

1. Prelim Regional Goals
- 2.
3. Issue papers 14 issue
4. Land Use Development potential
  - a. vacant land
  - b. Physical factors
    - Rain
    - age
    - Soils
  - c. Public Services
  - d. Socio Economic
    - Factors
    - 1) ~~Medicine~~
    - 2) ~~Pharmaceuticals~~ 19600
    - 3) ~~pop over 60~~
    - 4) ~~vacant land~~
    - 5) ~~suburban~~

STEERING COMMITTEE DRAFT

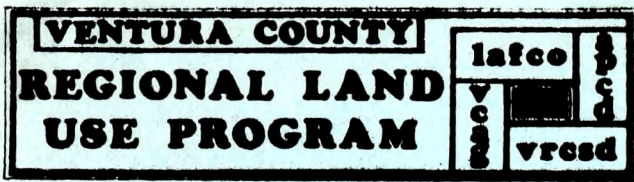
5. Policy <sup>Prelim</sup> <sup>- land use policy plan for RhDP 1988</sup>
  - 1. air quality
  - 2. Energy
  - 3. Water Resources & quality
  - 4. Agric
  - 5. Economic Support & Develop

## MAJOR MILESTONE # 8

- 6 Hazards
- 7 ~~Trans~~
- 8 ~~Public facilities~~ <sup>what</sup>
- 9 ~~Urban form~~
10. ~~Social~~ <sup>generation of</sup> **final population /**
11. Education
12. Housing
13. Rec & Parks **land use alternative**
14. Natural Resources
15. Visual & Cultural
16. Coastal Policy
6. Incorporate new findings
7. Revised Regional Goals

**full report**

# REGIONAL LAND USE PROGRAM LOGICAL FRAMEWORK



MAJOR MILESTONE #8

EVALUATION FORM

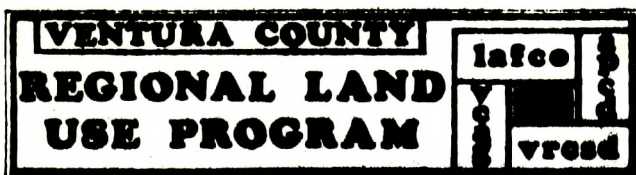
We would like to receive your evaluation of this milestone. Please return this form to Mr. Kim Hocking, RLUP Program Manager, Ventura County Environmental Resource Agency, 625 East Santa Clara, Ventura, CA 93009. Thank you.

- 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
    1. Pattern the decisions of LAFCO upon the adopted plan.



RLUP Milestone #8  
Generate Final Population/  
Land Use Alternatives

RELEASED BY:

REGIONAL LAND USE PROGRAM STEERING COMMITTEE

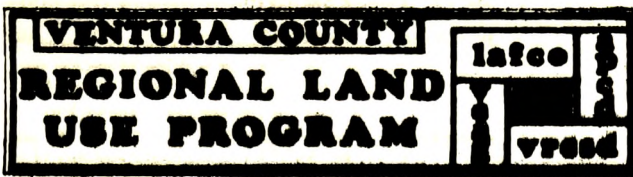
Chairman Ted Grandsen - LAFCO  
Supervisor Tom Laubacher - APCD  
Councilman Alfred Nunez - VRCSD  
Councilman Joe Garrett - VCAG

#### 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.





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.

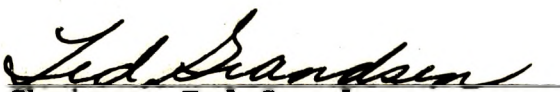
Recommended Action:


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,

  
Councilman Joe Garrett  
Ventura County Association of  
Governments

  
Supervisor Tom Laubacher  
Air Pollution Control  
District

  
Chairman Ted Grandsen  
Local Agency Formation  
Commission

  
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<br>Converted to Urban Uses | -       | 19,100  |
| Total Urbanized Acres in Growth<br>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<br>Converted to Urban Uses | -       | 3,800   |
| Total Urbanized Acres in Growth<br>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<br>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 & advan + dis + advan 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.

## Alternative 2

## Alternative 3

### POPULATION

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

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

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 1

Alternative 2

Alternative 3

WATER  
QUALITY

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

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.

lands except where agricultural parcels on the edge of the developed area are surrounded on 3 sides and the 4th side is less than 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.

1  
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.

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 unclear  
no new fire stations etc.*

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).

HAZARDS

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

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.

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.

*What does it mean*



|  | <u>Alternative 1</u>   | <u>Alternative 2</u>  | <u>Alternative 3</u>   |
|--|--|---|--|
| NATURAL<br>RESOURCE<br>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<br>CULTURAL<br>RESOURCE<br>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<br>TYPES AND<br>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.



| REGIONAL<br>STATISTICAL<br>AREA | GROWTH<br>AREA          | ALTERNATIVE 1 |                 |         |                 | ALTERNATIVE 2 |      |      |      | ALTERNATIVE 3 |                  |         |                  | 1985 | 1990 | 1995 | 2000 |  |  |  |  |
|---------------------------------|-------------------------|---------------|-----------------|---------|-----------------|---------------|------|------|------|---------------|------------------|---------|------------------|------|------|------|------|--|--|--|--|
|                                 |                         | 1985          | 1990            | 1995    | 2000            | 1985          | 1990 | 1995 | 2000 | 1985          | 1990             | 1995    | 2000             |      |      |      |      |  |  |  |  |
| 400                             | NORTH HALF              | 400           | 400<br>.06      | 400     | 400<br>.05%     |               |      |      |      | 400           | 400<br>.06       | 400     | 400<br>.05       |      |      |      |      |  |  |  |  |
| 11,400                          | —                       | 13,700        | 15,300          | 16,800  | 18,400          |               |      |      |      | 13,123        | 14,200<br>3.6    | 15,100  | 16,000<br>3.6    |      |      |      |      |  |  |  |  |
| 650                             | PIRU                    | 750           | 800<br>.12      | 800     | 800<br>.10      | SAME<br>AS #1 |      |      |      | 675           | 700<br>.11       | 700     | 700<br>.10       |      |      |      |      |  |  |  |  |
| 300                             | Non-Growth Part<br>(NG) | 300           | 300             | 300     | 300             |               |      |      |      | 300           | 300<br>.04       | 300     | 300<br>.04       |      |      |      |      |  |  |  |  |
| 8400                            | FILL MORE               | 10,500        | 12,000<br>2.13  | 13,500  | 15,000<br>1.96  |               |      |      |      | 10,042        | 11,150<br>1.85   | 11,521  | 12,750<br>1.31   |      |      |      |      |  |  |  |  |
| 2050                            | NG                      | 2150          | 2200            | 2200    | 2300            |               |      |      |      | 2050          | 2050<br>.24      | 2050    | 2050<br>.34      |      |      |      |      |  |  |  |  |
| 2                               | 120,550                 | 130,300       | 140,000         | 151,300 | 163,600         |               |      |      |      | 127,207       | 131,400<br>2.134 | 139,550 | 147,700<br>2.154 |      |      |      |      |  |  |  |  |
| 19,900                          | SANTA PAULA             | 21,200        | 23,000<br>2.84  | 24,300  | 26,100<br>2.43  |               |      |      |      | 20,946        | 21,600<br>3.59   | 22,800  | 23,800<br>3.46   |      |      |      |      |  |  |  |  |
| 1400                            | NG                      | 1400          | 1450            | 1500    | 1500            |               |      |      |      | 1400          | 1400<br>.23      | 1400    | 1400<br>.2       |      |      |      |      |  |  |  |  |
| 17,750                          | OTAI VALLEY             | 19,900        | 21,000<br>3.49  | 22,100  | 23,300<br>3.05  |               |      |      |      | 18,919        | 19,650<br>3.26   | 20,225  | 20,800<br>3.07   |      |      |      |      |  |  |  |  |
| 4600                            | NG                      | 4800          | 4900            | 4950    | 5000            |               |      |      |      | 4600          | 4600<br>.76      | 4600    | 4600<br>.61      |      |      |      |      |  |  |  |  |
| 15,350                          | SAN BUENAVENTURA        | 18,000        | 19,000<br>15.33 | 21,000  | 22,000<br>14.01 |               |      |      |      | 18,095        | 18,600<br>14.71  | 19,250  | 19,900<br>14.18  |      |      |      |      |  |  |  |  |
| 1550                            | NG                      | 1650          | 1650            | 1700    | 1800            |               |      |      |      | 1550          | 1550<br>.25      | 1575    | 1600<br>.23      |      |      |      |      |  |  |  |  |

5000  
39  
1500

150000  
4500.

