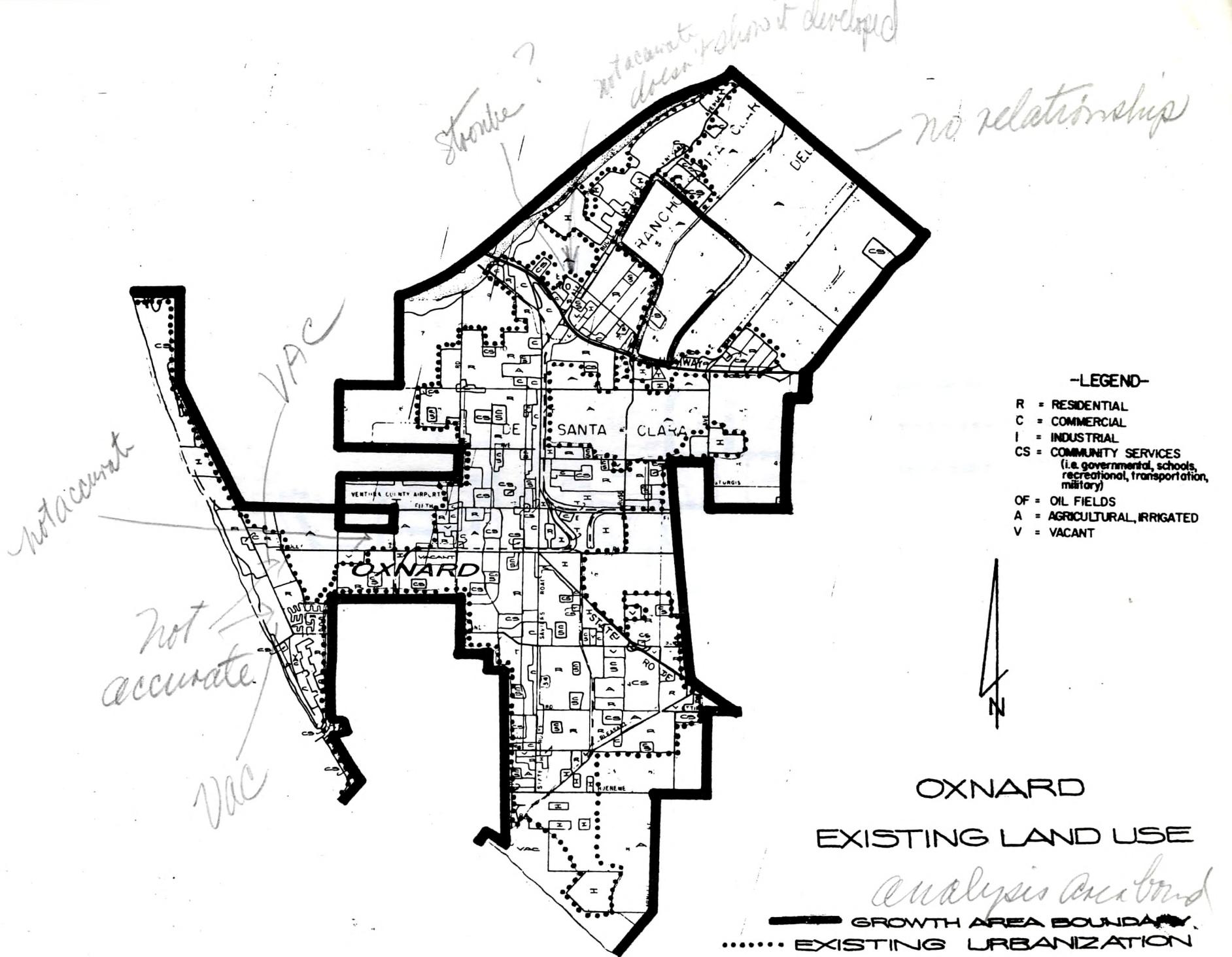
YEAR	POP/ALL DEV. ACRES	HOUSES/6 OVERALL RES. AC.	HOUSES/6 NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/6 OVERALL RES. AC.	HOUSES/6 NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/6 OVERALL RES. AC.	HOUSES/6 NEW RES. AC.
1975	10.9	6.9	6.9	10.9	6.9	6.9	10.9	6.9	6.9
1990	12.4	7.9	11.5	12.9	8.3	10.9	12.8	8.2	10.6
2000	12.4	7.9	9.6	13.6	8.7	11.1	14.8	9.5	13.1

¹ Existing Population Trends/Existing Trends Density² Existing Population Trends/Higher Density³ Lower Population Trends/Existing Trends Density⁴ Includes overage or surplus for new development⁵ Includes 1676 acres of redevelopment of substandard housing⁶ 2.9 persons per household

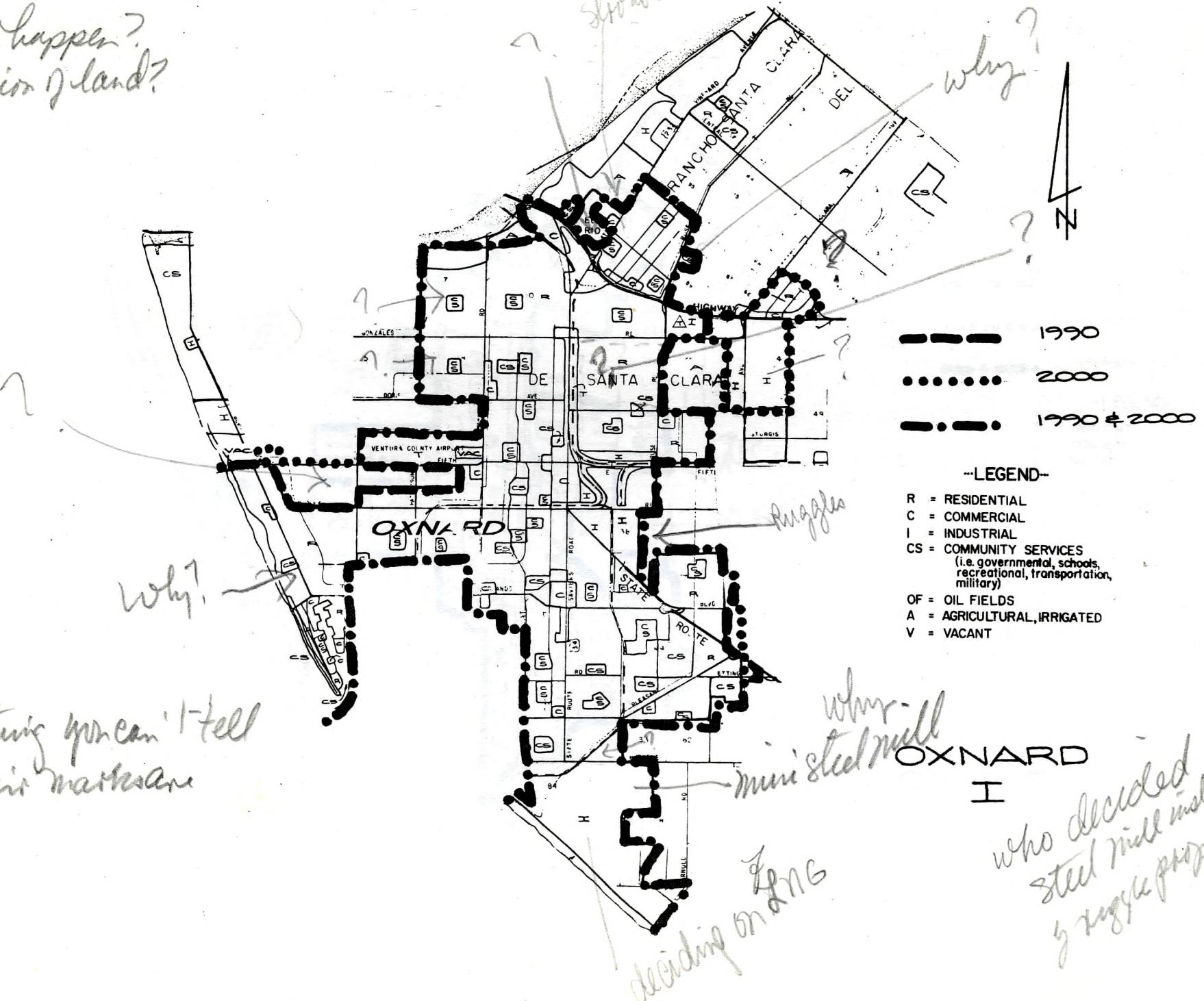
redevelop 18,970 of the city!!

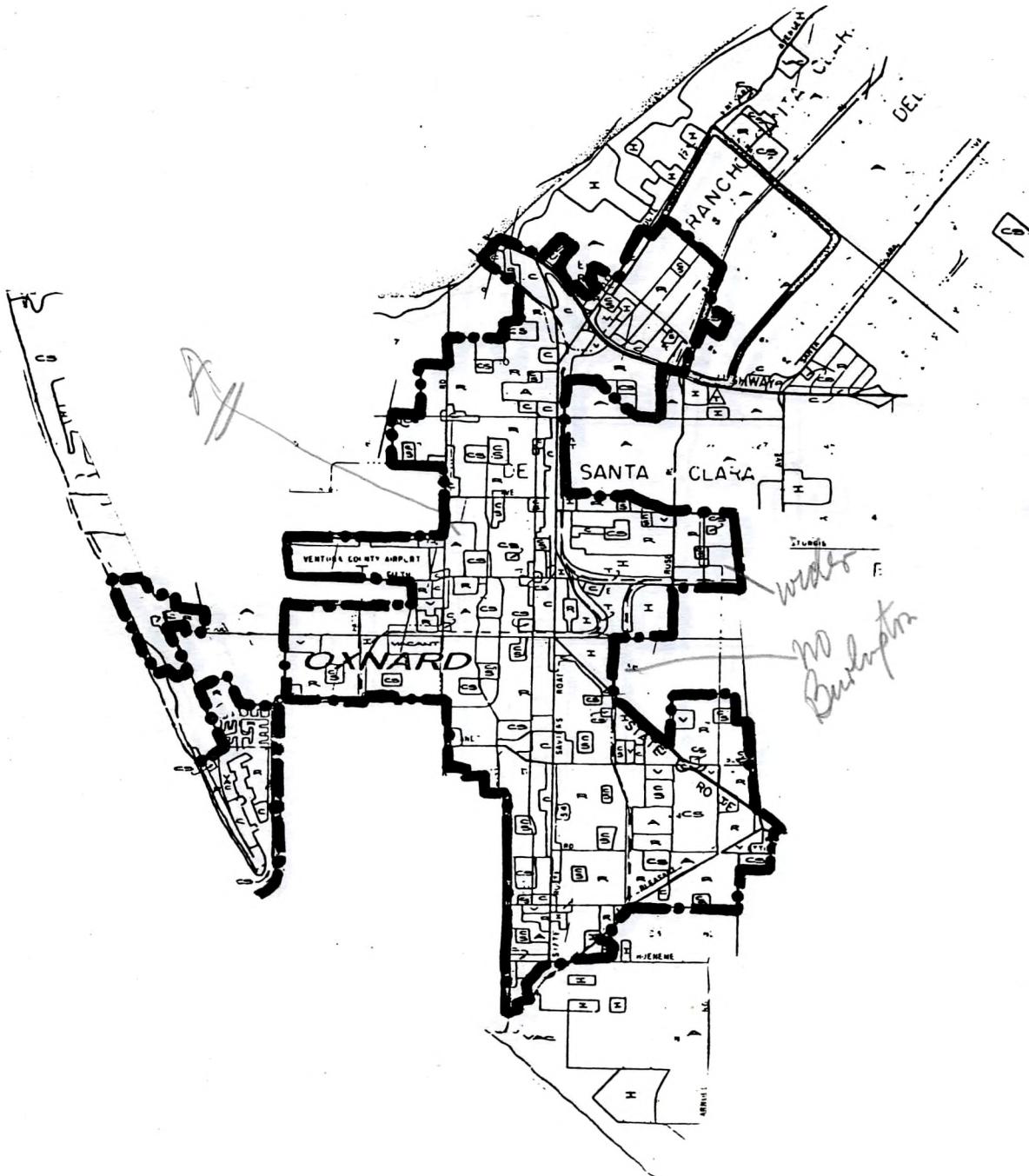
new pop
16,10
26,02

-64-



What are unmarked areas?
What can happen?
Any division of land?





1990
2000
1990 & 2000

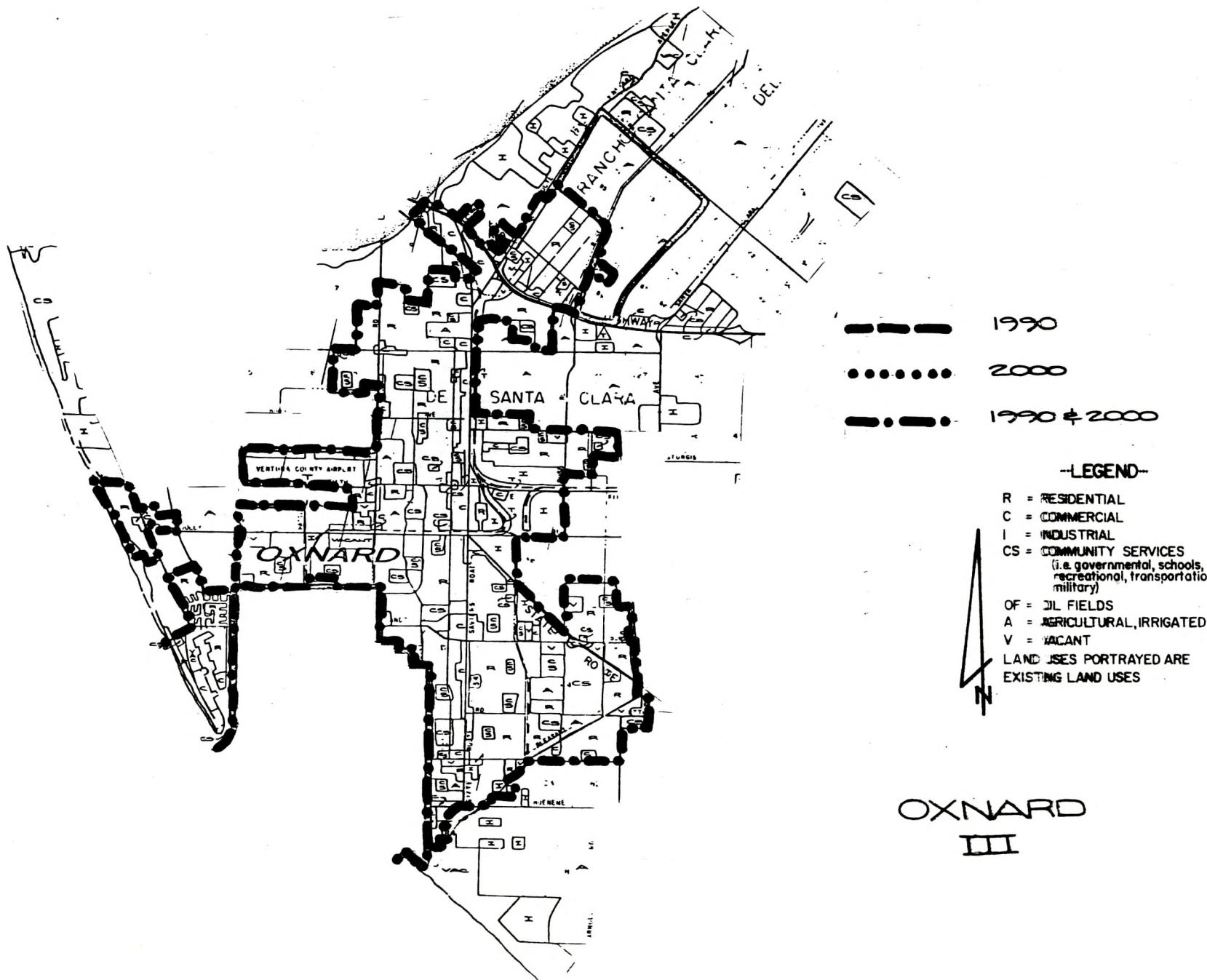
--LEGEND--

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CS = COMMUNITY SERVICES
(i.e. governmental, schools, recreational, transportation military)

OF = OIL FIELDS
A = AGRICULTURAL, IRRIGATED
V = VACANT

LAND USES PORTRAYED ARE EXISTING LAND USES

OXNARD
H



Piru Growth Area

Alternative 1

This future assumes that the unincorporated community of Piru will grow from 715 people in 1975 to about 800 people in 1990, then to remain stable through year 2000. The density is projected to remain at 5.8 people/acre through 2000, requiring an increase of about 30 developed acres over 1975. Development is projected to occur very slowly through in-filling between the existing scattered development. Future development will occur on areas of Class I and II soils and aquifer recharge areas.