VENTURA COUNTY  
REGIONAL LAND  
USE PROGRAM

| REGIONAL<br>STATISTICAL<br>AREA | GROWTH<br>AREA | PRESENT TREND<br>GROWTH FUTURE-1 |                   |         |                  | RLUP MANAGED<br>GROWTH FUTURE-2 |         |         |         | RLUP LOWER<br>GROWTH FUTURE |                  |         |                  | 1985 | 1990 | 1995 | 2000 |  |  |  |  |
|---------------------------------|----------------|----------------------------------|-------------------|---------|------------------|---------------------------------|---------|---------|---------|-----------------------------|------------------|---------|------------------|------|------|------|------|--|--|--|--|
|                                 |                | 1985                             | 1990              | 1995    | 2000             | 1985                            | 1990    | 1995    | 2000    | 1985                        | 1990             | 1995    | 2000             |      |      |      |      |  |  |  |  |
| 3                               | 164,850        | 209,300                          | 228,700           | 253,200 | 277,100          | 203,300                         | 228,700 | 253,200 | 277,100 | 200,000                     | 222,100          | 245,500 | 269,500          |      |      |      |      |  |  |  |  |
| 102,100                         | OXNARD         | 123,000                          | 138,000<br>21.91% | 155,000 | 173,000<br>22.65 | 123,000                         | 138,000 | 155,000 | 173,000 | 121,700                     | 134,000<br>23.37 | 144,515 | 155,000<br>23.00 |      |      |      |      |  |  |  |  |
| 4000                            | NG             | 4000                             | 4000              | 4000    | 4000             | 4,000                           | 4000    | 4000    | 4000    | 4000                        | 4000<br>.66      | 4000    | 4000<br>.59      |      |      |      |      |  |  |  |  |
| 19,500                          | PORT HUENEME   | 23,900                           | 24,400<br>3.85%   | 26,000  | 26,500<br>3.45   |                                 |         |         |         | 23,053                      | 23,650<br>3.83   | 24,715  | 24,500<br>3.49   |      |      |      |      |  |  |  |  |
| NA                              | NG             | NA                               | NA                | NA      | NA               |                                 |         |         |         | NA                          | NA               | NA      | NA               |      |      |      |      |  |  |  |  |
| 35,800                          | CAMARILLO      | 48,400                           | 56,500<br>9.73    | 62,300  | 67,600<br>8.85   |                                 |         |         |         | 44,723                      | 54,800<br>9.10   | 57,600  | 60,400<br>8.98   |      |      |      |      |  |  |  |  |
| 5450                            | NG             | 5700                             | 5800              | 5900    | 6000             |                                 |         |         |         | 5542                        | 5600<br>.93      | 5600    | 5600<br>.82      |      |      |      |      |  |  |  |  |
| 5                               | 81,500         | 113,700                          | 132,700           | 144,950 | 166,500          |                                 |         |         |         | 108,761                     | 125,800<br>20.91 | 133,550 | 149,300<br>20.9  |      |      |      |      |  |  |  |  |
| 77,150                          | THOUSAND OAKS  | 108,900                          | 122,500<br>19.36  | 137,000 | 151,500<br>19.83 |                                 |         |         |         | 101,327                     | 116,000<br>19.28 | 122,250 | 138,500<br>19.0  |      |      |      |      |  |  |  |  |
| 850                             | NG             | 850                              | 900               | 900     | 950              |                                 |         |         |         | 851                         | 900<br>.14       | 900     | 900<br>.12       |      |      |      |      |  |  |  |  |
| 2750                            | OAK PARK       | 6900                             | 9300<br>1.84      | 11,800  | 14,000<br>1.83   |                                 |         |         |         | 6504                        | 8850<br>1.97     | 10,250  | 11,850<br>1.75   |      |      |      |      |  |  |  |  |
| 50                              | NG             | 50                               | 50                | 50      | 50               |                                 |         |         |         | 50                          | 50               | 50      | 50               |      |      |      |      |  |  |  |  |

VENTURA COUNTY  
REGIONAL LAND  
USE PROGRAM

| REGIONAL<br>STATISTICAL<br>AREA | GROWTH<br>AREA   | PRESENT TREND<br>GROWTH FUTURE-1 |                   |         |                  | RLUP MANAGED<br>GROWTH FUTURE-2 |         |         |         | RLUP LOWER<br>GROWTH FUTURE |                  |         |                  | 1985 | 1990 | 1995 | 2000 |  |  |  |  |
|---------------------------------|------------------|----------------------------------|-------------------|---------|------------------|---------------------------------|---------|---------|---------|-----------------------------|------------------|---------|------------------|------|------|------|------|--|--|--|--|
|                                 |                  | 1985                             | 1990              | 1995    | 2000             | 1985                            | 1990    | 1995    | 2000    | 1985                        | 1990             | 1995    | 2000             |      |      |      |      |  |  |  |  |
| 4                               | 80,650           | 101,600                          | 114,450           | 124,950 | 136,500          |                                 |         |         |         | 97,542                      | 108,100<br>18.02 | 114,800 | 121,500<br>17.97 |      |      |      |      |  |  |  |  |
| 75000                           | SIMI VALLEY      | 91,200                           | 103,000<br>16.28% | 112,000 | 123,000<br>15.97 |                                 |         |         |         | 87,723                      | 97,300<br>16.17  | 102,800 | 108,000<br>16.03 |      |      |      |      |  |  |  |  |
| 550                             | NG               | 600                              | 650               | 650     | 700              |                                 |         |         |         | 591                         | 600<br>.99       | 600     | 600<br>.98       |      |      |      |      |  |  |  |  |
| 4150                            | MOORDARK         | 9000                             | 10,000<br>1.58    | 11,500  | 13,000<br>1.70   |                                 |         |         |         | 7489                        | 9450<br>1.57     | 10,600  | 11,750<br>1.73   |      |      |      |      |  |  |  |  |
| 750                             | NG               | 800                              | 800               | 800     | 800              |                                 |         |         |         | 750                         | 750<br>.12       | 750     | 750<br>.11       |      |      |      |      |  |  |  |  |
| 49,350                          | COUNTYWIDE TOTAL | 507,650                          | 632,600           | 646,850 | 762,350          | 516,000                         | 632,600 | 646,850 | 762,350 | 515,412                     | 601,600          | 638,671 | 761,000          |      |      |      |      |  |  |  |  |

VENTURA COUNTY  
REGIONAL LAND  
USE PROGRAM

\* 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 1<sup>1</sup>ALTERNATIVE FUTURE 2<sup>2</sup>ALTERNATIVE FUTURE 3<sup>3</sup>

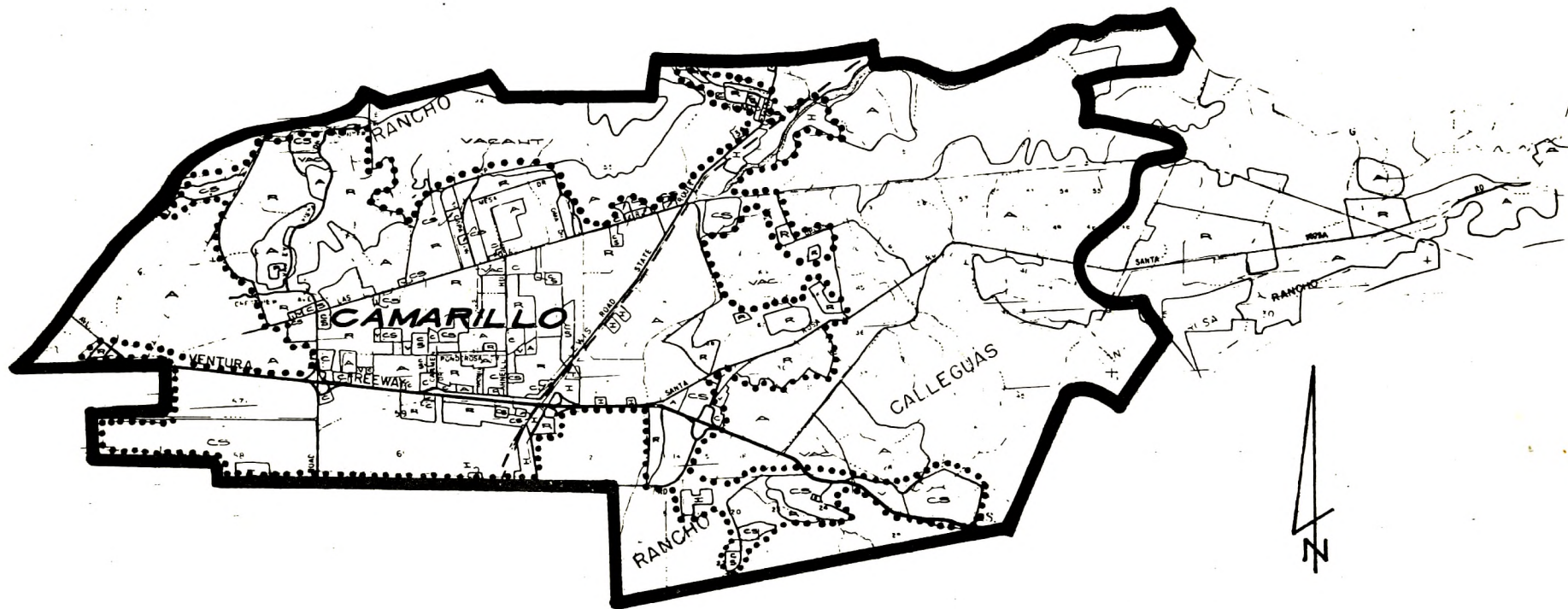
| YEAR | POPULATION | TOTAL AC.<br>NEEDED | TOTAL AC.<br>MAPPED <sup>4</sup> | POPULATION | TOTAL AC.<br>NEEDED | TOTAL AC.<br>MAPPED <sup>4</sup> | POPULATION | TOTAL AC.<br>NEEDED | TOTAL AC.<br>MAPPED <sup>4</sup> |
|------|------------|---------------------|----------------------------------|------------|---------------------|----------------------------------|------------|---------------------|----------------------------------|
| 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 1<sup>1</sup>ALTERNATIVE FUTURE 2<sup>2</sup>ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POP/ALL<br>DEV.<br>ACRES | HOUSES/ <sup>5</sup><br>OVERALL<br>RES. AC. | HOUSES/ <sup>5</sup><br>NEW<br>RES. AC. | POP/ALL<br>DEV.<br>ACRES | HOUSES/ <sup>5,6</sup><br>OVERALL<br>RES. AC. | HOUSES/ <sup>5,6</sup><br>NEW<br>RES. AC. | POP/ALL<br>DEV.<br>ACRES | HOUSES/ <sup>5,6</sup><br>OVERALL<br>RES. AC. | HOUSES/ <sup>5,6</sup><br>NEW<br>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                                       |