Alternative 2

This future assumes the same population projections as under Alternative 1, but at a slightly higher density of 7.3 people/acre. Developed acres are projected to increase only by an additional 14 acres through 2000. As this development will primarily be due to in-fill, no Alternative 2 policies except increased density will affect Piru growth patterns. Growth under this alternative will probably occur north of the existing Southern Pacific Railroad tracks.

Alternative 3

This alternative assumes no additional population growth in Piru through 2000 and consequently projects no increases in developed acreage.

(Refer to Fillmore Growth Area for the Map)

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DATA SHEET

PIRU GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴
1975	715	125	N/A	715	125	N/A	715	125	N/A
1990	800	140	140	800	125	125	700	125	125
2000	800	140	140	800	125	125	700	125	125

EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.
1975	5.8	4.0	---	5.8	5.8	---	5.8	5.8	---
1990	5.8	4.1	4.1	7.2	4.5	5.0	5.8	5.8	N/A
2000	5.8	4.1	4.1	7.2	4.5	5.0	5.8	5.8	N/A

¹ Existing Population Trends/Existing Trends Density⁴ Includes overage or surplus for new development² Existing Population Trends/Higher Density⁵ 3.1 persons per household³ Lower Population Trends/Existing Trends Density

Port Hueneme Growth Area

Alternative 1

Under Alternative 1 the Port Hueneme Growth Area would utilize all of its remaining land area (most of which is concentrated in the northwest) by 1990. As a result, to accommodate population increases as envisioned under this alternative, recycling of land would have to occur (assuming no additional land became available from the U. S. Navy). Although the Silver Strand area is shown as being annexed by 1990, this area is not included in the Port Hueneme Growth Area. (Technically speaking, Silver Strand is in the Oxnard Growth Area, so its inclusion in the Port Hueneme area would be a deviation from present trends.).

Alternative 2

Although there is still some remaining vacant prime agricultural land in the Port Hueneme Growth Area, these acreages are surrounded by existing urbanized areas within partially completed neighborhoods. As a result, much of this land would not be viable for continued agricultural operations under this alternative. Hence, this alternative would depict a development pattern much like that of Alternative 1.

Alternative 3

Under this alternative, population growth would be somewhat lower than under the other alternatives. As a result, the need to increase residential density (hence, recycle land) would be somewhat lessened to accommodate the projected population. Despite this, remaining vacant and agricultural areas would be fully developed under this alternative by 1990, necessitating redevelopment to accommodate additional population growth.

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DATA SHEET

PORT HUENEME GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴
1975	17,746	2,530	N/A	17,746	2,530	N/A	17,746	2,530	N/A
1990	24,400	2,750	2,750	24,400	2,750	2,750	23,650	2,700	2,750
2000	26,500	2,750	2,750	26,500	2,750	2,750	24,500	2,750	2,750

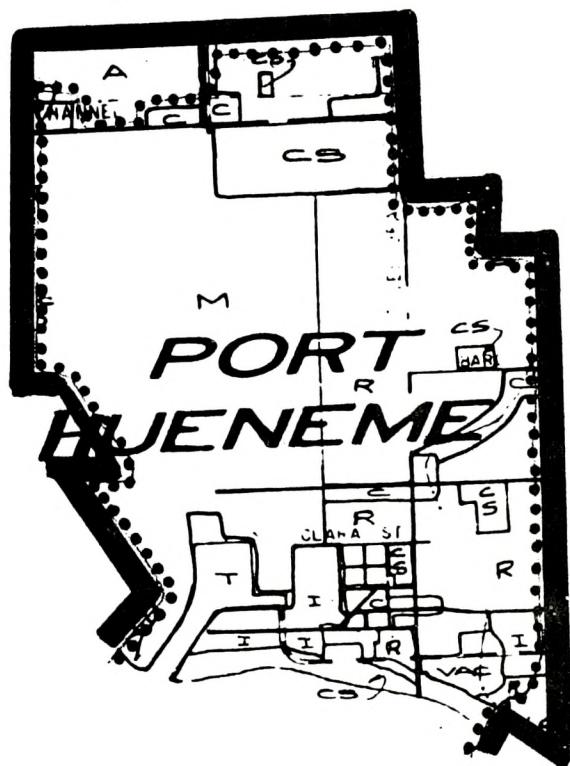
EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POP/ALL DEV. ACRES	HOUSES/5,6 OVERALL RES. AC.	HOUSES/5,6 NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/5,6,7 OVERALL RES. AC.	HOUSES/5,6,7 NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/5,6 OVERALL RES. AC.	HOUSES/5,6 NEW RES. AC.
1975	7.1	6.4	---	7.1	6.4	---	7.1	6.4	---
1990	8.9	8.2	28.4	8.9	8.2	28.4	8.7	8.1	28.4
2000	9.6	8.9	37.4	9.6	8.9	37.4	8.9	8.2	28.9

¹ Existing Population Trends/Existing Trends Density⁵ 3.0 persons per household² Existing Population Trends/Higher Density⁶ There is potential for significant recycling of existing land according to the newly adopted General Plan which would reduce the required density on new developed acres³ Lower Population Trends/Existing Trends Density⁴ Includes overage or surplus for new development⁷ Density increase under Alternatives 1 and 2 are identical since Port Hueneme already anticipates a 25% increase in density with Alternative 1

N



GROWTH AREA BDRY.
EXISTING URBANIZATION

...LEGEND...

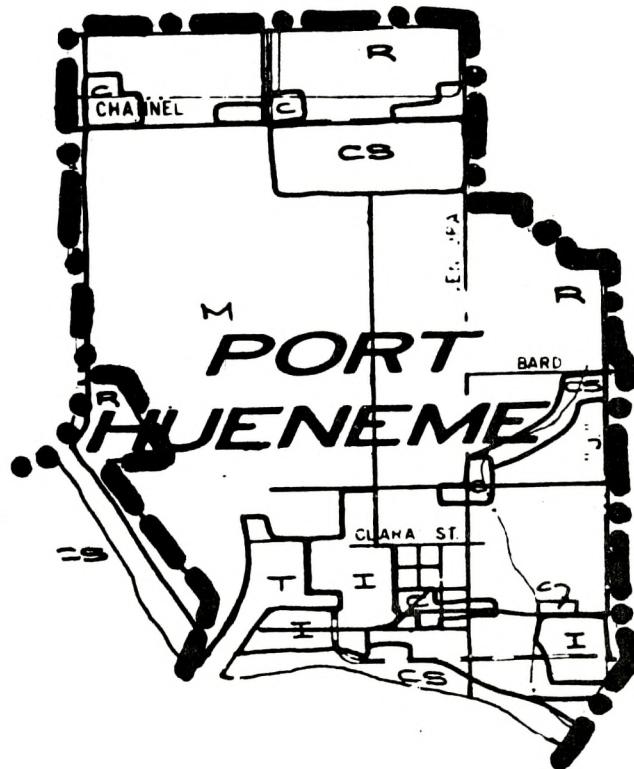
- R = RESIDENTIAL
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- OF = OIL FIELDS
- A = AGRICULTURAL, IRRIGATED
- V = VACANT

PORT
HUEENEME
EXISTING
LAND USE

— 1990

..... 2000

—·— 1990 & 2000



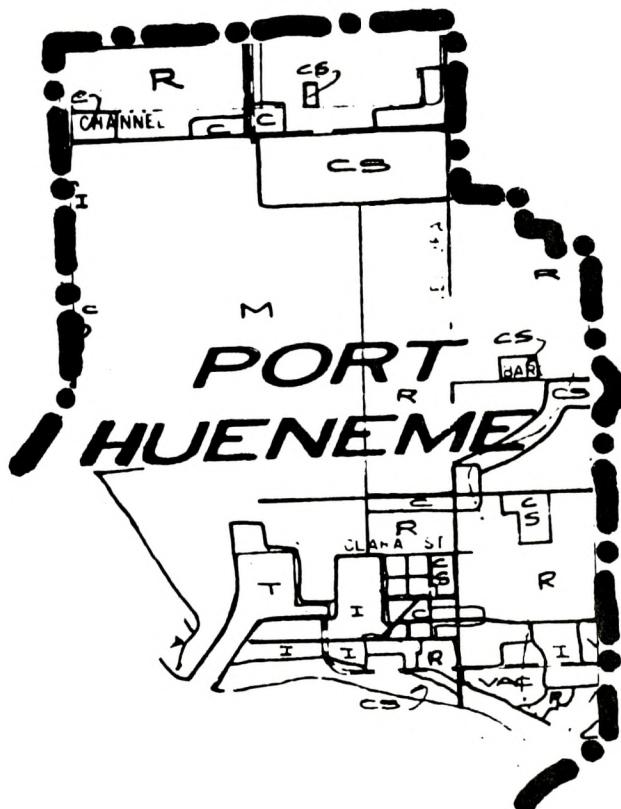
PORT HUENEME

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..... 2000

—●— 1990 & 2000



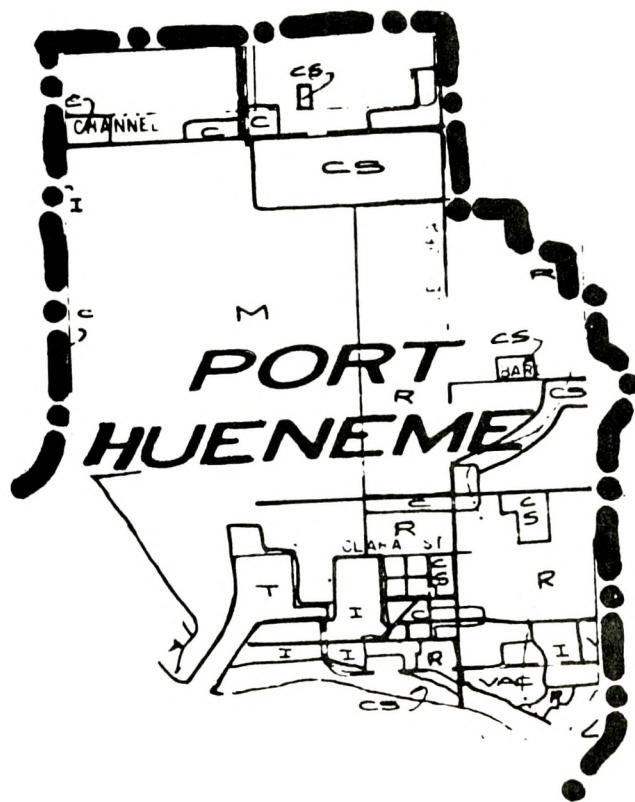
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- A = AGRICULTURAL, IRRIGATED
- V = VACANT

LAND USES PORTRAYED ARE
EXISTING LAND USES

PORT
HUENEME
II

177
 2000
 1990 & 2000
 N



...LEGEND...

R = RESIDENTIAL
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 CS = COMMUNITY SERVICES
 (i.e. governmental, schools,
 recreational, transportation,
 military)

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LAND USES PORTRAYED ARE
 EXISTING LAND USES

PORT
 HUENEME
 III

San Buenaventura Growth Area

Alternative 1

Alternative 1 growth is occurring in the eastern portion of the city. Though currently interspersed with agricultural operations, existing trends would in-fill many urbanizing areas, thereby leading to increased city continuity. Alternative 1 also recognizes key agricultural areas for preservation, i.e., Olivas area. Hillside development remains a question mark pending results of a major study being undertaken by the city.

Hillsides contain all the aquifer area within the city's growth area. Results of the study should point to the importance of aquifers and potential mitigation measures.

Alternative 2

Alternative 2 is very similar in policy implecation to existing trends. Key agricultural areas are preserved, a buffer area is retained with the City of Santa Paula and in-fill of neighborhoods is achieved. As mentioned in the Alternative 1 description, hillside development is now being studied. Given the policies, however, hillside development should avoid aquifers and steep slopes where possible. Overall gross developed acreage is almost identical to Alternative 1 for 1990. In the year 2000 available developable acreage would drop approximately 1500 acres, mainly through retention of internal agricultural acreage.

Under Alternative 2 the existing trend line is identical in 2000. For 1990 the boundary lines are identical with internal boundaries for the city's Phase I program.

Alternative 3

This alternative is similar to Alternative 2 with the exception that the Wells and Saticoy communities would not have increased development. This would tend to shift growth toward the west end. This alternative is also consistent with public facilities considerations regarding the need for facilities in the Wells and Saticoy areas. In general, population may be accommodated given Alternative 1 boundary lines with minor increases in density. Boundary lines are similar to Alternative 2.

RLUP MAJOR MILESTONE #8

DATA SHEET

SAN BUENAVENTURA GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴
1975	71,596	8,800	N/A	71,596	8,800	N/A	71,596	8,800	N/A
1990	89,000	13,000	13,000	89,000	10,500	12,100	89,000	10,400	12,100
2000	107,000	13,260	13,330	107,000	11,300	12,100	107,000	12,000	13,200

EXISTING AND PROJECTED DENSITIES

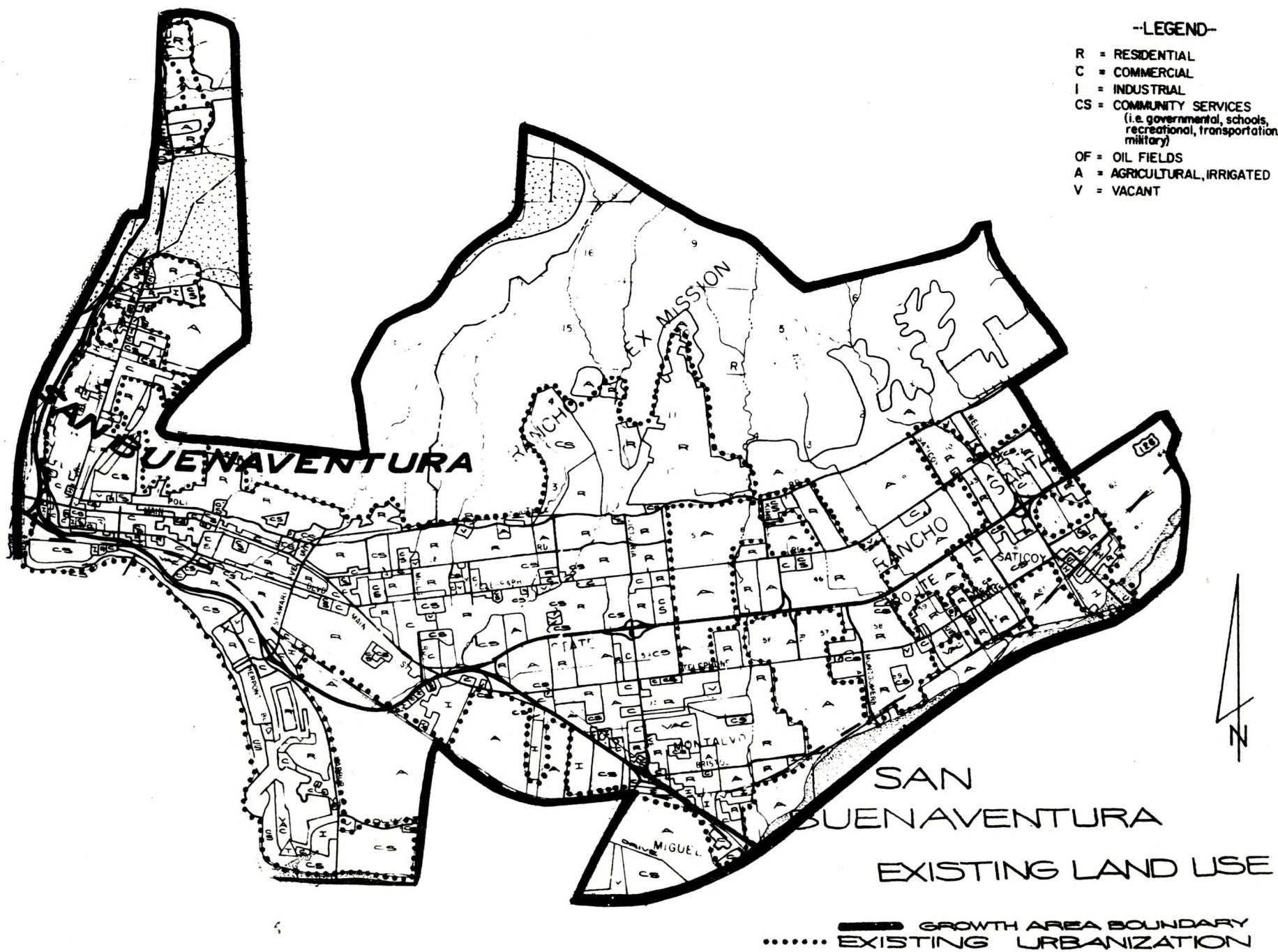
ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