<sup>1</sup> Existing Population Trends/Existing Trends Density<sup>2</sup> Existing Population Trends/Higher Density<sup>3</sup> Lower Population Trends/Existing Trends Density<sup>4</sup> Includes overage or surplus for new development;  
excludes most acreage within Camarillo Airport.  
Accounts for pending projects<sup>5</sup> 3.1 persons per household<sup>6</sup> 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.



---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

CAMARILLO  
EXISTING LAND USE

———— GROWTH AREA BOUNDARY/  
NON-GROWTH AREA

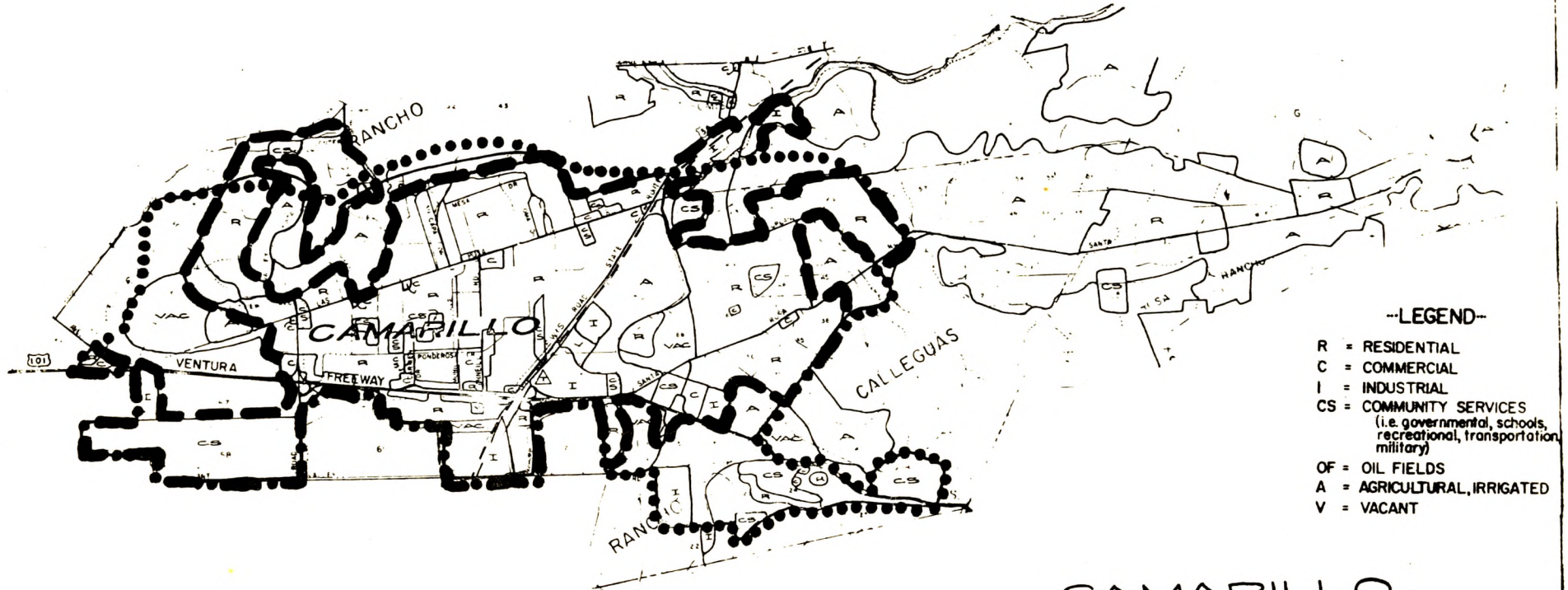
..... EXISTING URBANIZATION

.....

2000

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1990 & 2000



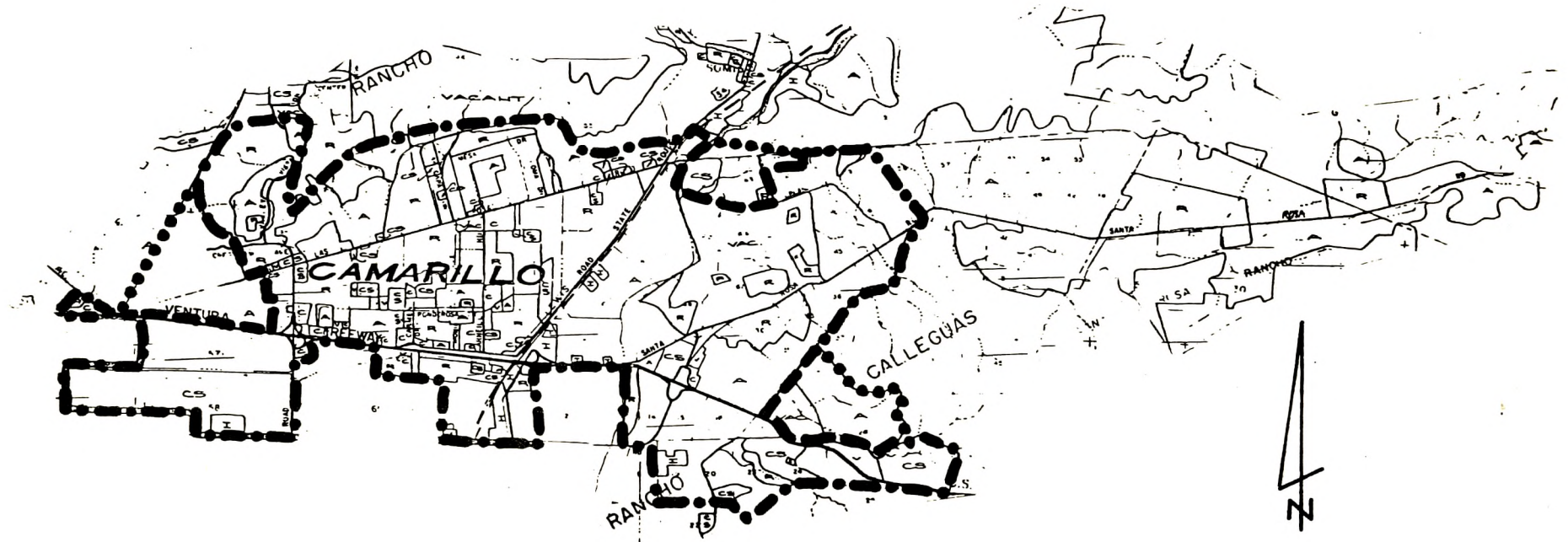
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CAMARILLO  
I



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



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     (i.e. governmental, schools,  
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 V = VACANT  
 LAND USES PORTRAYED ARE  
 EXISTING LAND USES

CAMARILLO  
 II

1990 & 2000



CAMARILLO  
III

- R = RESIDENTIAL  
C = COMMERCIAL  
I = INDUSTRIAL  
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(i.e. governmental, schools,  
recreational, transportation,  
military)  
OF = OIL FIELDS  
A = AGRICULTURAL, IRRIGATED  
V = VACANT  
LAND USES PORTRAYED ARE  
EXISTING LAND USES

## 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 1<sup>1</sup>ALTERNATIVE FUTURE 2<sup>2</sup>ALTERNATIVE FUTURE 3<sup>3</sup>

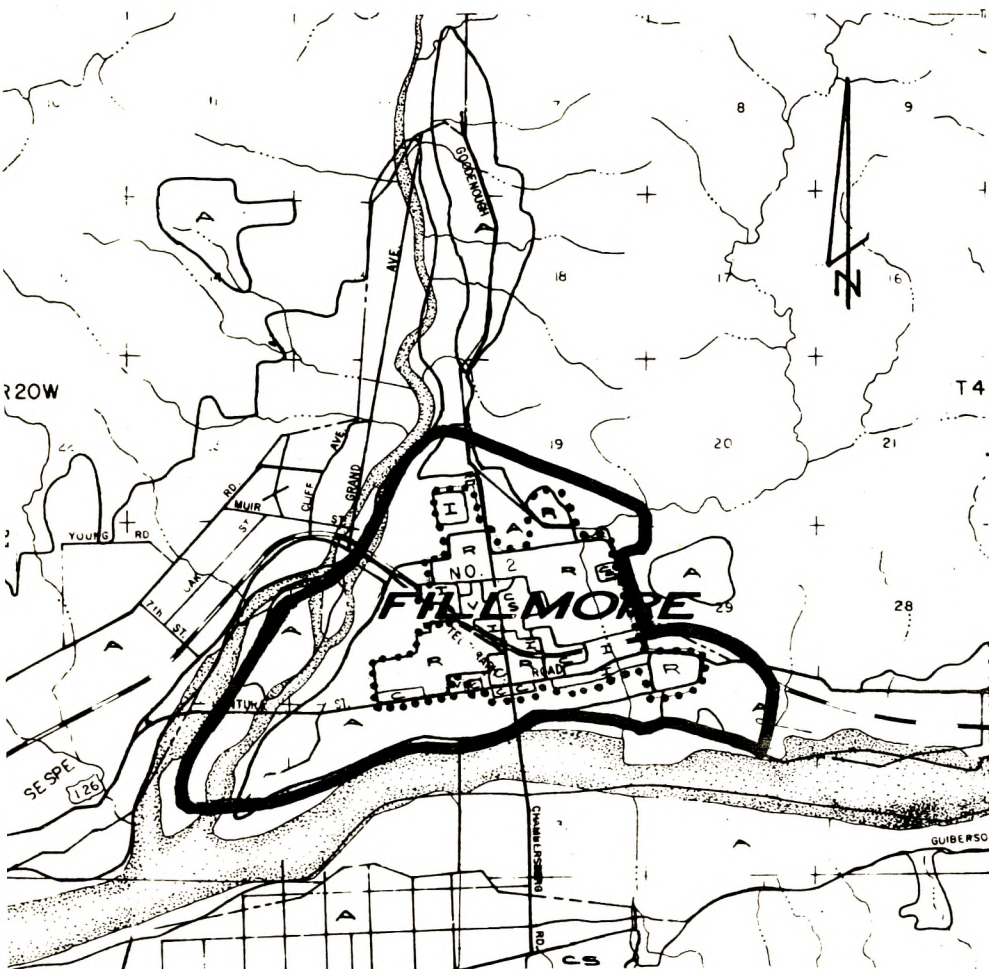
| YEAR | POPULATION | TOTAL AC.<br>NEEDED | TOTAL AC.<br>MAPPED <sup>4</sup> | POPULATION | TOTAL AC.<br>NEEDED | TOTAL AC.<br>MAPPED <sup>4</sup> | POPULATION | TOTAL AC.<br>NEEDED | TOTAL AC.<br>MAPPED <sup>4</sup> |
|------|------------|---------------------|----------------------------------|------------|---------------------|----------------------------------|------------|---------------------|----------------------------------|
| 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 1<sup>1</sup>ALTERNATIVE FUTURE 2<sup>2</sup>ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POP/ALL<br>DEV.<br>ACRES | HOUSES/ <sup>5</sup><br>OVERALL<br>RES. AC. | HOUSES/ <sup>5</sup><br>NEW<br>RES. AC. | POP/ALL<br>DEV.<br>ACRES | HOUSES/ <sup>5</sup><br>OVERALL<br>RES. AC. | HOUSES/ <sup>5</sup><br>NEW<br>RES. AC. | POP/ALL<br>DEV.<br>ACRES | HOUSES/ <sup>5</sup><br>OVERALL<br>RES. AC. | HOUSES/ <sup>5</sup><br>NEW<br>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                                     |

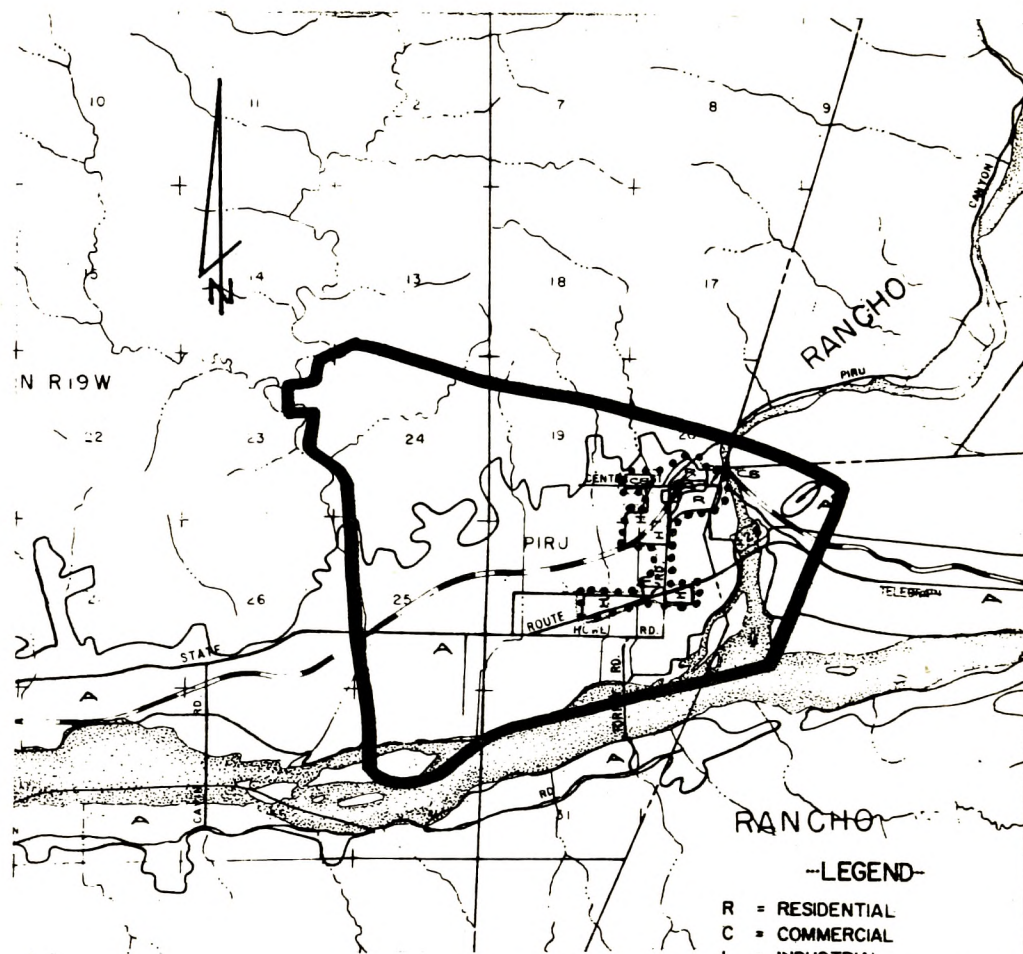
<sup>1</sup> Existing Population Trends/Existing Trends Density<sup>2</sup> Existing Population Trends/Higher Density<sup>3</sup> Lower Population Trends/Existing Trends Density<sup>4</sup> Includes overage or surplus for new development<sup>5</sup> 3.0 persons per dwelling unit