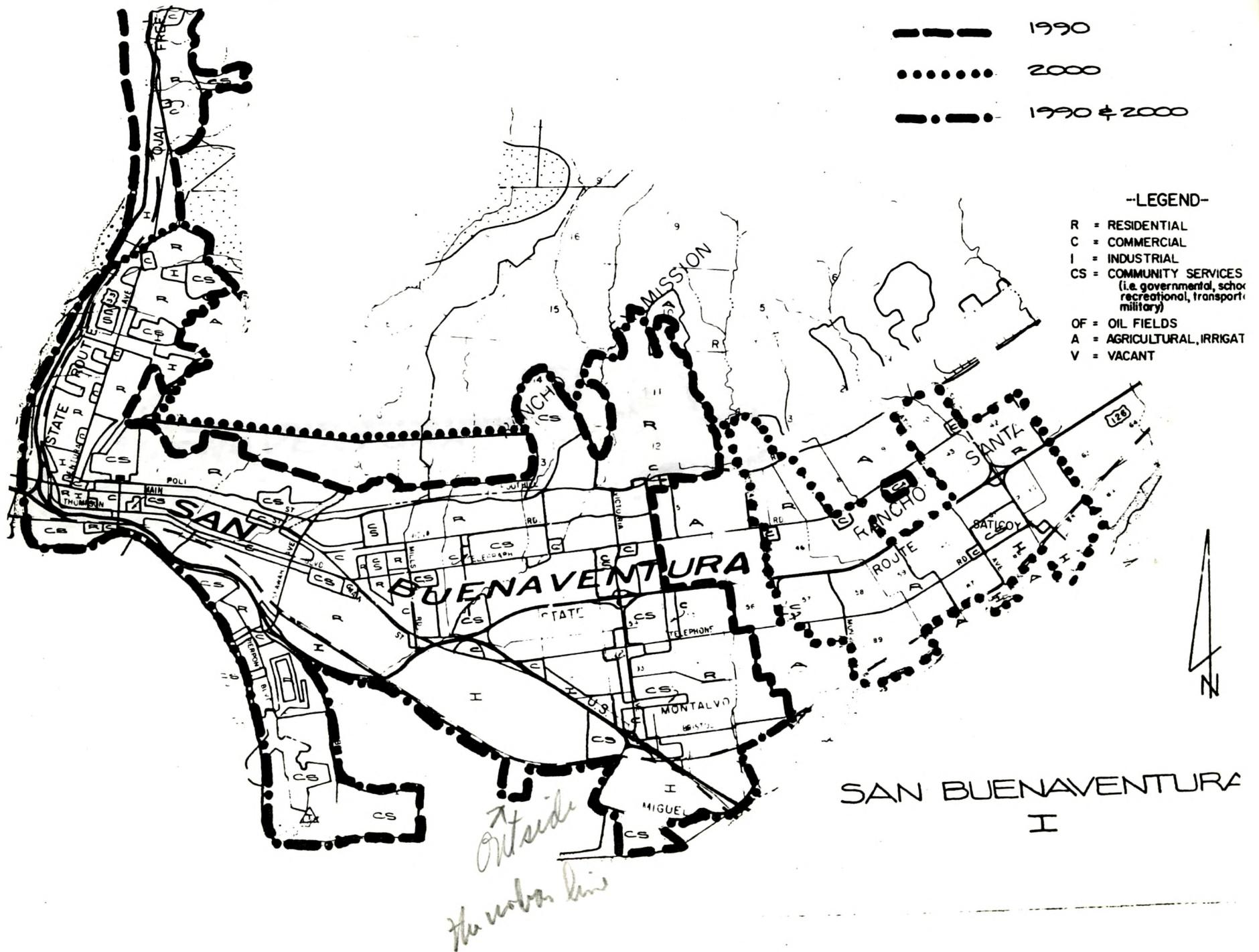
YEAR	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES.AC.	HOUSES/ ⁵ NEW RES.AC.	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES.AC.	HOUSES/ ⁵ NEW RES.AC.	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES.AC.	HOUSES/ ⁵ NEW RES.AC.
1975	8.1	5.4	---	8.1	5.4	---	8.1	5.4	N/A
1990	7.8	4.5	2.8	8.7	5.6	10.4	7.8	5.3	4.6
2000	7.8	5.3	5.2	9.5	6.3	10.8	7.8	5.3	5.1

¹ Existing Population Trends/Existing Trends Density² Existing Population Trends/Higher Density³ Lower Population Trends/Existing Trends Density⁴ Includes 860 hillside acres where development is uncertain pending local review of hazards and costs. Also includes existing developed acreage east of 1990 and 2000 Line.⁵ 2.6 persons per dwelling unit

--LEGEND--

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 A = AGRICULTURAL, IRRIGATED
 V = VACANT





* INCLUDES EXISTING DEVELOPED ACREAGE
IN JUANAMARIA, WELLS, SATICOY AND
SERRA COMMUNITIES

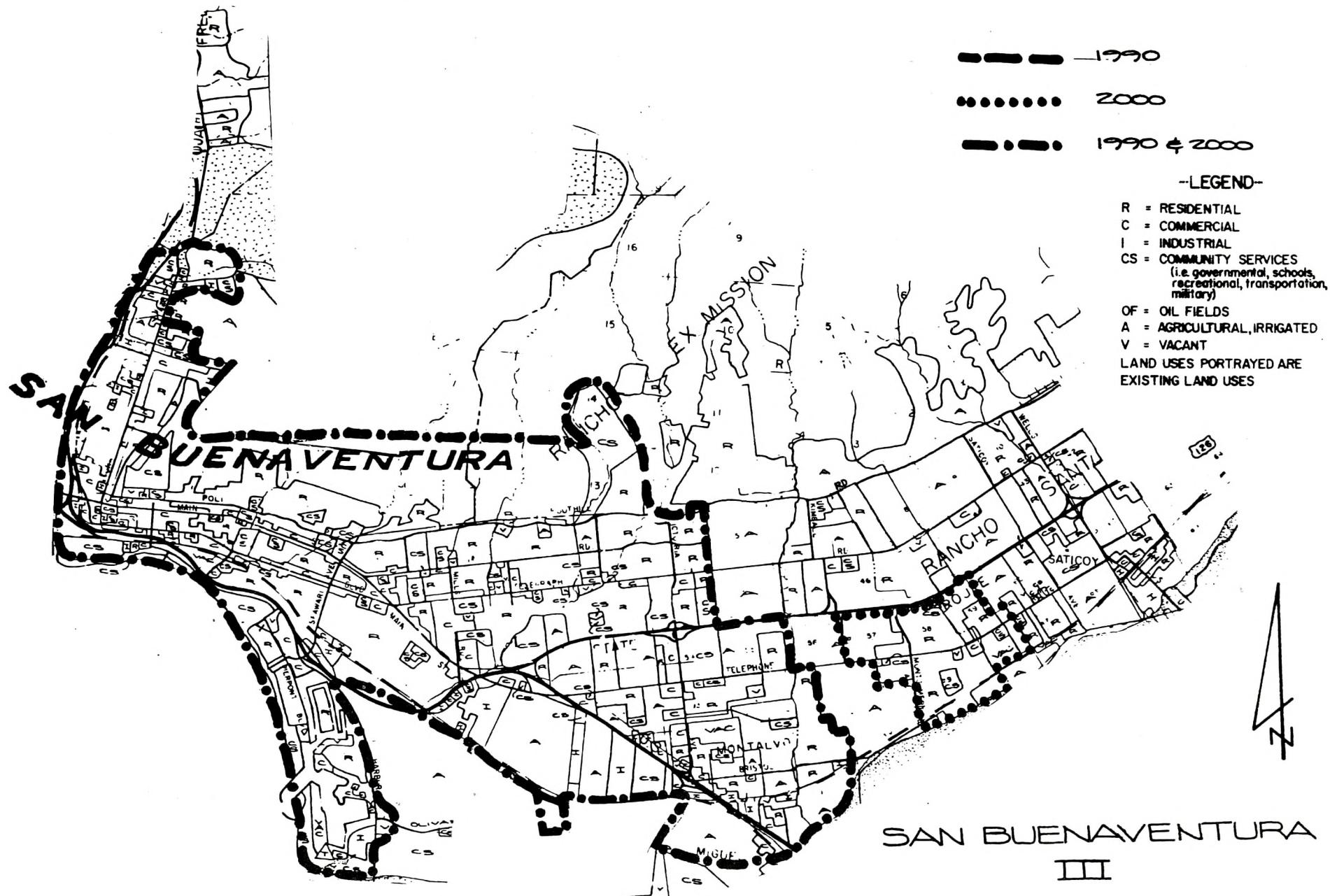
— 1990 —

— • — 1990 & 2000

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A = AGRICULTURAL, IRRIGATED
V = VACANT
LAND USES PORTRAYED ARE
EXISTING LAND USES



San Buenaventura Non-Growth Area

(Area of Concern - North Coast)

Alternative 1

A limited increase in residential acreage will occur, the result of in-filling. There will, however, be a significant increase in the population due to the fact that second home dwellings will be occupied by permanent residents in the future. This is the result of the increase in the cost of housing on the Coast.

A substantial increase in industrial uses will occur by 1990 for this area will become the prime processing point for Outer Continental Shelf and Santa Barbara Channel Oil. Most of these facilities will be located adjacent to the existing Mobil Rincon facility.

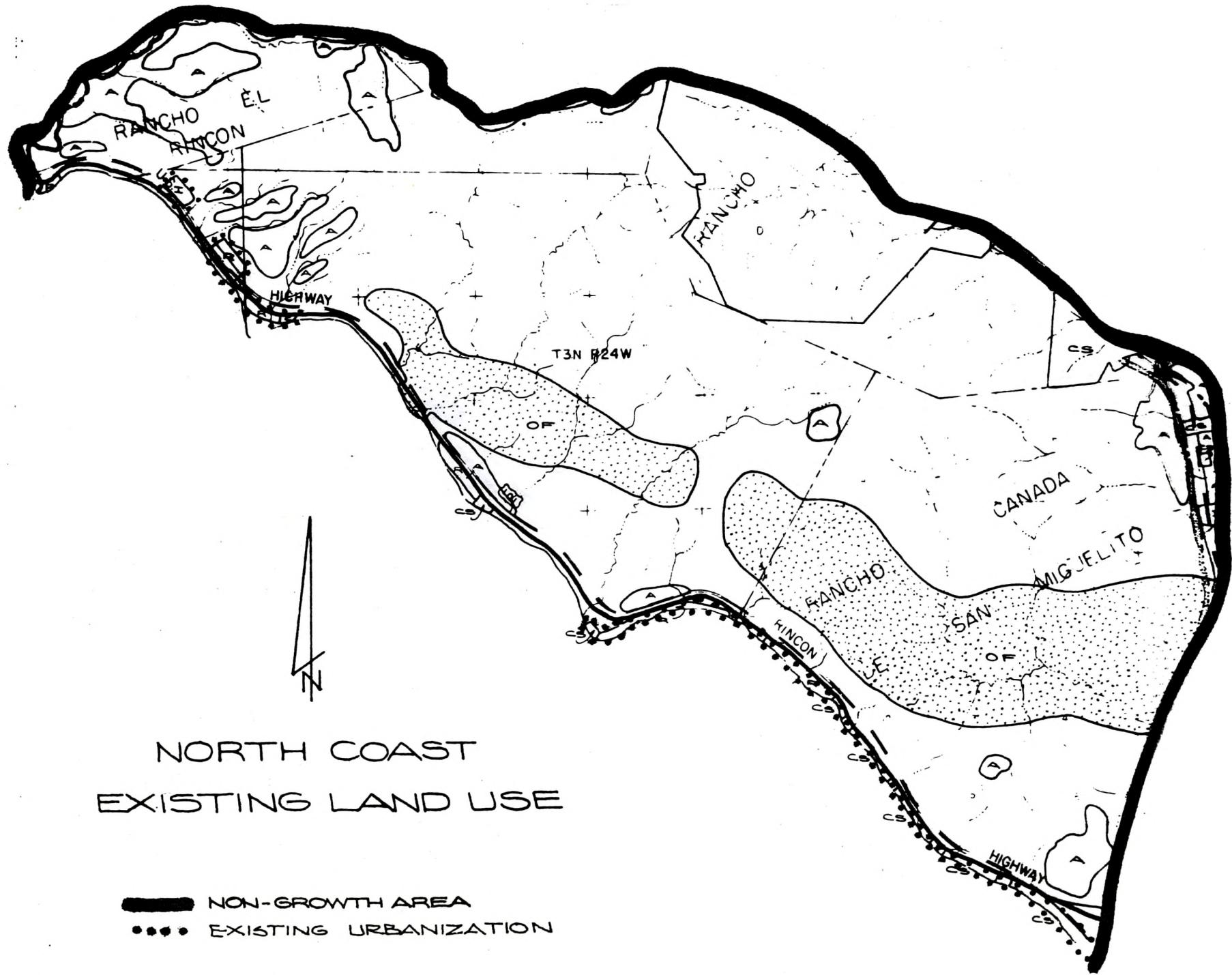
Alternative 2

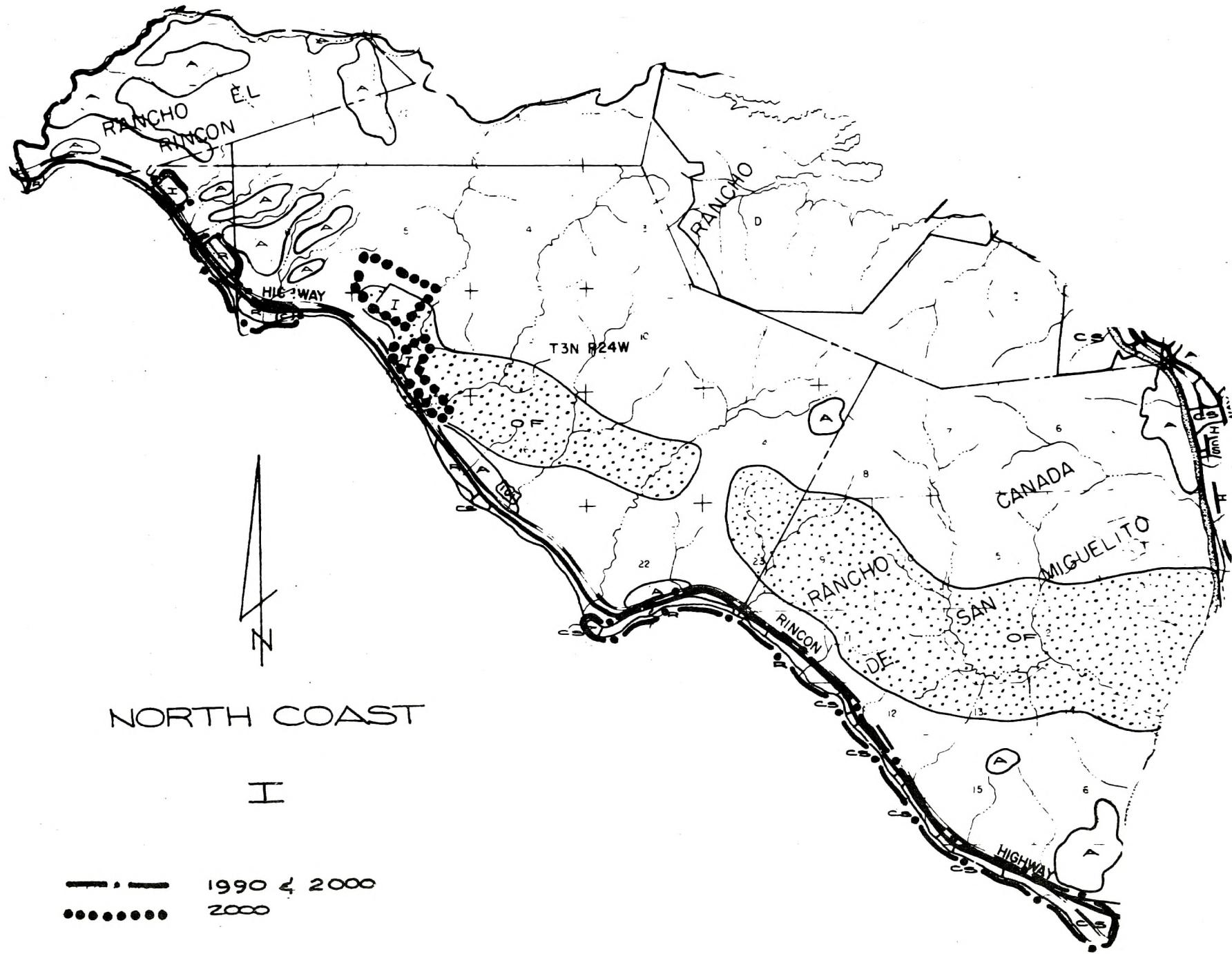
The trends in residential development will be the same as in Alternative 1.