FILLMORE

EXISTING LAND USE

..... EXISTING URBANIZATION



PIRU

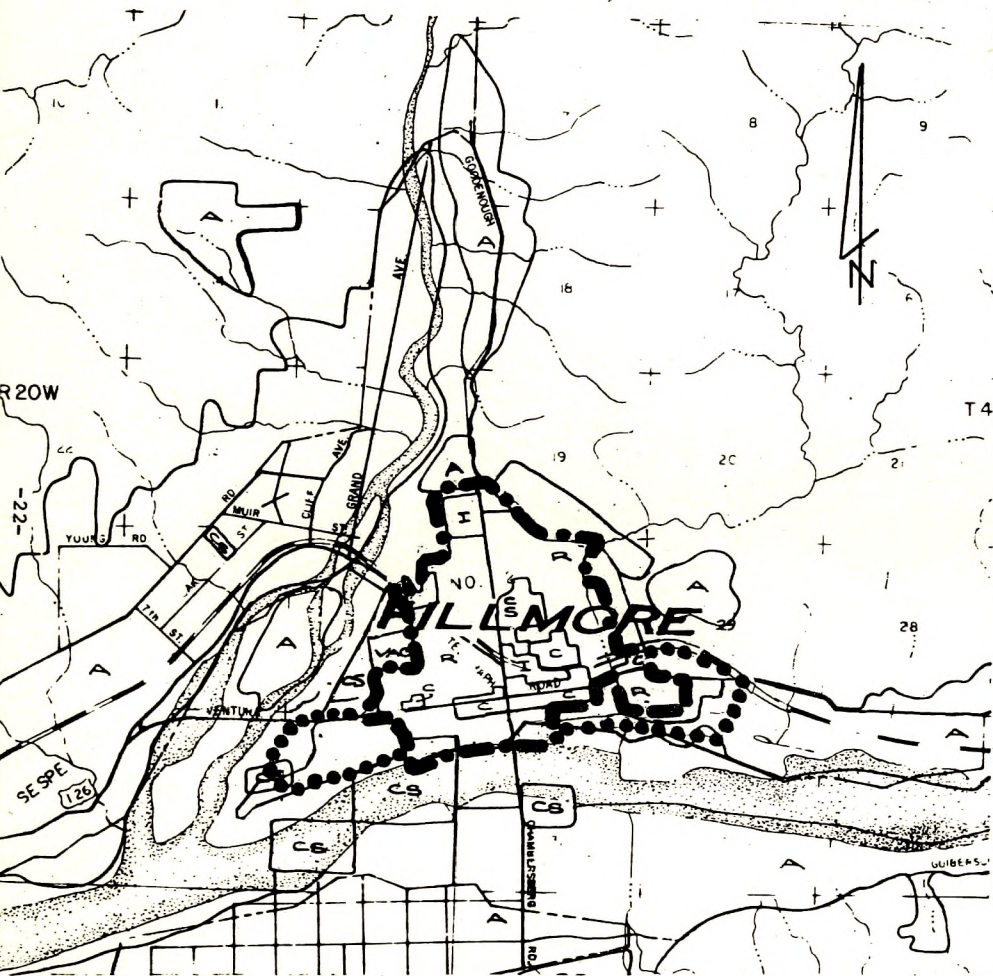
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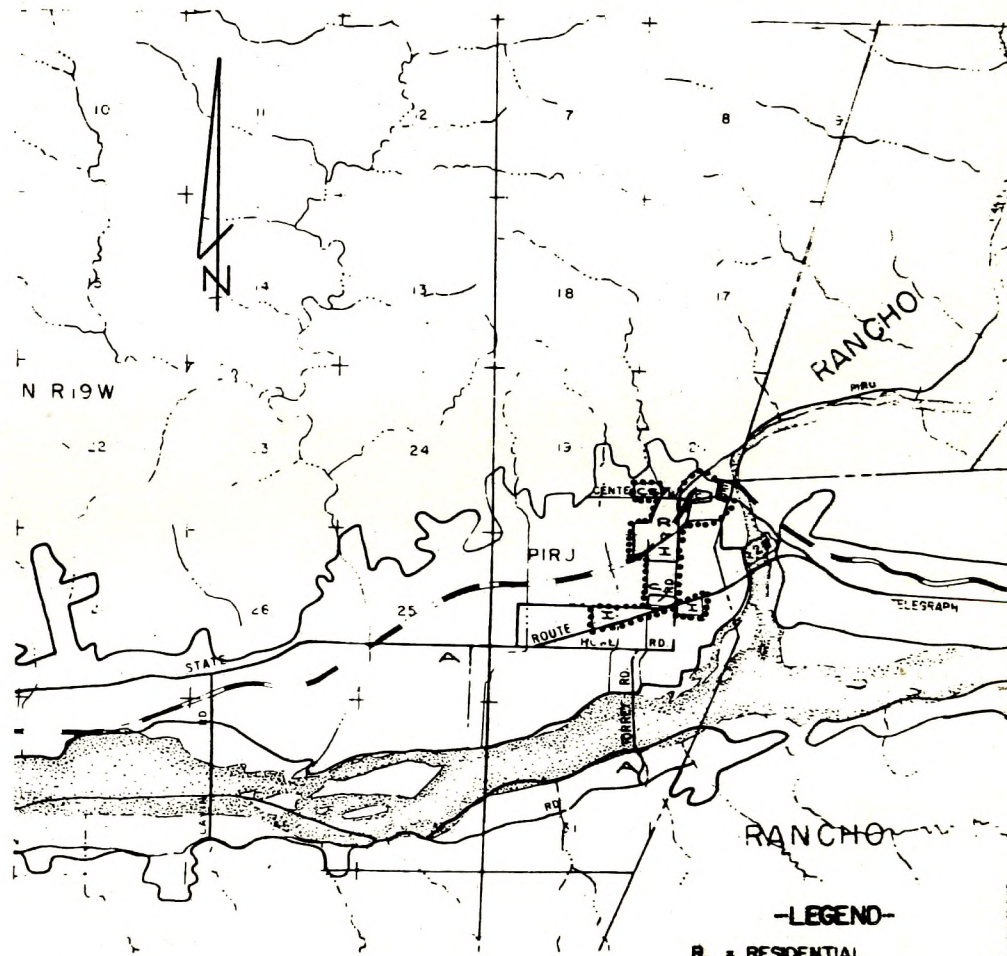
———— GROWTH AREA BOUNDARY



..... 2000  
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FILLMORE  
I

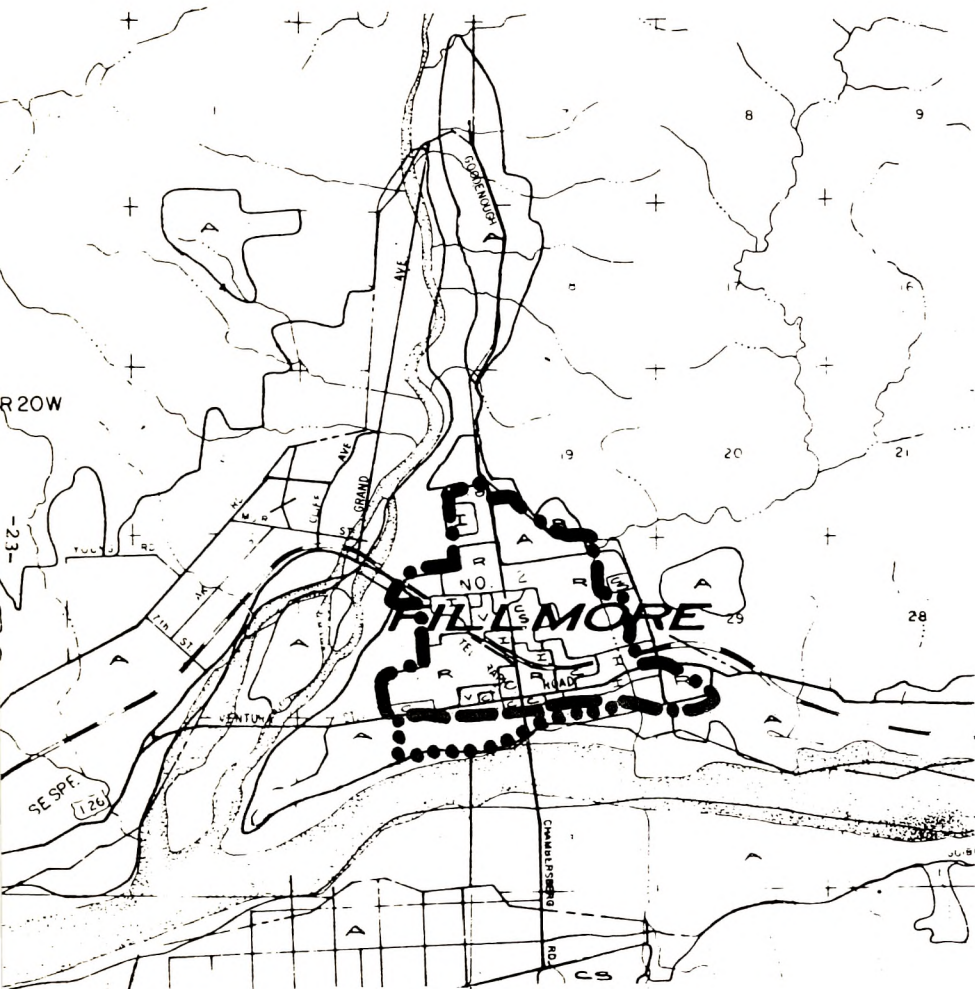


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-LEGEND-

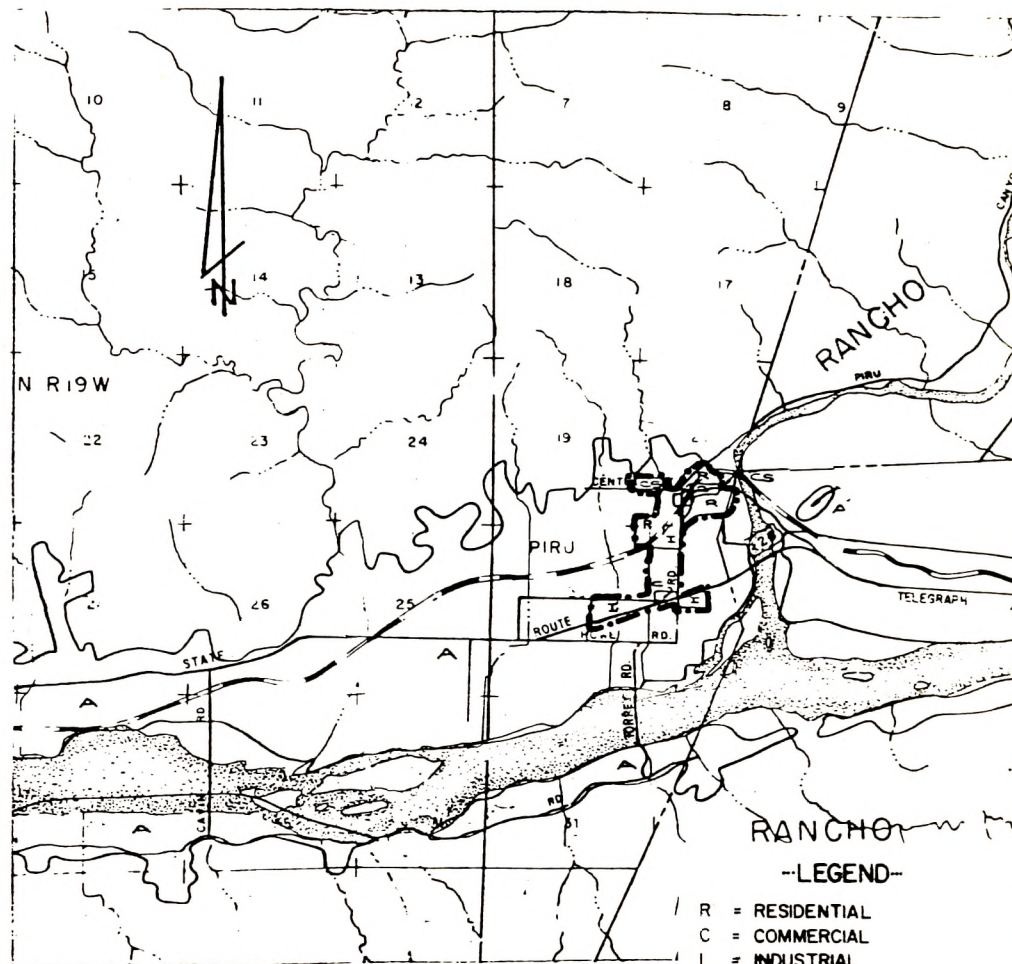
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FILLMORE

II



PIRU

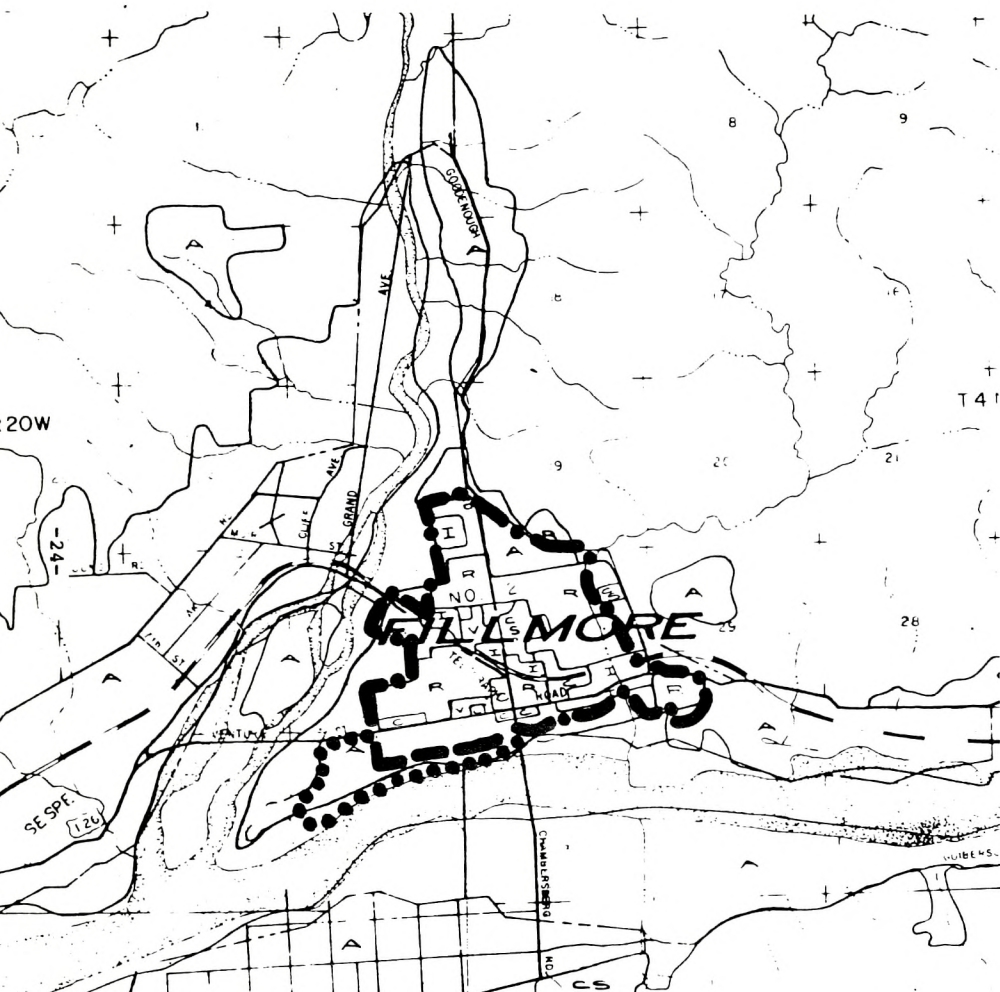
II

..... 2000

—•—•— 1990 & 2000

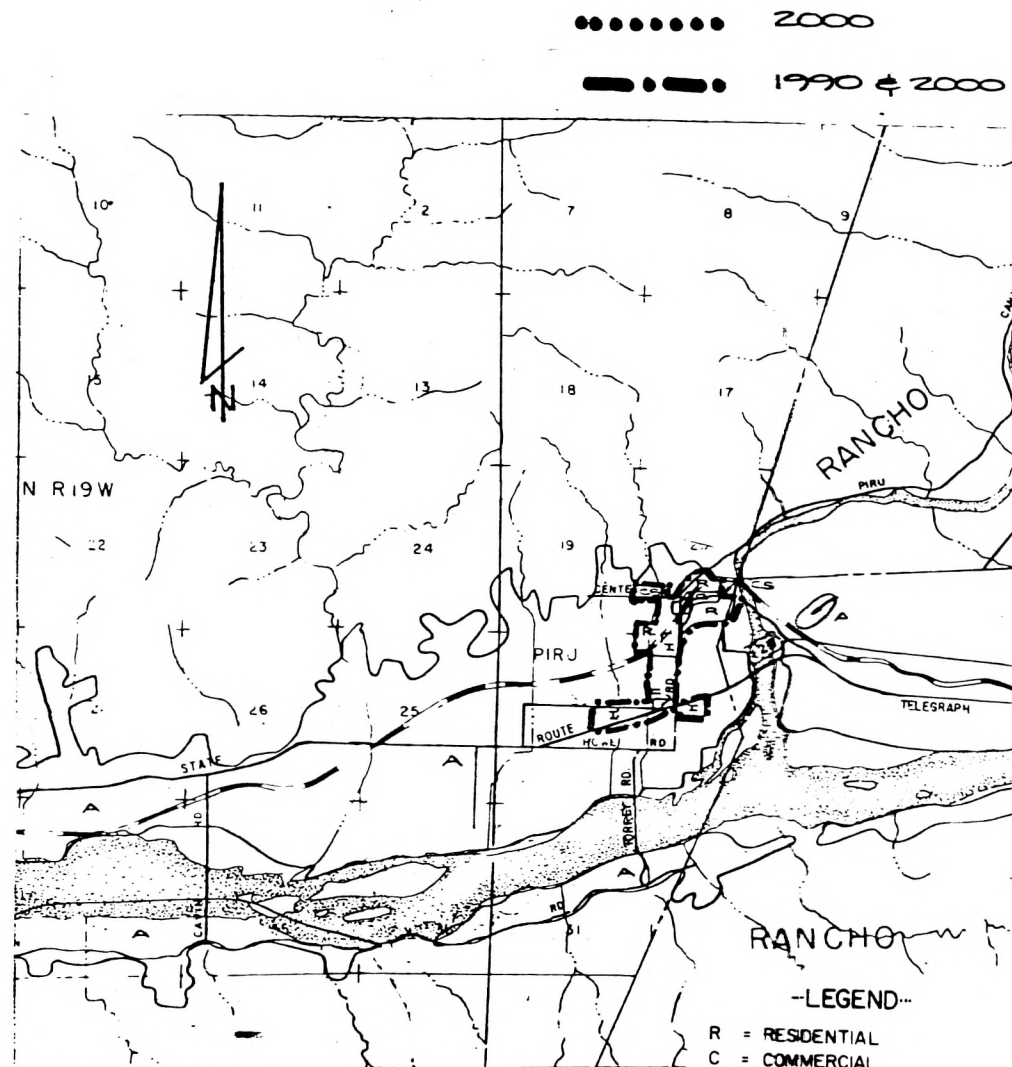
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- LAND USES PORTRAYED ARE  
EXISTING LAND USES



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 discontinuous 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 underlain 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.