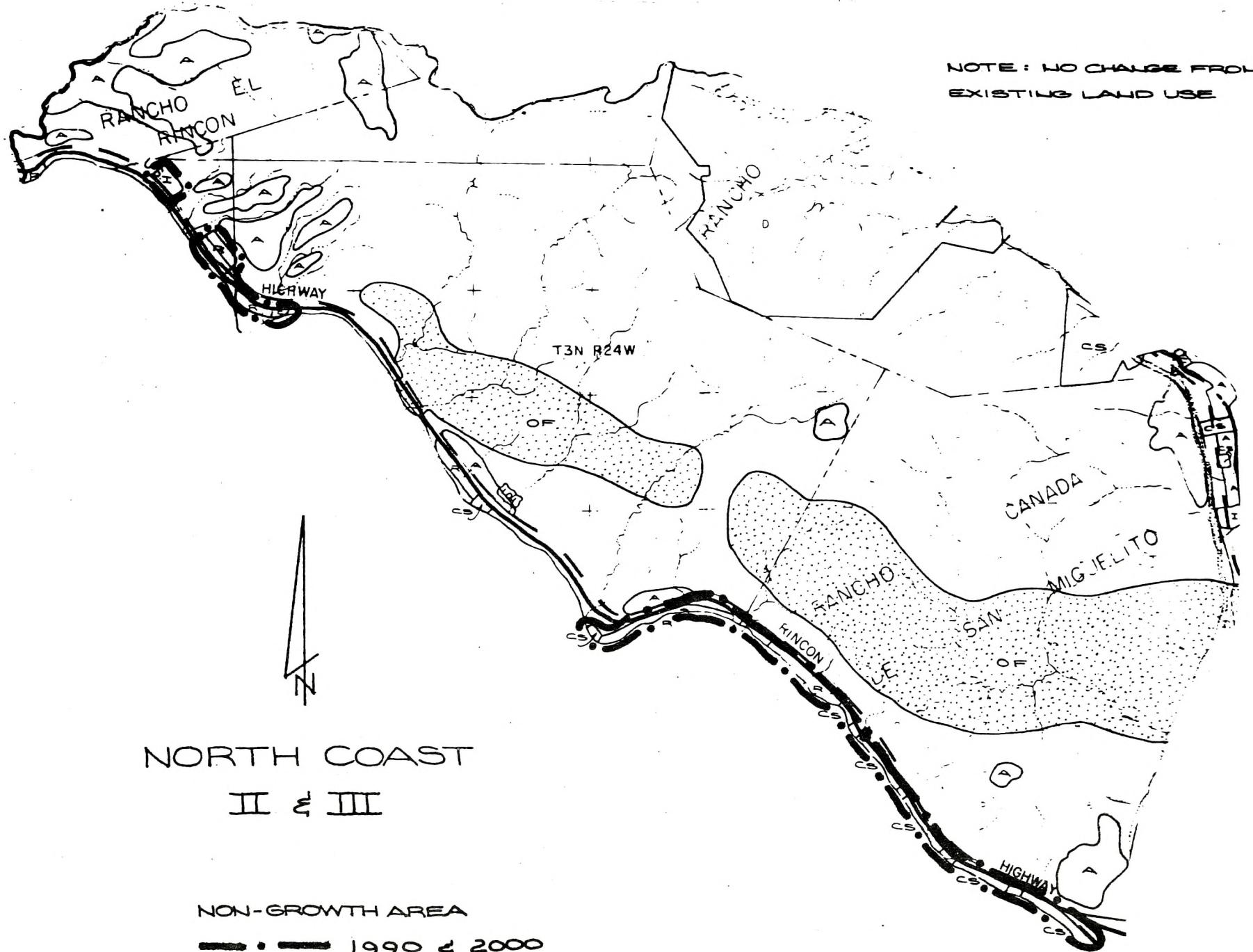
Industrial uses will not expand, given the policy to protect coastal resources, outside the Coastal Zone. Consequently, another site outside the Coastal Zone will have to be found to accommodate the oil processing facility expansion.

Alternative 3

This is the same as Alternative 2.







Santa Paula Growth Area

Alternative 1

Under present trends Santa Paula is both growing outwards on its northern, western, and southern boundaries and is completing development of its vacant land within the city proper. A modest amount of recycling to higher uses is also anticipated. The patterns of development until 1990 emphasize expansion of the industrial areas to the west and south of the city accompanied by initiation of residential development of the northern hillsides. Present trends development patterns beyond 1990 to the year 2000 suggest residential construction on hillsides to the north will continue and residential development of the prime agricultural land beyond Peck Road to the west of the city will begin.

Explicit policies under Alternative 1 include continued maintenance of an Open Space area between Santa Paula and Ventura, encouragement of industrial development, and initiation of residential hillside development. The imminent completion of the new General Plan for the city could significantly affect the current view of Alternative 1.

Alternative 2

Major policies of concern to Santa Paula are maintenance of prime agricultural land, mitigation of hazards of development on aquifer recharge and flood plain areas, achievement of a balanced community, and availability of sanitary treatment facilities.

Considerable amounts of prime agricultural land are located all around the city, necessitating a choice between maintenance or development of many areas adjoining the city. As much of the readily developable industrial land lies on the outskirts of the city on prime agricultural parcels; some adjustment of the prime ag policy to the needs for industrial development to better balance the community is required. Given the modest land requirements of anticipated industrial developments, their development is included under Alternative 2. Residential development on prime ag land, however, has been eliminated. Although the local flood plain is now a main potential hazard, the County Public Works Agency indicates this constraint will be mitigated by 1985. Aquifer recharge areas also present no problem if adequate design standards are met.

While not of immediate concern, the local sewage treatment plant will near its effective capacity by 1995, placing a limit on population carrying capacity.

Overall density would rise under Alternative 2 in response to recycling, in-fill, and higher density of residential developments in the more level portions of the city. Low density hillside development in the north will counterbalance this somewhat.

Alternative 3

Although similar to Alternative 2 in terms of its handling of the question of balanced community vs. maintenance of prime ag, it differs in its anticipated slower population growth and a more rapid and expansive scenario of hillside development, due to the considerably lower overall density and the resulting increased demand for land. Other than the northern hillsides, Alternative 3 1990 and 2000 urban development lines are identical.

RLUP MAJOR MILESTONE #8

DATA SHEET

SANTA PAULA GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

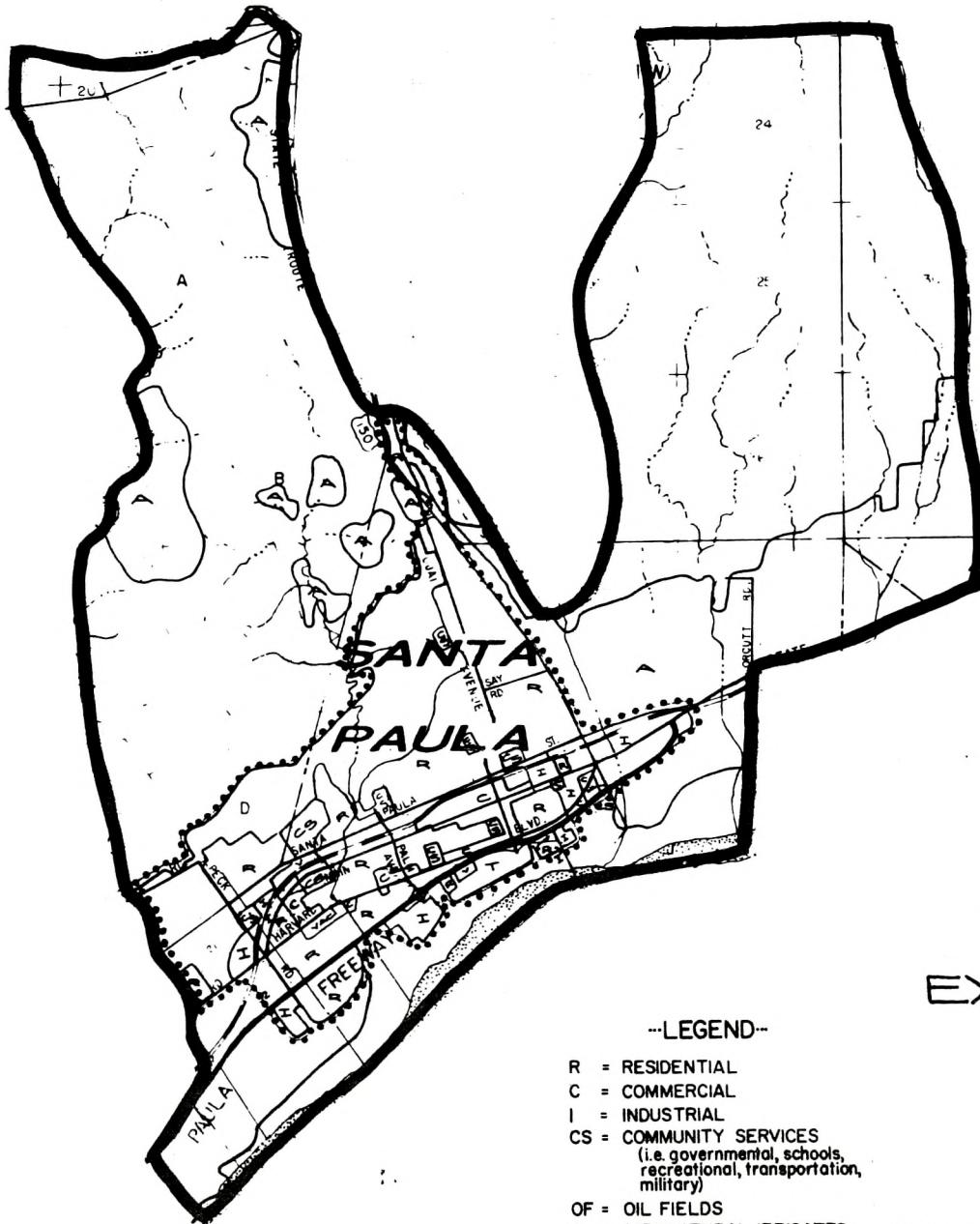
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴
1975	19,505	2,240	N/A	19,505	2,240	N/A	19,505	2,240	N/A
1990	23,000	2,550	2,550	23,000	2,370	2,480	21,600	2,380	2,380
2000	24,850	2,830	2,830	24,850	2,670	2,670	23,400	2,600	2,600

EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.
1975	8.7	4.5	---	8.7	4.5	---	8.7	4.5	---
1990	9.0	4.6	5.8	9.3	5.0	14.7	9.1	4.7	7.8
2000	8.8	4.5	4.7	9.3	4.8	8.0	8.9	4.6	5.2

¹ Existing Population Trends/Existing Trends Density⁴ Includes overage or surplus for new development² Existing Population Trends/Higher Density⁵ 2.9 persons per household³ Lower Population Trends/Existing Trends Density

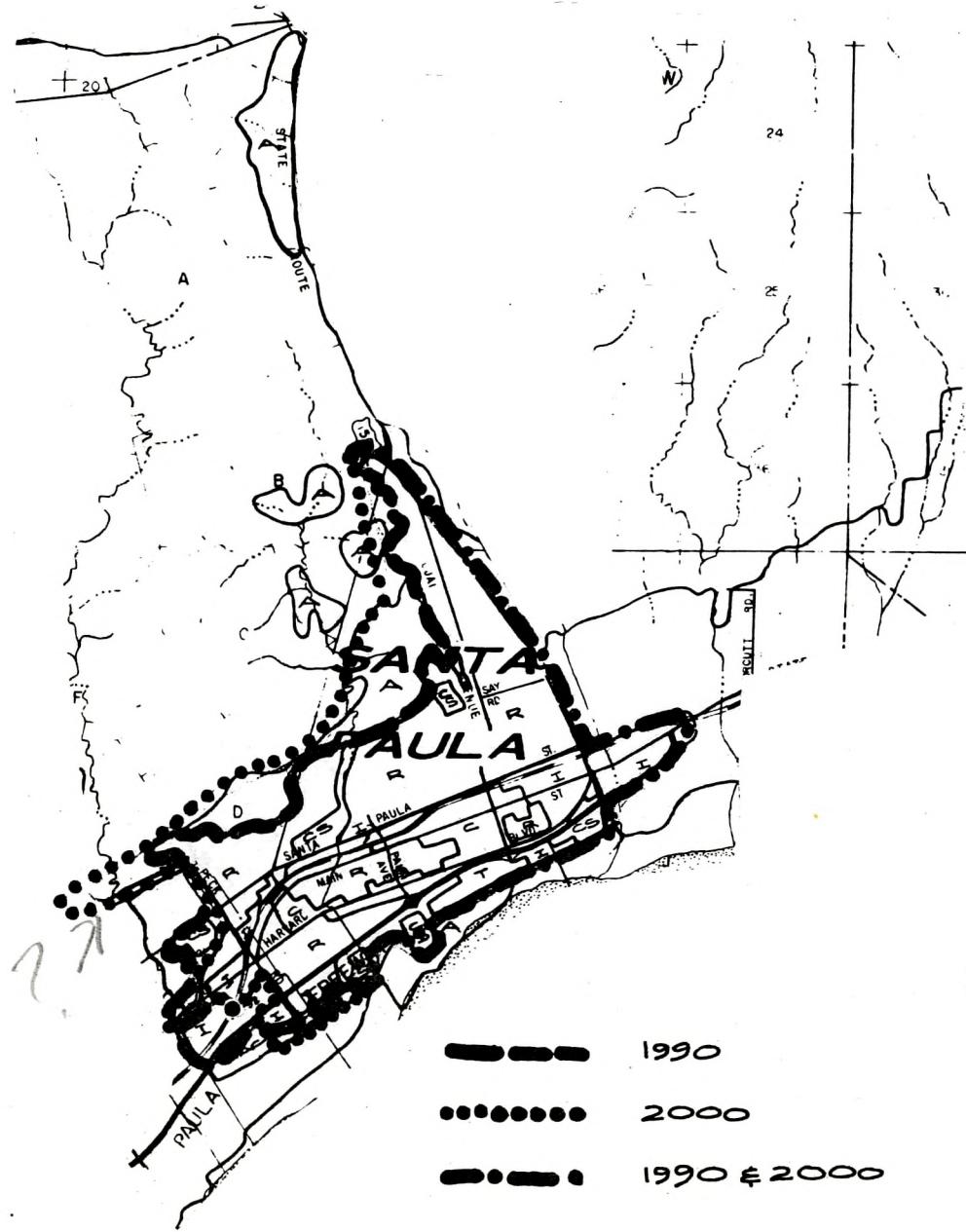


SANTA PAULA
EXISTING LAND USE

--LEGEND--

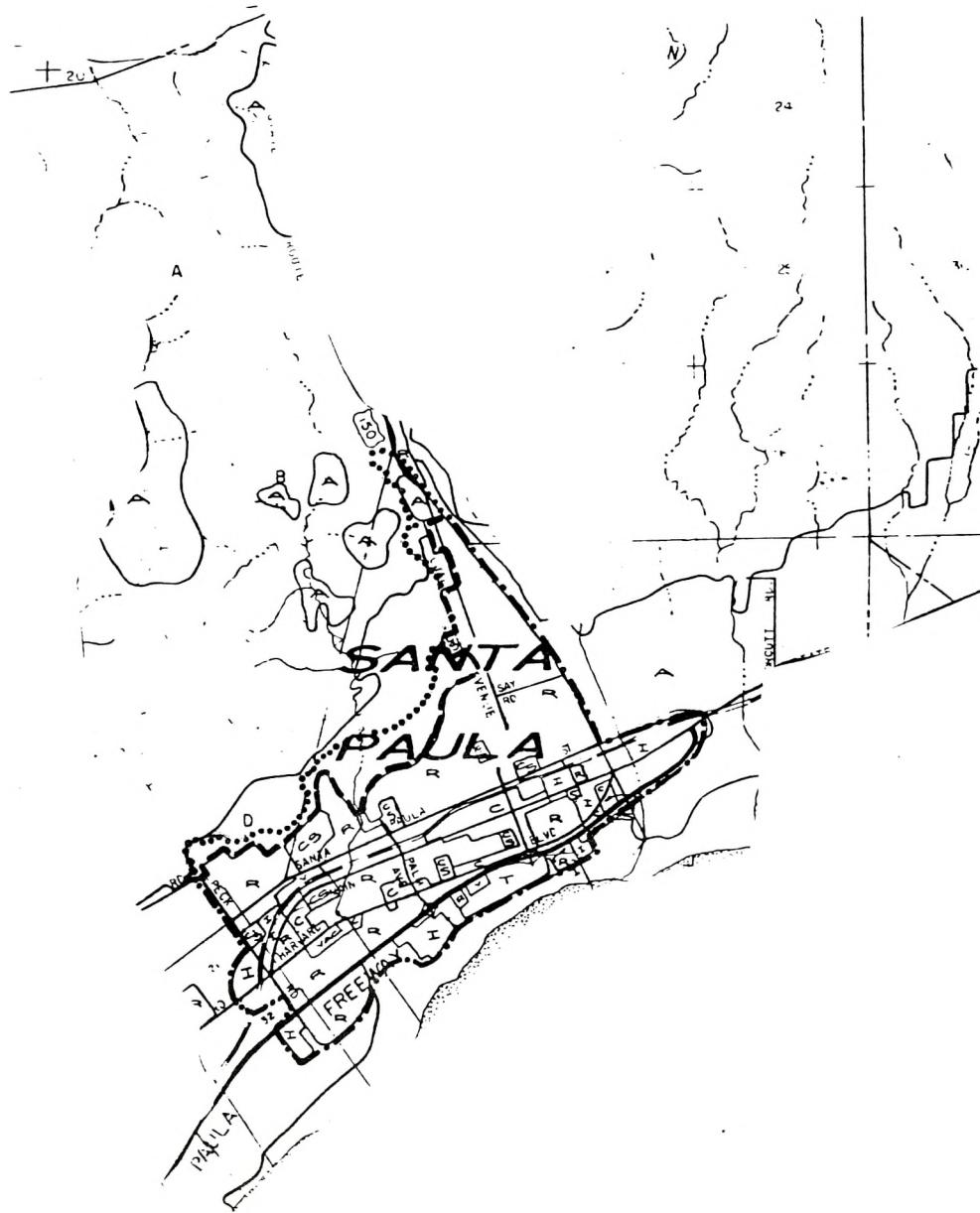
- R = RESIDENTIAL
- C = COMMERCIAL
- I = INDUSTRIAL
- CS = COMMUNITY SERVICES
(i.e. governmental, schools, recreational, transportation, military)
- OF = OIL FIELDS
- A = AGRICULTURAL, IRRIGATED
- V = VACANT