## DATA SHEET

## MOORPARK GROWTH AREA

## EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1<sup>1</sup>ALTERNATIVE FUTURE 2<sup>2</sup>ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POPULATION | TOTAL AC.<br>NEEDED       | TOTAL AC.<br>MAPPED <sup>4</sup> | POPULATION | TOTAL AC.<br>NEEDED | TOTAL AC.<br>MAPPED <sup>4</sup> | POPULATION | TOTAL AC.<br>NEEDED | TOTAL AC.<br>MAPPED <sup>4</sup> |
|------|------------|---------------------------|----------------------------------|------------|---------------------|----------------------------------|------------|---------------------|----------------------------------|
| 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     | <del>1,250</del><br>2,110 | 2,100                            | 13,000     | 1,690               | 1,850                            | 11,750     | 1,900               | 2,100                            |

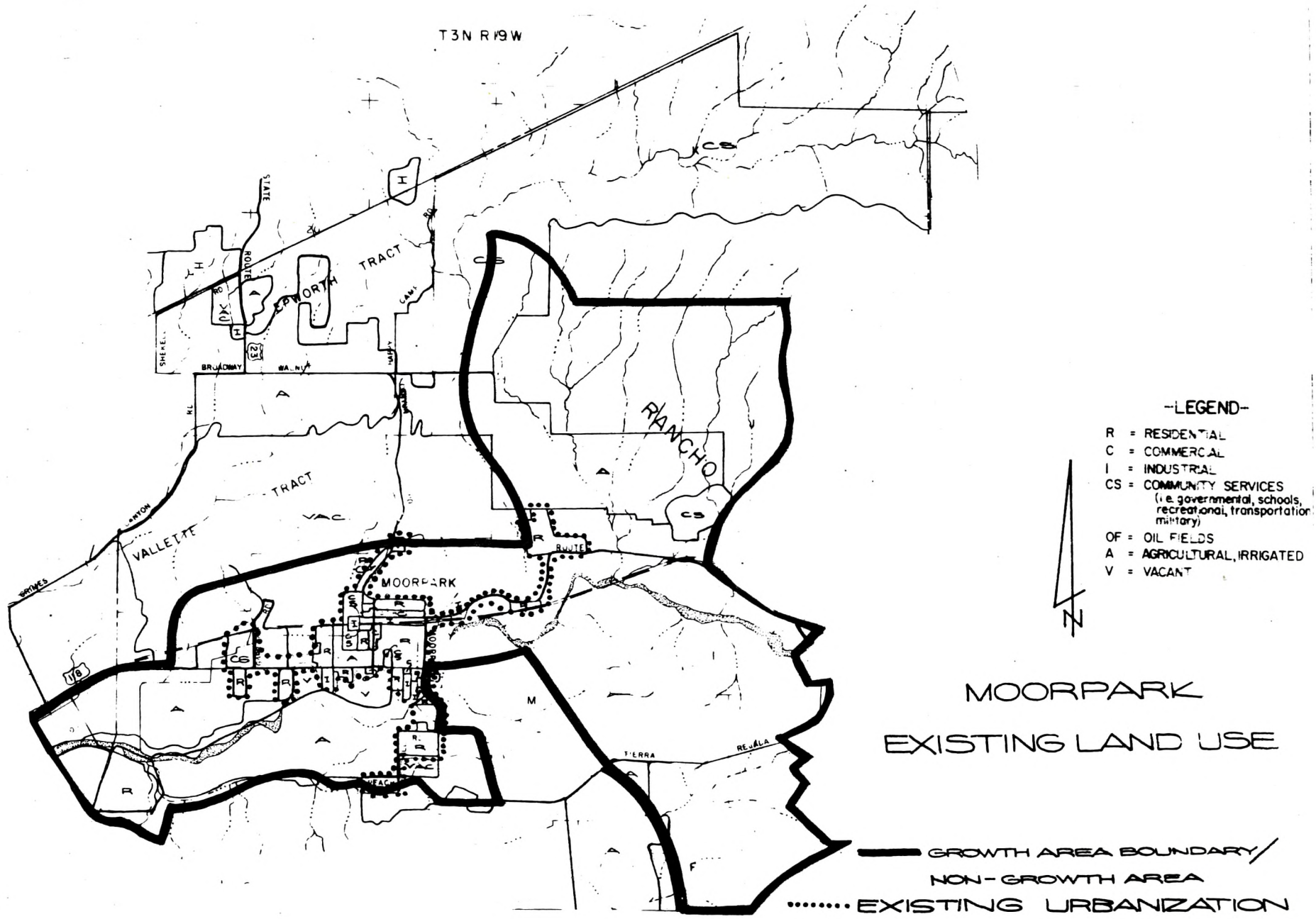
## EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1<sup>1</sup>ALTERNATIVE FUTURE 2<sup>2</sup>ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POP/ALL<br>DEV.<br>ACRES | HOUSES/ <sup>5,6</sup><br>OVERALL<br>RES. AC. | HOUSES/ <sup>5</sup><br>NEW<br>RES. AC. | POP/ALL<br>DEV.<br>ACRES | HOUSES/ <sup>5,7</sup><br>OVERALL<br>RES. AC. | HOUSES/ <sup>5,7</sup><br>NEW<br>RES. AC. | POP/ALL<br>DEV.<br>ACRES | HOUSES/ <sup>5,7</sup><br>OVERALL<br>RES. AC. | HOUSES/ <sup>5,7</sup><br>NEW<br>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                                       |

<sup>1</sup> Existing Population Trends/Existing Trends Density<sup>2</sup> Existing Population Trends/Higher Density<sup>3</sup> Lower Population Trends/Existing Trends Density<sup>4</sup> Includes overage or surplus for new development<sup>5</sup> 3.4 persons per household<sup>6</sup> The proposed residential acres to total acres increases from 26% to 63% to create a balanced community<sup>7</sup> The proposed residential acres to total acres increases from 26% to 53% to create a balanced community





T3N R19W

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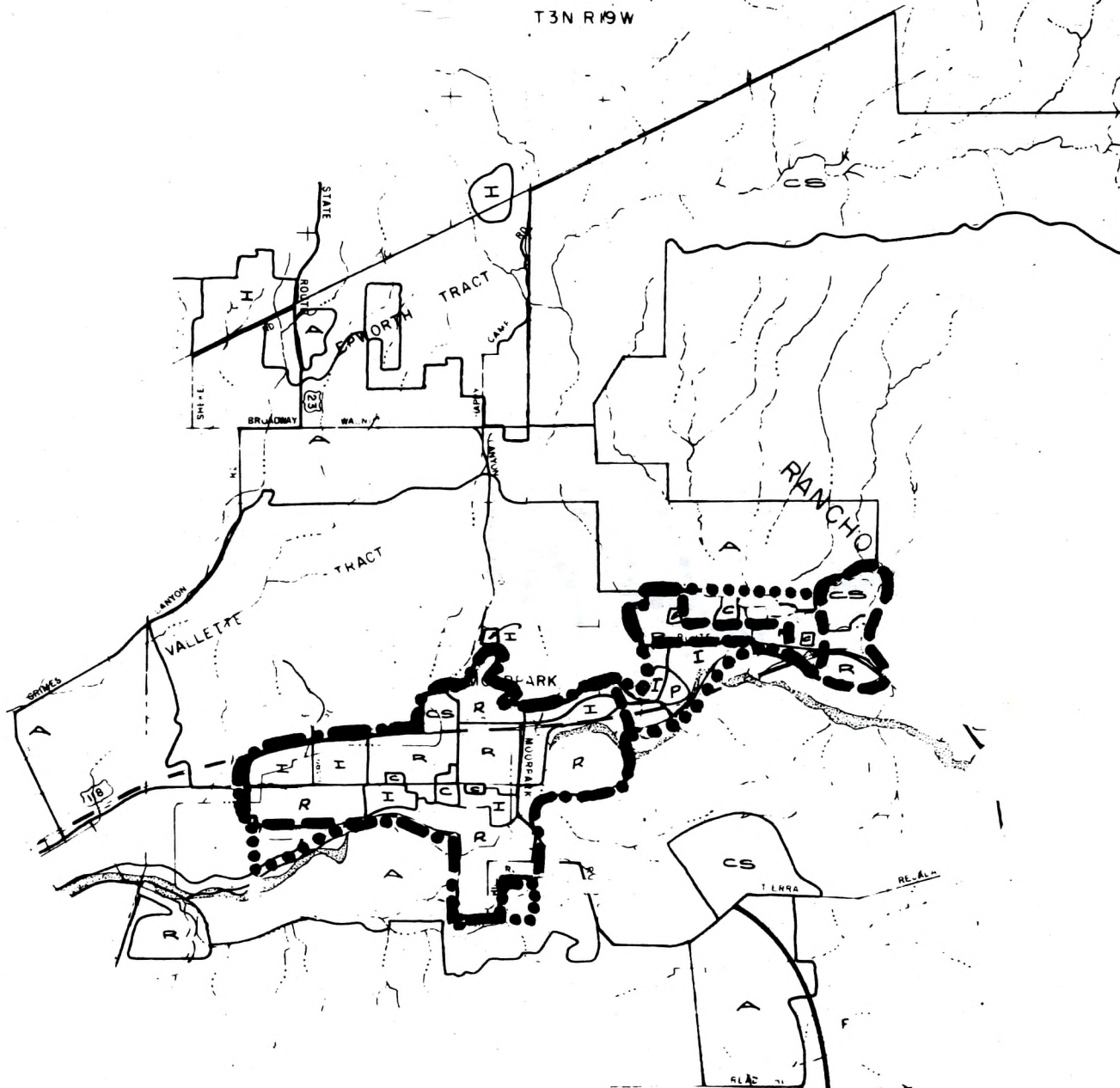
2000

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1990 & 2000

---LEGEND---

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(i.e. governmental, schools,  
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MOORPARK  
I