— GROWTH AREA BOUNDARY
..... EXISTING URBANIZATION



SANTA PAULA
H

-97-



— — — 1990
• • • • • 2000
— • — 1990 & 2000

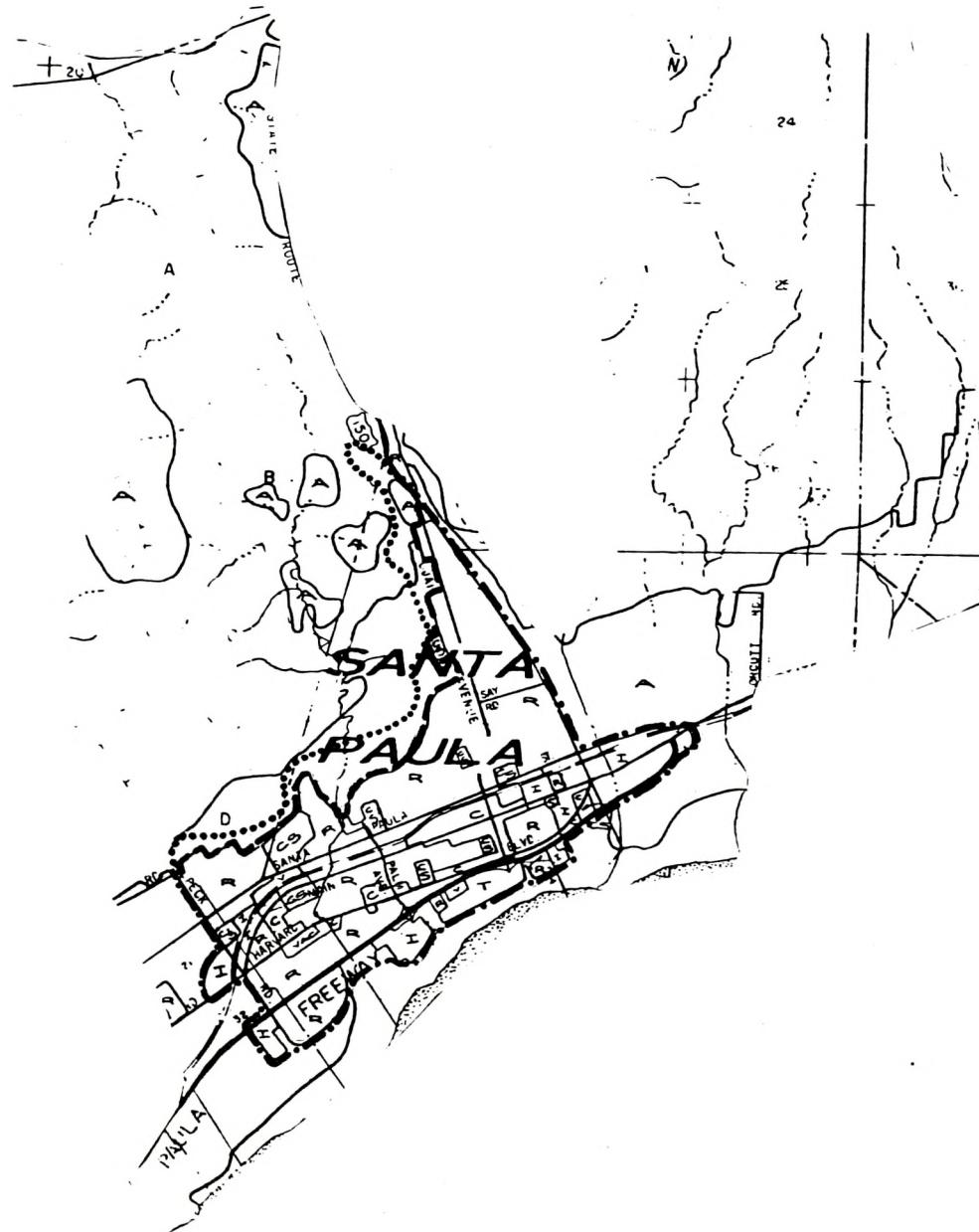
--LEGEND--

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 V = VACANT
 LAND USES PORTRAYED ARE
 EXISTING LAND USES

SANTA PAULA

II

-77-



1990
2000
1990 & 2000

-LEGEND-

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 V = VACANT
 LAND USES PORTRAYED ARE
 EXISTING LAND USES

SANTA PAULA III

Simi Valley Growth Area

Alternative 1

The City of Simi Valley's present trend growth has been evaluated on the basis of information in the Subregional Transportation Plan absent updated information. Major development will occur in the following areas: within the urban area existing on the valley floor; on the hills (up to 20% slope) and valleys in the Montgomery Ranch area adjacent to the southwest boundary of existing urban development; south of Olsen Road; in the Indian Hills areas adjacent to the northeast boundary of existing urban development; and in Alamos and Runkel Canyons.

These areas (excluding 1550 acres of slopes over 20%) will accommodate the projected population of 103,000 to 1990 at 7.2 persons per gross developed acres. Existing density is 8.0 persons per gross developed acres. Information for 2000 is unavailable.

Alternative 2

This future indicates a 25% increase in overall community density, requiring a density of 15.8 persons per all new developed acres. The Alamos Canyon has been excluded from urban development because a significant portion of the canyon is an aquifer recharge area and its development is unnecessary to meet projected growth. Additionally, the area south of Olsen Road has been retained as open space between the Cities of Simi Valley and Thousand Oaks. Hillsides over 20% are not projected for development.

The projected population of 103,000 by 1990 and 122,000 by 2000 would be accommodated on a total of 11,370 and 12,970 acres, respectively. These totals include a 20% overage. Additionally, a total of 8% industrial and 11% commercial development of new developed acreage is recommended to provide a balance of industrial, commercial, residential and other land uses. The attached map only indicates a 2000 urban growth boundary because of the dispersed nature of residential development already approved and not constructed (3009 units) and residential projects in review (3355 units). The boundary also includes approximately 1550 acres of slopes greater than 20%.

Existing public facilities include water supply from the Metropolitan Water District; unused capacity in elementary schools with busing and portables; at or over capacity in secondary schools; and existing wastewater treatment facility capacity for approximately 17,000 additional people (assuming no increase in industrial use).

The City currently meets only 28% of the need for housing for households earning between \$3000 and \$7000 per year. This future recommends a greater percentage of housing constructed for this income group.

Development in the Runkel Canyon area is recommended to be limited to prevent conflict with the Runkel Canyon sand and gravel operations.

Alternative 3

This future retains the existing density of 8.0 persons per all developed acres. The projected population is 97,300 and 108,400 persons by 1990 and 2000, respectively. Under this future, a total of 97,300 and 108,400 acres are projected for development by 1990 and 2000, respectively. The area south of Olsen Road has been retained as open space between the Cities of Simi Valley and Thousand Oaks. Alamos and Runkel Canyons are excluded under the 1990 plan as are approximately 500 acres in Indian Hills and 600 acres in the Montgomery Ranch area in order to encourage in-fill; these latter areas are projected for development by 2000. Development in Alamos Canyon, however, is recommended to occur off the aquifer recharge area or to be designed to preserve groundwater quality.

The projected total acreage figures include a 20% overage. Additionally, these figures have been adjusted to reflect a total of 8% industrial land and 11% commercial land of new developed acres. The 2000 boundary includes approximately 1550 acres of slopes greater than 20%.

The housing and natural resource development (Runkel Canyon) policies are the same as the RLUP Managed Growth future.

RLUP MAJOR MILESTONE #8

DATA SHEET

SIMI VALLEY GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

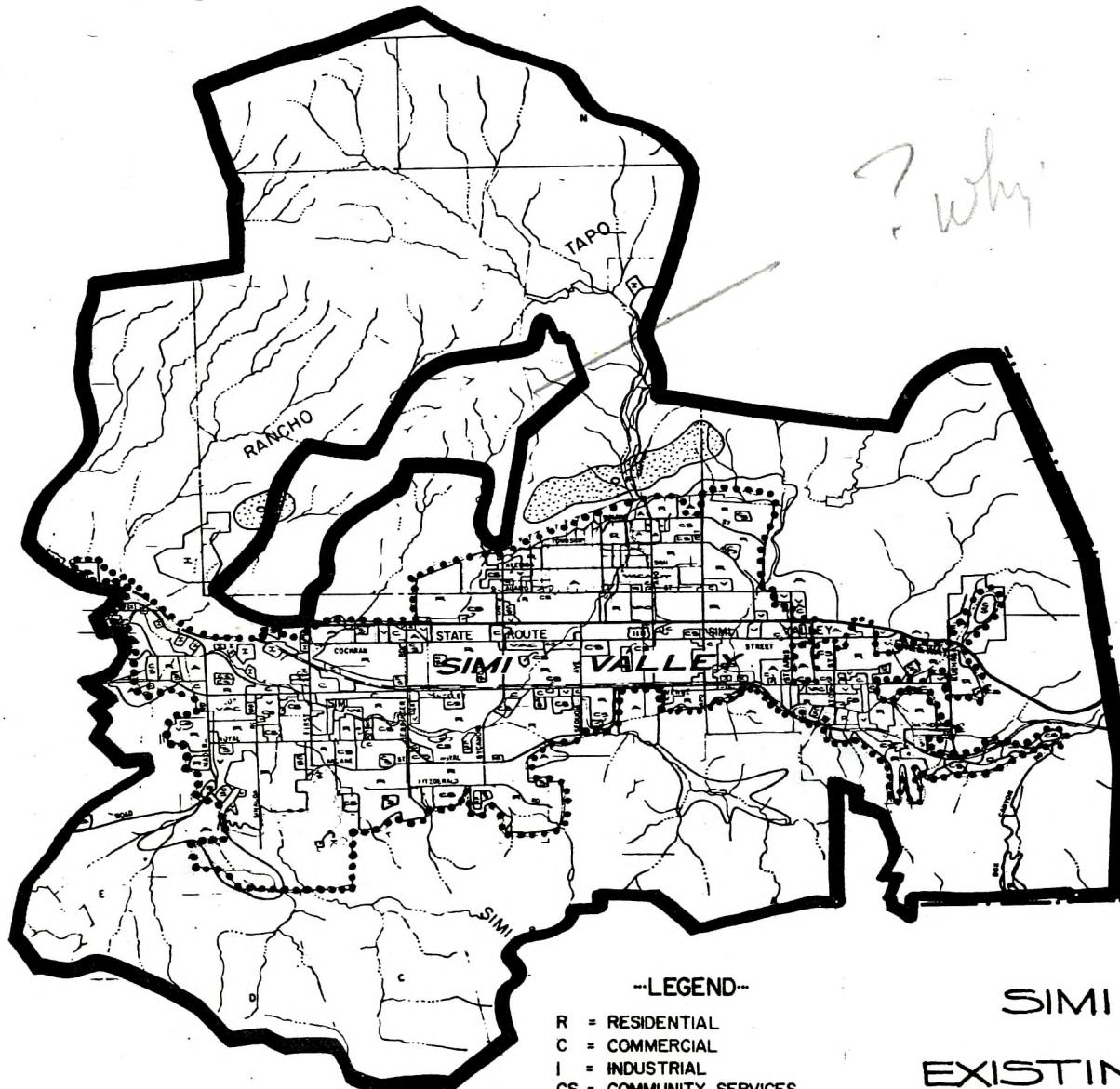
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴
1975	71,789	9,000	N/A	71,789	9,000	N/A	71,789	9,000	N/A
1990	103,000	14,870	16,420	103,000	11,840	15,000	97,300	12,650	15,000
2000	122,000	15,870	17,420	122,000	13,550	15,000	108,400	14,260	16,320

EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ^{5,6} OVERALL RES. AC.	HOUSES/ ^{5,6} NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ^{5,6} OVERALL RES. AC.	HOUSES/ ^{5,6} NEW RES. AC.
1975	8.0	3.1	---	8.0	3.1	---	8.0	3.1	---
1990	6.3	3.0	2.3	8.7	3.8	5.4	7.7	3.4	3.4
2000	7.6	3.3	3.1	9.0	4.0	5.4	7.6	3.4	3.4

¹ Existing Population Trends/Existing Trends Density⁵ 3.7 persons per household in 1975, decreasing to 3.4 persons per household in 2000² Existing Population Trends/Higher Density⁶ The proposed residential acres to total acres decreases from 69% to 60% to accommodate additional commercial and industrial acres needed to create a balanced community.³ Lower Population Trends/Existing Trends Density⁴ Includes 1550 acres of steep slopes

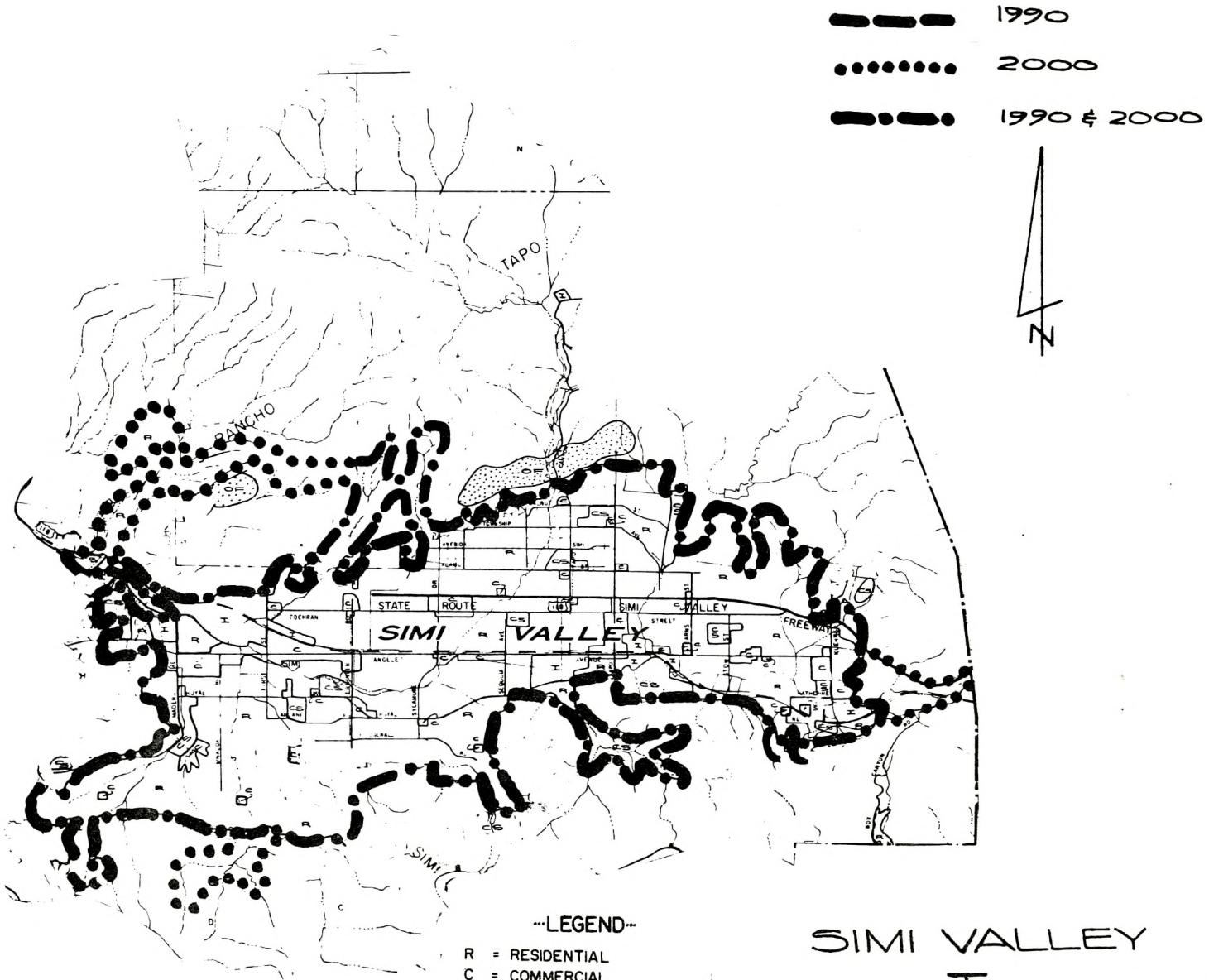


--LEGEND--

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(i.e. governmental, schools, recreational, transportation, military)
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- V = VACANT

SIMI VALLEY
EXISTING LAND USE

— GROWTH AREA BOUNDARY
..... EXISTING URBANIZATION

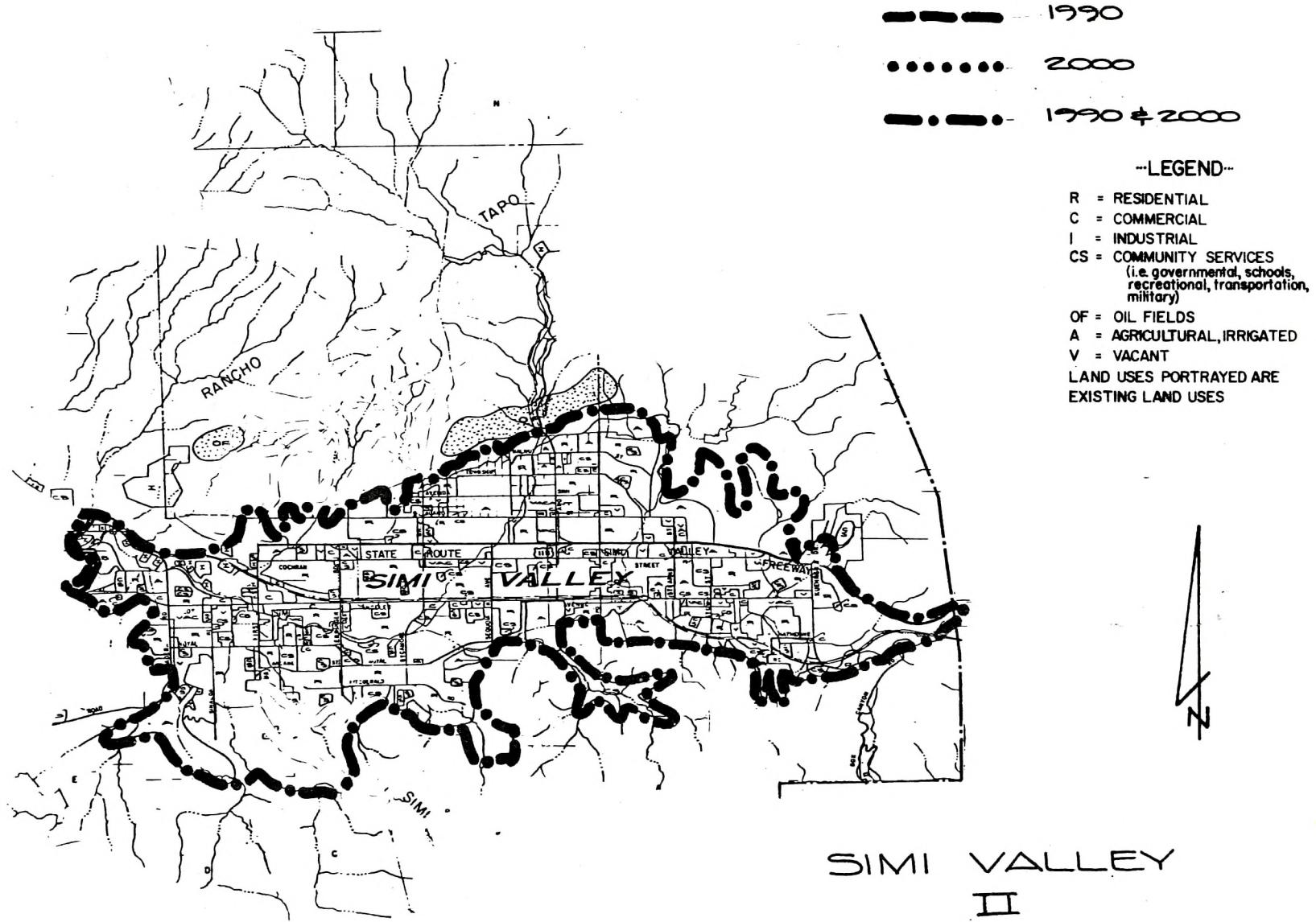


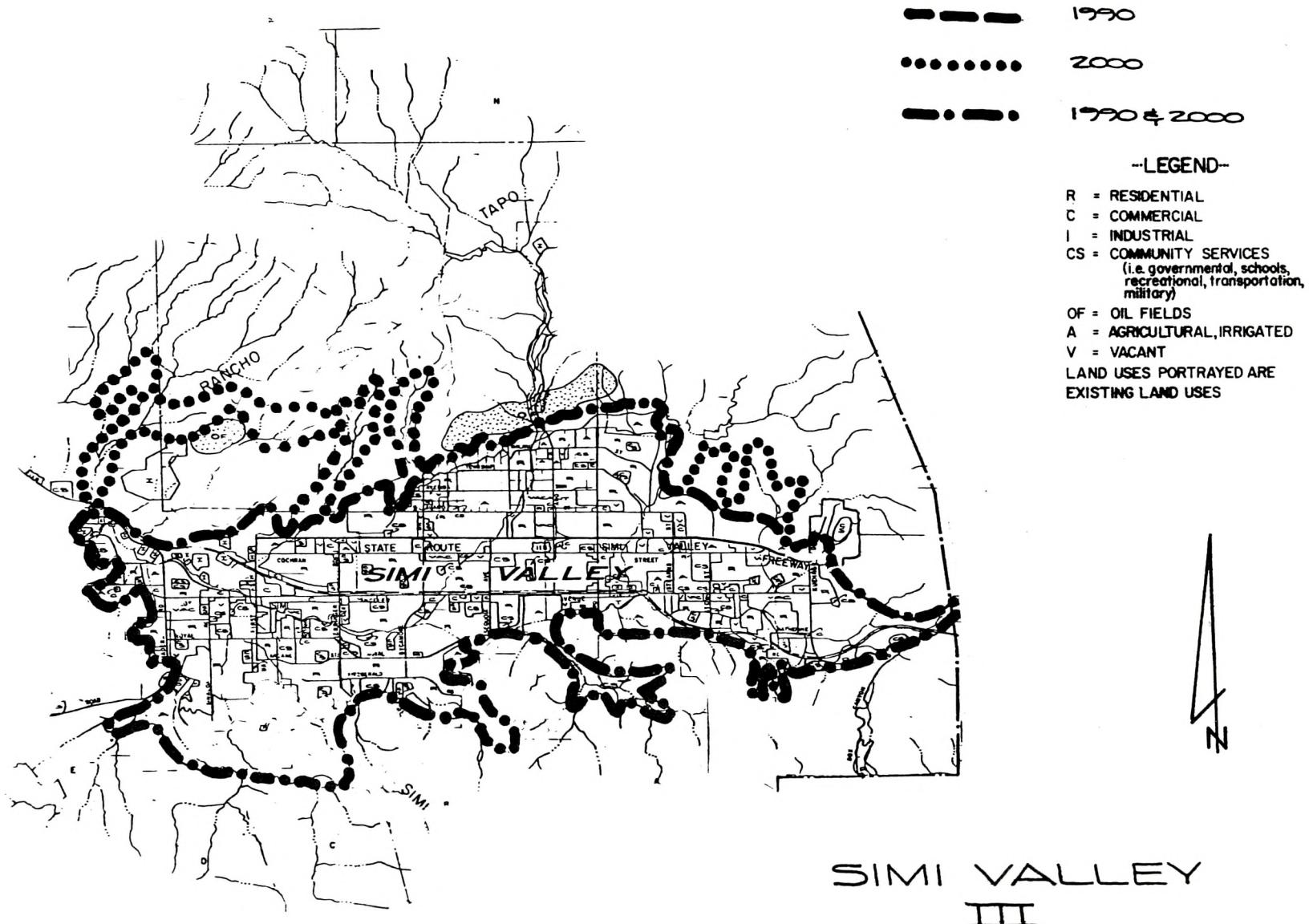
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SIMI VALLEY
H

183





Thousand Oaks Growth Area

Alternative 1

The development pattern is discontinuous on a year to year basis, however over the longer run (i.e., a 13 to 23 year basis) development is generally contiguous. The development pattern to 1990 generally involves infilling in the northern and western portions of the growth area north of State Highway 101 and development in the eastern area of the Growth Area, the North Ranch. The year 2000 development pattern generally involves further development in the west end of the Growth Area, some further infilling, and completion of the North Ranch.

Explicit policies under Alternative 1 include general maintenance of open space between the Growth Area and the neighboring growth areas of Simi Valley, Oak Park, and Camarillo; strict hillside development control; protection of fragile habitats and cultural areas; and development in the flood plains consistent with planned improvements.

Alternative 2

Three policies are applicable, as differentiated from Alternative 1: a) the balanced community policy would require the addition of 350 acres of industrial land in 2000; b) the public service policy would limit development in the short-run in school impacted areas; and c) the housing policy would require additional low and moderate housing construction for only 20% of all households in the Growth Area earned less than \$10,000 annually in 1975 compared to the countywide average of 36%.

The policies on aquifer recharge areas and liquefaction areas outlined under Alternative 2 do not apply for reasons cited in following. The groundwater under the local aquifer is of low quality and quantity and hence is not utilized for urban or agricultural purposes. Liquefaction is not a constraint according to local geologic surveys due to the soil conditions.

The forecasted population for 1990 and 2000 is the same as under Alternative 1. However, less land would be required to be developed with this Alternative, because new development would occur at a higher gross density, 9.6 persons per total gross acres compared to the 6.1 persons per total gross acres. Consequently development in the southwest portion of the growth area projected to develop by 1990 in Alternative 1 would not develop (e.e. Danielson Ranch and Dos Vientos), nor would further development in the North Ranch (beyond that currently pending) occur before 1990. All other developments shown under Alternative 1 would occur in this future.

In the time frame 1990 to 2000 the North Ranch would develop as would other scattered developments such as the MGM proposal, as portrayed in Alternative 1. There would be no need for development of the Danielson Ranch or the Dos Vientos development since there would be sufficient land to accomodate the population because of the increase in density in other areas of the Growth Area. The interior portions of the Growth Area would develop as portrayed under Alternative 1 by year 2000.

Alternative 3

The same general policies described in Alternative 2 apply to this Alternative.

The year 1990 population is 116,000 persons as compared to 122,500 in Alternative 1 with the same density. Consequently, the year 1990 Urban Line would be approximately the same as Alternative 1 with the exception that the Danielson Ranch and Dos Vientos developments in the southwestern part of the Growth Area would be excluded. In year 2000 there is a major change in population forecasted, from Alternative 1, 128,500 compared to 151,500. The Urban Line, as differentiated from Alternative 1 would exclude the Danielson Ranch and Dos Vientos development. It would be unnecessary to expand the North Ranch development as well.

RLUP MAJOR MILESTONE #8

DATA SHEET

THOUSAND OAKS GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED ⁴
1975	69,466	11,350	N/A	69,466	11,350	N/A	69,466	11,350	N/A
1990	122,500	20,000	35,000	122,500	16,900	32,000	116,000	19,000	34,000
2000	151,500	25,000	39,000	151,500	20,000	35,000	128,500	21,100	35,000

EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1¹ALTERNATIVE FUTURE 2²ALTERNATIVE FUTURE 3³

YEAR	POP/ALL DEV. ACRES	HOUSES/ ⁵ OVERALL RES. AC.	HOUSES/ ⁵ NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ^{5,6} OVERALL RES. AC.	HOUSES/ ^{5,6} NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/ ^{5,6} OVERALL RES. AC.	HOUSES/ ^{5,6} NEW RES. AC.
1975	6.1	3.0	---	6.1	3.0	---	6.1	3.0	---
1990	6.1	3.0	3.0	7.2	3.6	5.1	6.1	3.1	3.2
2000	6.1	3.0	3.0	7.6	3.8	5.1	6.1	3.2	3.2

¹ Existing Population Trends/Existing Trends Density⁴ Includes approximately 15,000 steep slopes, i.e., over 25%² Existing Population Trends/Higher Density⁵ 3.1 persons per dwelling unit³ Lower Population Trends/Existing Trends Density⁶ The proportion of residential acres to total acres decreases from 66% to 61% to accommodate additional industrial acres needed to create a balanced community

THOUSAND OAKS EXISTING LAND USE

— GROWTH AREA BOUNDARY
..... EXISTING
URBANIZATION

THOUSAND OAKS

CONNEJO

1
8
8

--LEGEND--

R = RESIDENTIAL
C = COMMERCIAL
I = INDUSTRIAL
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recreational, transportation,
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OF = OIL FIELDS
A = AGRICULTURAL, IRRIGATED
V = VACANT

--LEGEND--

R = RESIDENTIAL

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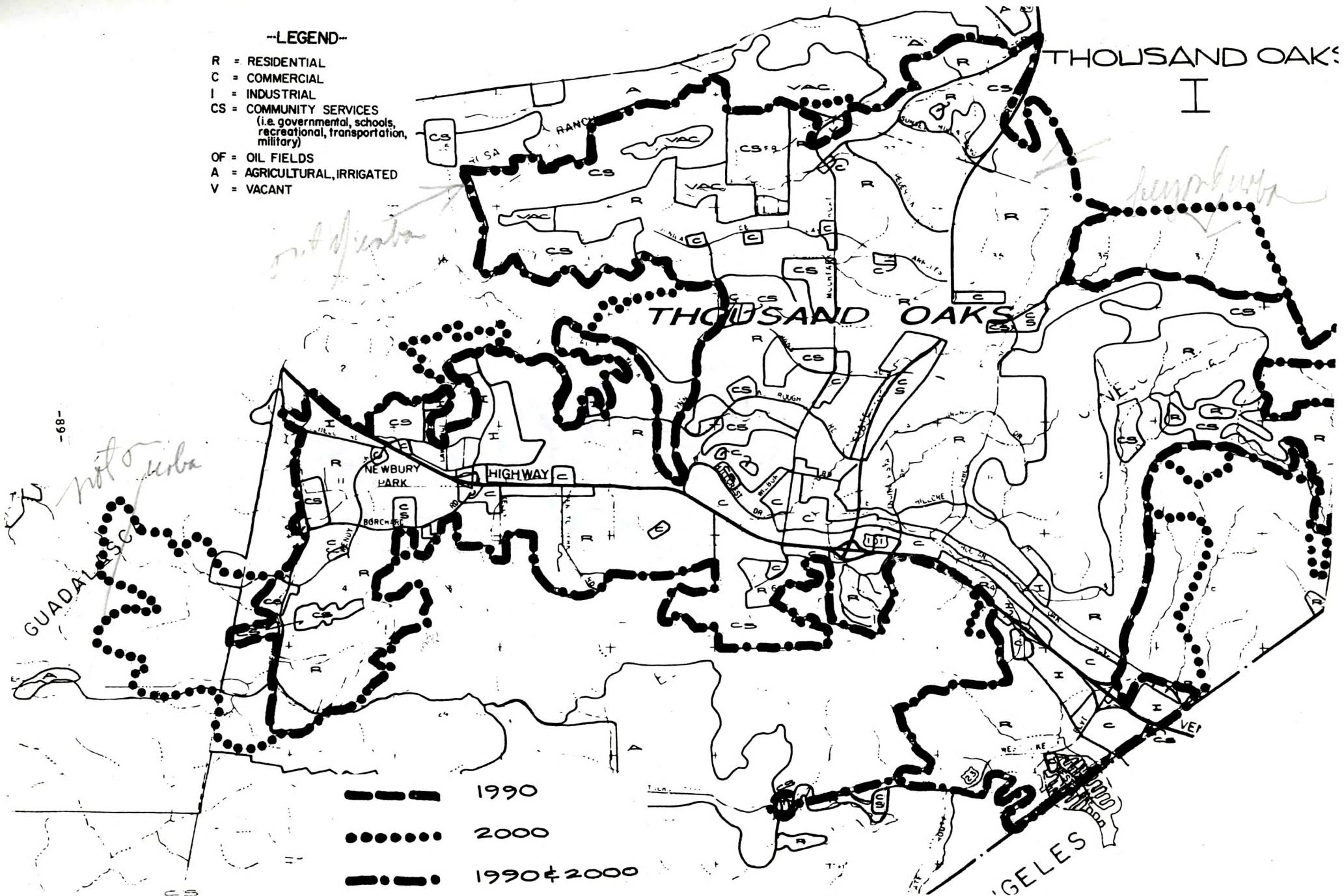
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A = AGRICULTURAL, IRRIGATED

V = VACANT



1990

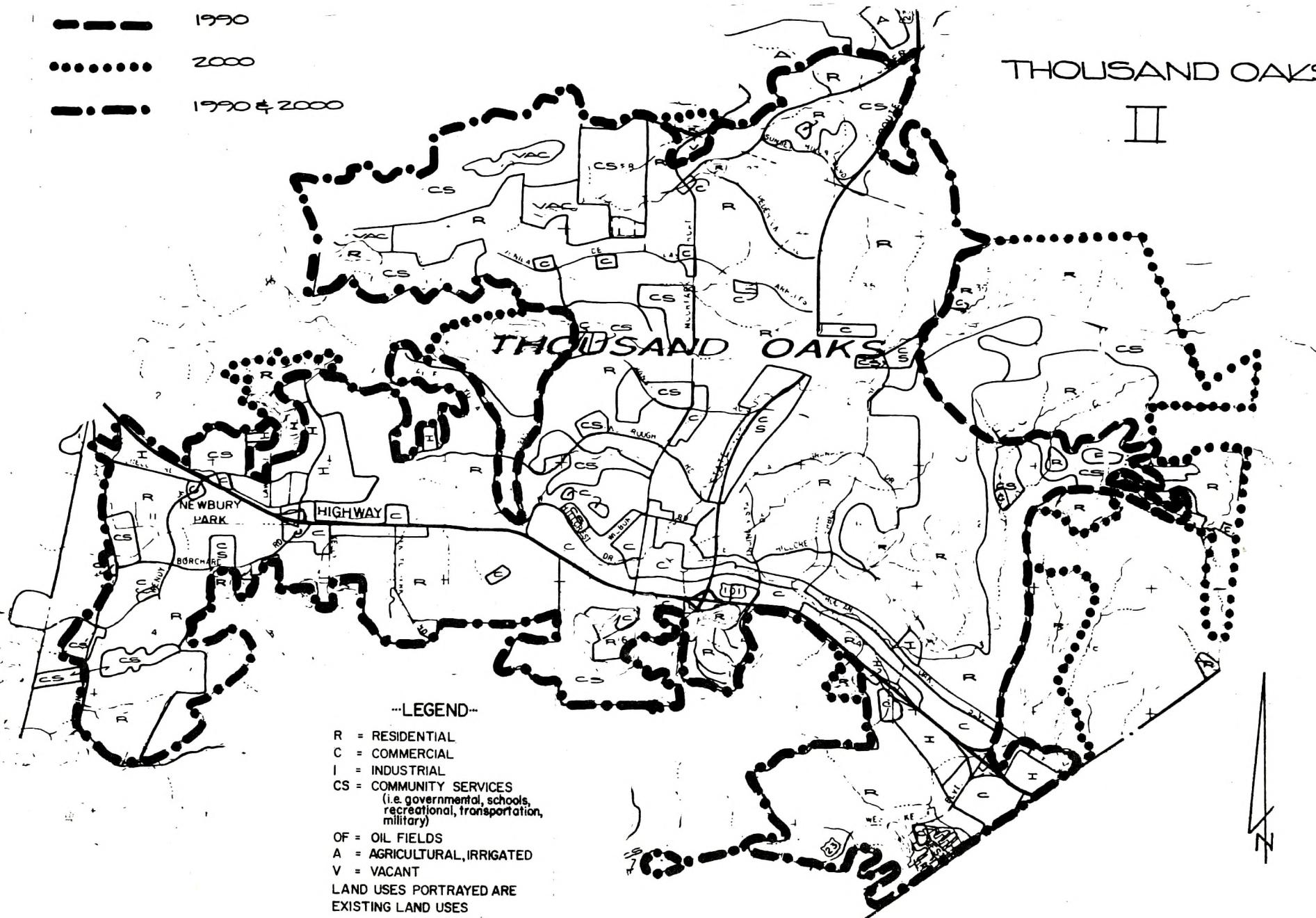
2000

1990 & 2000

THOUSAND OAKS

II

-06-



Thousand Oaks Non-Growth Area
(Area of Concern - Lake Sherwood)

Alternative 1

Lake Sherwood, under Alternative 1, is not anticipated to develop. The area immediately adjacent to the lake is in the Rural Land Use classification, whereas the area farther from the lake is in the Open Space designation. The 1990 and 2000 Urban Growth Line under this growth alternative is the same as the existing land use.

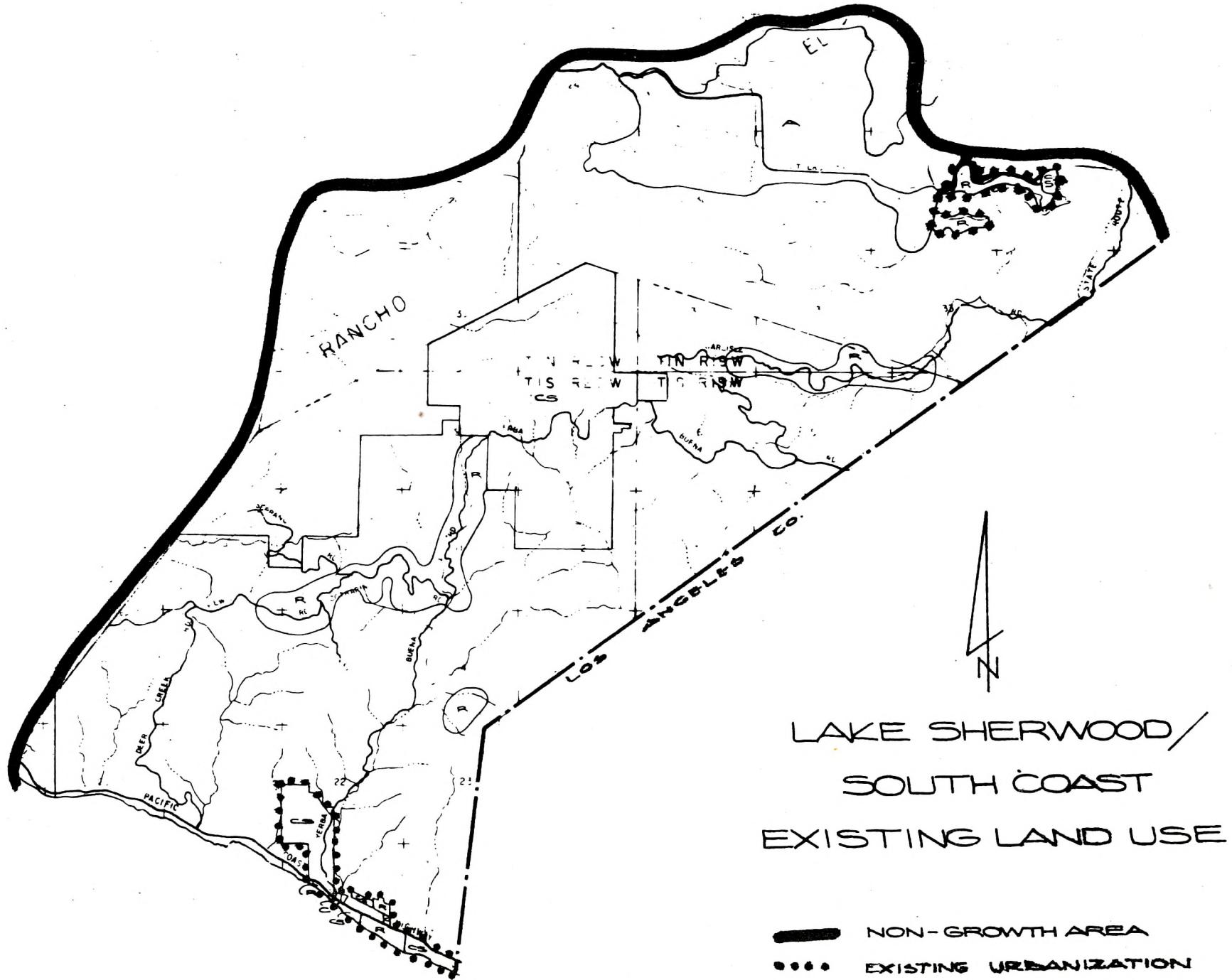
Alternative 2

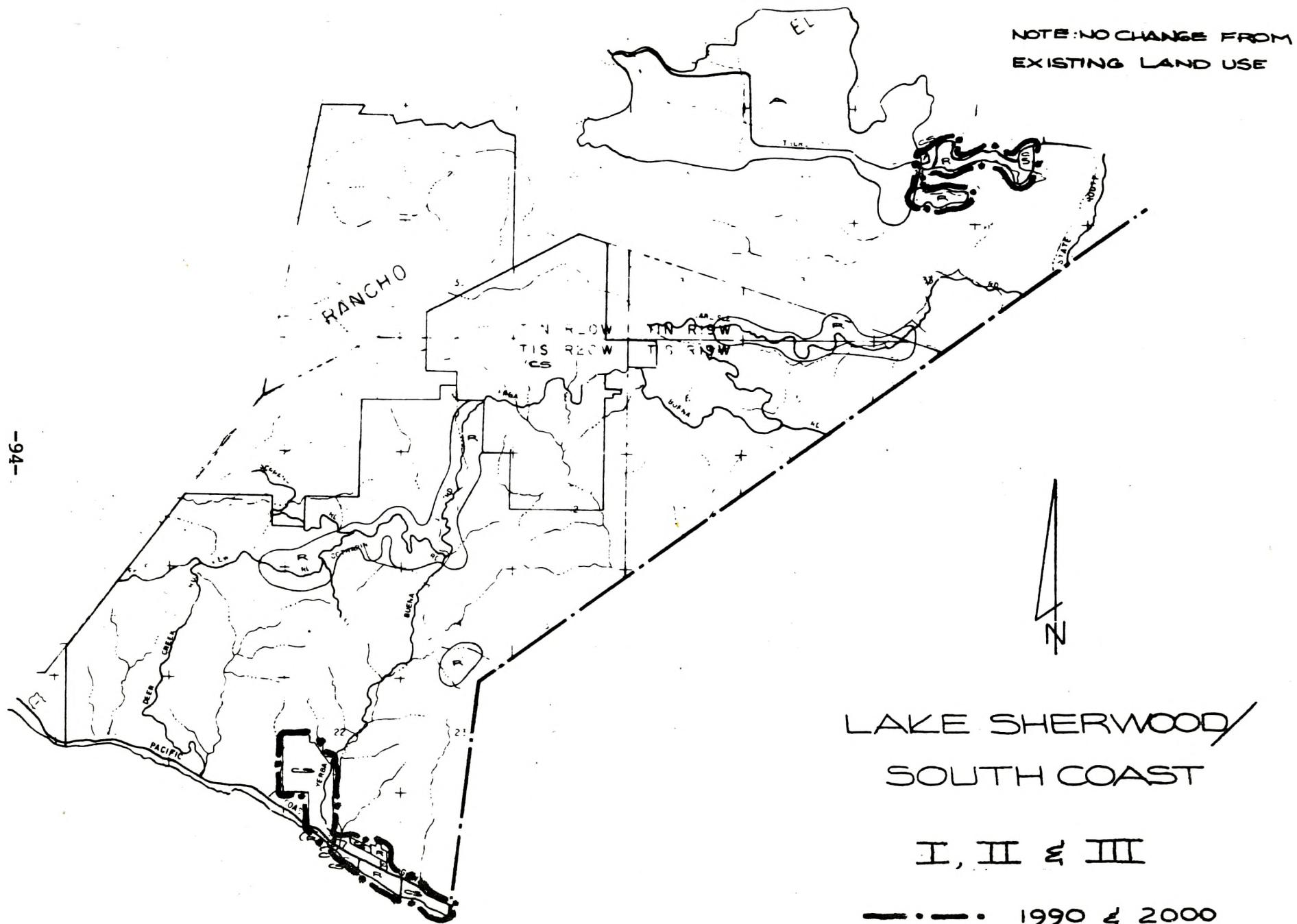
This alternative would envision no new urban development in the area based on the policy to confine urban development to existing urban areas and the urban development public service policy. Furthermore, the policy prohibiting urban development on steep slopes unless hazards can be significantly mitigated narrows the range of developable land.

The 1990 and 2000 Urban Growth line under Alternative 2 is the same as the existing land use.

Alternative 3

The same as Alternative 2.





North Half

Alternative 1

The 1975 population of the North Half is approximately 700 people. Adopted policies permit some urban development, as portrayed in the accompanying figure. The additional growth would be accommodated by reducing the area's vacancy rate, which in 1975 was approximately 60%.

Alternative 2

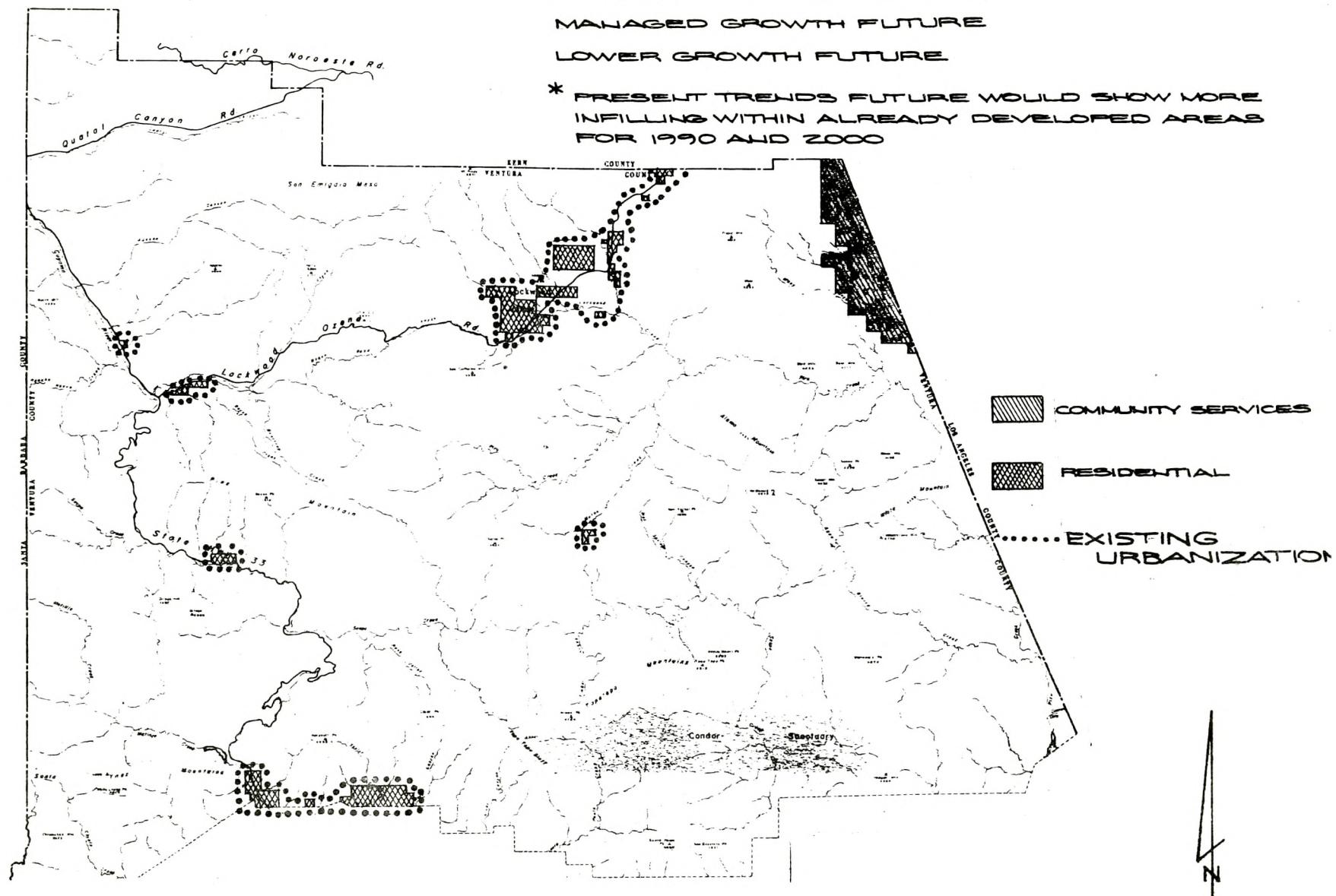
No additional growth would be permitted due to the policy of not permitting development in non-urban areas, the public services policies and the various policies on non-development on lands with hazards.

Alternative 3

The same as Alternative 2.

EXISTING LAND USE
PRESENT TRENDS FUTURE *MANAGED GROWTH FUTURE
LOWER GROWTH FUTURE

* PRESENT TRENDS FUTURE WOULD SHOW MORE
INFILLING WITHIN ALREADY DEVELOPED AREAS
FOR 1990 AND 2000



NORTH HALF OF VENTURA COUNTY

MAJOR MILESTONE # 8

- EMPLOYMENT -
TABLE 2

REGIONAL STATISTICAL AREA	GROWTH AREA	ALTERNATIVE 1				ALTERNATIVE 2				ALTERNATIVE 3			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
1	NORTH HALF	100	100	100	100	100	100	100	100	100	100	100	100
6	—												
	PIRU	300	300	300	300	300	300	300	300	300	300	300	300
	NON-GROWTH PART (NG)	0	0	0	0	0	0	0	0	0	0	0	0
	FILL MORE	3700	4300	4900	5300	3800	4400	4900	5300	3800	4400	4900	5300
	NG	0	0	0	0	0	0	0	0	0	0	0	0
2	—												
	SANTA PAULA	5900	6500	7200	7500	5900	6500	7200	7600	5300	5800	6400	6700
	NG	0	0	0	0	0	0	0	0	0	0	0	0
	OJAI VALLEY	3400	3900	4000	4400	3400	3900	4000	4400	3000	3500	3600	4000
	NG	530	550	560	560	530	550	560	560	530	550	560	560
	SAN BUENAVENTURA	28100	30200	33600	37000	28100	30100	33600	37000	25700	26600	29700	32700
	NG	530	590	650	700	530	590	650	700	530	590	650	700
3	—												
	OXNARD	4200	49200	55200	61100	39,44,49, 470 220 500 800				39300	44100	44400	54200
	NG	14420	14520	15200	16200	14420	14520	15200	15900	14420	14520	15200	15900
	PORT HUENEME	15600	17500	17700	17900	15600	17500	17700	17900	14500	16200	16300	16500
	NG	0	0	0	0	0	0	0	0	0	0	0	0
	CAMARILLO	10000	11900	13000	14200	12000	14900	17000	21200	11600	13300	15200	19000
	NG	3750	3950	4150	4300	3700	3900	4100	4350	3700	3900	4100	4350
5	—												
	THOUSAND OAKS	26500	30500	34100	37800	31700	36700	41300	46000	26900	31100	35000	39000
	NG	320	330	370	470	320	330	370	410	320	330	370	410
	OAK PARK	300	400	440	490	300	400	440	490	300	400	440	490
	NG	0	0	0	0	0	0	0	0	0	0	0	0
4	—												
	SIMI VALLEY	13900	15500	17000	18600	20100	23200	25500	27900	18900	20810	23000	25100
	NG	4000	4050	4100	4100	4000	4050	4100	4100	4000	4050	4100	4100
	MOORPARK	1500	2000	2450	2950	3000	4000	5950	5950	2700	3600	5200	5400
	NG	0	0	0	0	0	0	0	0	0	0	0	0
	COUNTYWIDE TOTAL*	180900	196500	215300	234000	189,210,232, 370,520,700,200				175,200,144,300	214,900,235,520		

* DATA AND TOTALS
HAVE BEEN ROUNDED.

* Refer to Figure 1 for a portrayal of the Growth Areas and Regional Statistical Areas.

VENTURA COUNTY	lateo	land	water
REGIONAL LAND	lateo	land	water
USE PROGRAM	lateo	land	water

695 E. Main Clarendon Street, Ventura, CA 93001 (805) 648-6131

VENTURA COUNTY	lateo	land	water
REGIONAL LAND	lateo	land	water
USE PROGRAM	lateo	land	water

695 E. Main Clarendon Street, Ventura, CA 93001 (805) 648-6131

VENTURA COUNTY	lateo	land	water
REGIONAL LAND	lateo	land	water
USE PROGRAM	lateo	land	water

695 E. Main Clarendon Street, Ventura, CA 93001 (805) 648-6131

REGIONAL STATISTICAL AREA	GROWTH AREA	ALTERNATIVE 1				ALTERNATIVE 2				ALTERNATIVE 3			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
1	NORTH HALF	278	278	278	278					278	278	278	278
6	—	4758	5338	5880	6440					4891	5370	5285	5600
	PIRU	264	271	271	271					229	237	237	237
	NON-GROWTH PART (NG)	100	100	100	100					100	100	100	100
	FILLMORE	3676	4200	4725	5250					3532	3905	4020	4335
	NG	717	733	783	767					683	683	683	683
2	—	4863	52425	56738	61688					47703	49215	52351	55388
	SANTA PAULA	7420	8050	8505	9170					7331	7560	7875	8190
	NG	467	483	500	500					467	467	467	467
	OJAI VALLEY	7739	8167	8594	9061					7357	7642	7865	8089
	NG	1956	1956	2017	2037					1874	1874	1874	1874
	SAN BUENAVENTURA	33086	34611	37722	41611					30370	32122	34708	37234
	NG	648	648	653	707					609	609	619	629

VENTURA COUNTY	REGIONAL LAND USE PROGRAM	Info	Land	Build	Waste
		1985	1990	1995	2000

7/77

3	—	68216	71138	85081	90923					65651	72877	77372	81867
	OXNARD	40359	45281	50859	56766					40359	44825	46429	47381
	NG	1189	1189	1189	1189					1189	1189	1189	1189
	PORT HUENEME	8588	9150	9750	9958					8270	8865	9028	9188
	NG	—	N/A	—	—					—	N/A	—	—
	CAMARILLO	15881	16359	20442	22181					15351	17981	18900	19819
	NG	2239	2279	2318	2357					2177	2200	2200	2200
5	—	37308	41553	45202	54653					35687	41278	45821	46364
	THOUSAND OAKS	34748	40155	44503	49711					33248	38063	40115	42164
	NG	334	354	354	373					346	354	354	354
	OAK PARK	1858	2304	3177	3769					1751	2383	2787	3190
	NG	11	11	11	11					11	11	11	11
4	—	28074	31624	34526	37717					26952	29870	37721	33372
	SIMI VALLEY	25200	28461	30947	35711					24516	26886	28413	29553
	NG	174	180	180	203					168	174	174	174
	MOORPARK	2700	3000	3450	3900					2347	2835	3180	3323
	NG	267	267	267	267					250	250	250	250
	COUNTYWIDE TOTAL	186026	208283	223700	251675					180863	198318	210808	223068
		160086	207127	226752	243802								

VENTURA COUNTY	REGIONAL LAND USE PROGRAM	Info	Land	Build	Waste
		1985	1990	1995	2000

Source: San Joaquin County, CA 1971-1985, 1991

Source: San Joaquin County, CA 1971-1985, 1991

Source: San Joaquin County, CA 1971-1985, 1991

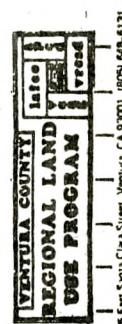
* Refer to Figure 1 for portrayal of the Growth Areas and Regional Statistical Areas

REGIONAL STATISTICAL AREA	GROWTH AREA	ALTERNATIVE 1				ALTERNATIVE 2				ALTERNATIVE 3			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
1	NORTH HALF		94	97									
6	—												
	PIRU	189	193							182	165		
	NON-GROWTH PART (NG)												
	FILLMORE	3360	3785							2658	2483		
	NG												
2	—												
	SANTA PAULA	6058	6624							5040	5485		
	NG												
	OJAI VALLEY	5306	5891							4544	4908		
	NG												
	SAN BUENAVENTURA	24,115	27,057							19,760	21,925		
	NG												



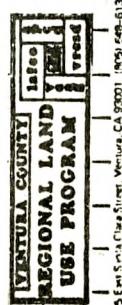
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REGIONAL STATISTICAL AREA	GROWTH AREA	PRESENT TREND GROWTH FUTURE-1				RLUP MANAGED GROWTH FUTURE-2				RLUP LOWER GROWTH FUTURE			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
3	—												
	OXNARD	34,407	43,744			36,600	36,900	36,900	36,900	31,954	35,580		
	NG												
	PORT HUENEME	6014	6663							5384	5706		
	NG												
	CAMARILLO	14,088	17,092							12,864	14,113		
	NG												
5	—												
	THOUSAND OAKS	30,542	38,298							27,255	29,026		
	NG												
	OAK PARK	2934	3534							2213	2736		
	NG												



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REGIONAL STATISTICAL AREA	GROWTH AREA	PRESENT TREND GROWTH FUTURE-1				RLUP MANAGED GROWTH FUTURE-2				RLUP LOWER GROWTH FUTURE			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
4	—												
	SIMI VALLEY	25,683	30,893							22,980	25,072		
	NG												
	MOORPARK	2493	3283							2301	2705		
	NG												
	COUNTYWIDE TOTAL	157,757	193,132			159,272	165,700	165,700	165,700	172,044	186,409		
		(2147)	6028 (remainder)										



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* Refer to Figure 1 for a portrayal of the Growth Areas and Regional Statistical Areas.

TABLE 5

PROJECTED WASTEWATER FLOWS - 1990/2000

(ALL FIGURES IN MILLIONS OF GALLONS DAILY)
(REFER TO FIGURE 1 FOR PORTRAYAL OF GROWTH AREAS)

SERVICE AREA	GROWTH AREA	EXISTING FLOW	ALTERNATIVE #1		ALTERNATIVE #2		ALTERNATIVE #3	
			1990	2000	1990	2000	1990	2000
VENTURA	VENTURA (1)	7.1	9.5	11.5	9.5	11.5	8.8	10.2
	OXNARD PORT HUENEME	13.0	20.4	25.3	20.5	25.2	19.0	21.5
	T.P.H. TOTAL(5)	3.3	3.9	4.2	3.9	4.2	3.8	3.9
	TOTAL(5)	16.3	24.3	29.4	29.3	29.4	22.8	25.4
MOROCCO	CAMARILLO	2.8	6.7	8.2	7.1	8.5	7.0	7.7
MOORPARK	MOORPARK	0.3	1.0	1.9	1.0	1.3	1.1	1.3
OLSEN ROAD	(2)	0.1	0.5	0.5	0.5	0.5	0.5	0.5
SAND CANYON	(3)	5.9	10.8	13.3	10.9	13.6	10.6	12.1
SIMI VALLEY	SIMI VALLEY	5.3	10.7	11.7	10.7	12.7	10.2	11.4
PIRU	PIRU	0.1	0.1	0.1	0.1	0.1	0.1	0.1
FILLMORE	FILLMORE	0.6	1.3	1.5	1.3	1.5	1.2	1.4
SANTA PAULA	SANTA PAULA	2.2	2.6	2.9	2.6	2.8	2.5	2.6
VIEW	VIEW (4)	1.6	2.5	2.6	2.5	2.7	2.2	2.3
	TOTAL	42.3	70.0	83.6	75.5	84.6	67.0	75.0

NOTES:

- 1 EXCLUDES ANALYSIS ZONE 1202, INCLUDES MONTALVO MID AND SATICOY SAN. DIST.
- 2 INCLUDES ANALYSIS ZONES 6403, 6404, AND 6405
- 3 EXCLUDES T.O./OLSEN ROAD AREA AND ANALYSIS ZONES 5907, 5908, 5909, 7401, 7402, 7404, 7405, 7407, 7410, AND 7411
- 4 INCLUDES ANALYSIS ZONE 1204
- 5 FUTURE FLOW PROJECTIONS INCLUDE PMTC FLOWS

SOURCES: VENTURA REGIONAL COUNTY SANITATION DISTRICT, INTERIM REPORT ON PROBLEM AREAS FOR "208" PROGRAM, CHAPTER ON POINT SOURCE PROBLEMS, MAY 1977;

MAJOR MILESTONE - B

TABLE 6^a - WATER DEMAND

GROWTH AREA	1960 GEN. 1				ALTERN. 2				ALTERN. 3			
	1970	1990	1995	2000	1970	1990	1995	2000	1970	1990	1995	2000
1 NORTH HALL	80	80	80	80	10	80	80	80	80	80	80	80
6 —	57,700	58,300	48,700	50,700	50,700	50,700	50,700	50,700	52,100	52,300	52,000	52,000
PERU	43,600	43,900	43,900	43,600	43,600	43,600	43,600	43,600	43,600	43,600	43,600	43,600
Non-Growth LAND	9,770	9,770	9,770	9,770	9,770	9,770	9,770	9,770	9,770	9,770	9,770	9,770
FILLMORE	4,640	4,710	4,250	4,640	5,260	5,220	4,640	4,840	4,520	4,520	4,520	4,520
NG	31,200	31,310	31,300	31,200	31,300	31,300	31,200	31,300	31,300	31,300	31,300	31,300
2 —	80,300	80,500	80,400	80,200	80,400	80,700	80,200	80,700	80,700	80,700	80,700	80,700
SANTA PAULA	14,800	15,000	15,200	14,800	15,200	15,600	14,800	15,800	15,800	15,800	15,800	15,800
NG	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500
OSO VALLEY	5,940	6,350	6,200	5,940	5,910	6,400	5,940	5,710	6,200	6,200	6,200	6,200
NG	8,700	10,610	11,500	8,700	10,610	11,500	8,700	10,610	11,500	11,500	11,500	11,500
SAN BERNARDINO	22,600	22,700	34,900	21,600	31,610	37,200	20,600	33,070	33,070	33,070	33,070	33,070
NG	4,970	6,150	—	6,190	4,710	6,150	6,150	4,710	6,150	6,150	6,150	6,150
3 GROWTH AREA	PRESENT TREND GROWTH FUTURE-1				RLUP MANAGED GROWTH FUTURE-2				RLUP LOWER GROWTH FUTURE			
	1970	1990	1995	2000	1970	1990	1995	2000	1970	1990	1995	2000
3 —	17,200	17,650	18,300	17,200	18,100	18,300	17,200	17,650	17,650	17,650	17,650	17,650
OXNARD	46,400	49,800	47,200	46,400	52,070	52,400	46,400	52,070	52,070	52,070	52,070	52,070
NG	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200
PORT HUENEME	4,200	5,610	6,100	4,200	5,810	6,100	4,200	5,710	5,810	5,810	5,810	5,810
NG												
CAMARILLO	20,700	15,000	17,700	20,700	23,100	23,700	20,700	23,600	23,700	23,700	23,700	23,700
NG	71,300	71,400	67,370	71,300	71,400	71,500	71,300	71,400	71,500	71,500	71,500	71,500
5 —	16,700	21,710	34,630	16,700	23,800	37,310	16,700	23,700	37,310	37,310	37,310	37,310
THOUSAND OAKS	16,010	22,100	32,500	16,010	27,610	39,420	16,010	26,610	39,420	39,420	39,420	39,420
NG	170	200	210	180	200	200	170	200	200	200	200	200
OAK PARK	500	2,000	3,000	500	2,020	3,020	500	1,950	3,020	3,020	3,020	3,020
NG	10	10	10	10	10	10	10	10	10	10	10	10
6 GROWTH AREA	PRESENT TREND GROWTH FUTURE-1				RLUP MANAGED GROWTH FUTURE-2				RLUP LOWER GROWTH FUTURE			
	1970	1990	1995	2000	1970	1990	1995	2000	1970	1990	1995	2000
4 —	28,700	29,700	32,200	27,700	30,200	34,400	27,700	28,700	31,600	31,600	31,600	31,600
SIMI VALLEY	15,700	20,100	21,700	15,700	22,600	21,600	15,700	21,600	21,600	21,600	21,600	21,600
NG	110	140	110	110	140	150	110	150	150	150	150	150
MOORPARK	3,240	35,10	3,620	3,210	3,620	4,310	3,210	3,620	4,310	4,310	4,310	4,310
NG	3,620	36,30	3,630	3,620	3,630	3,630	3,620	3,630	3,630	3,630	3,630	3,630
COUNTYWIDE TOTAL	38,170	37,720	39,110	38,170	39,110	41,110	38,170	39,110	40,710	40,710	40,710	40,710

^a ALTERNATIVE 2 FOR BOUNDARIES OF GROWTH AREA

DEMANDS IN ACRE-FEET PER YEAR