T3N R19W

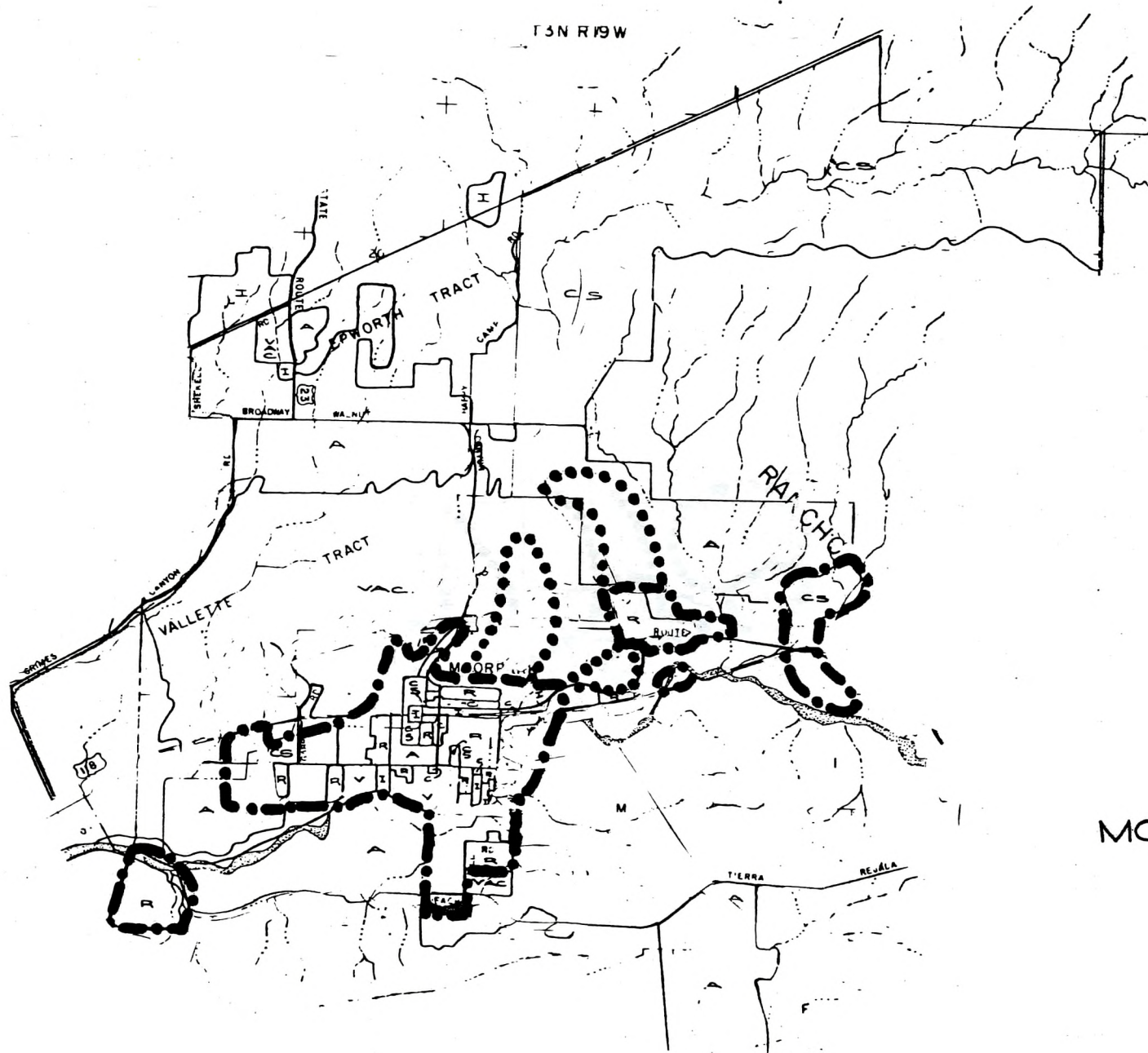
1990  
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LAND USES PORTRAYED ARE  
EXISTING LAND USES



MOORPARK  
II



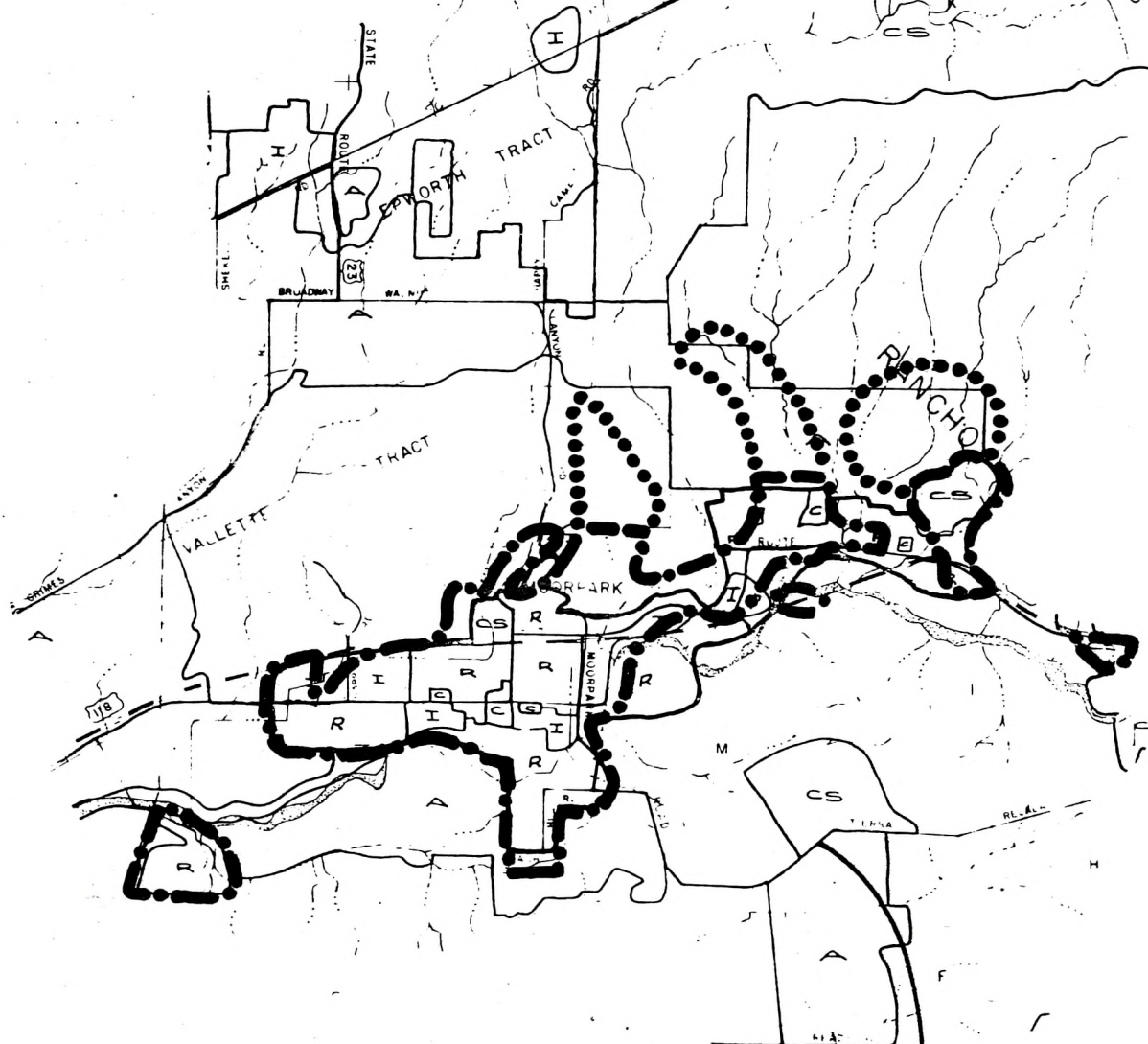


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--- 1990  
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 C = COMMERCIAL  
 I = INDUSTRIAL  
 CS = COMMUNITY SERVICES  
 (i.e. governmental, schools,  
 recreational, transportation,  
 military)  
 OF = OIL FIELDS  
 A = AGRICULTURAL, IRRIGATED  
 V = VACANT  
 LAND USES PORTRAYED ARE  
 EXISTING LAND USES



MOORPARK  
III

## 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 farther up the valley floor. The year 2000 development would occur to the west as portrayed in the 2000 Alternative 1;



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DATA SHEET

OAK PARK GROWTH AREA

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1<sup>1</sup>

ALTERNATIVE FUTURE 2<sup>2</sup>

ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> |
|------|------------|------------------|-------------------------------|------------|------------------|-------------------------------|------------|------------------|-------------------------------|
| 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 1<sup>1</sup>

ALTERNATIVE FUTURE 2<sup>2</sup>

ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POP/ALL DEV. ACRES | HOUSES/ <sup>5</sup> OVERALL RES. AC. | HOUSES/ <sup>5</sup> NEW RES. AC. | POP/ALL DEV. ACRES | HOUSES/ <sup>5,6</sup> OVERALL RES. AC. | HOUSES/ <sup>5,6</sup> NEW RES. AC. | POP/ALL DEV. ACRES | HOUSES/ <sup>5,6</sup> OVERALL RES. AC. | HOUSES/ <sup>5,6</sup> 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                                 |

<sup>1</sup> Existing Population Trends/Existing Trends Density

<sup>2</sup> Existing Population Trends/Higher Density

<sup>3</sup> Lower Population Trends/Existing Trends Density

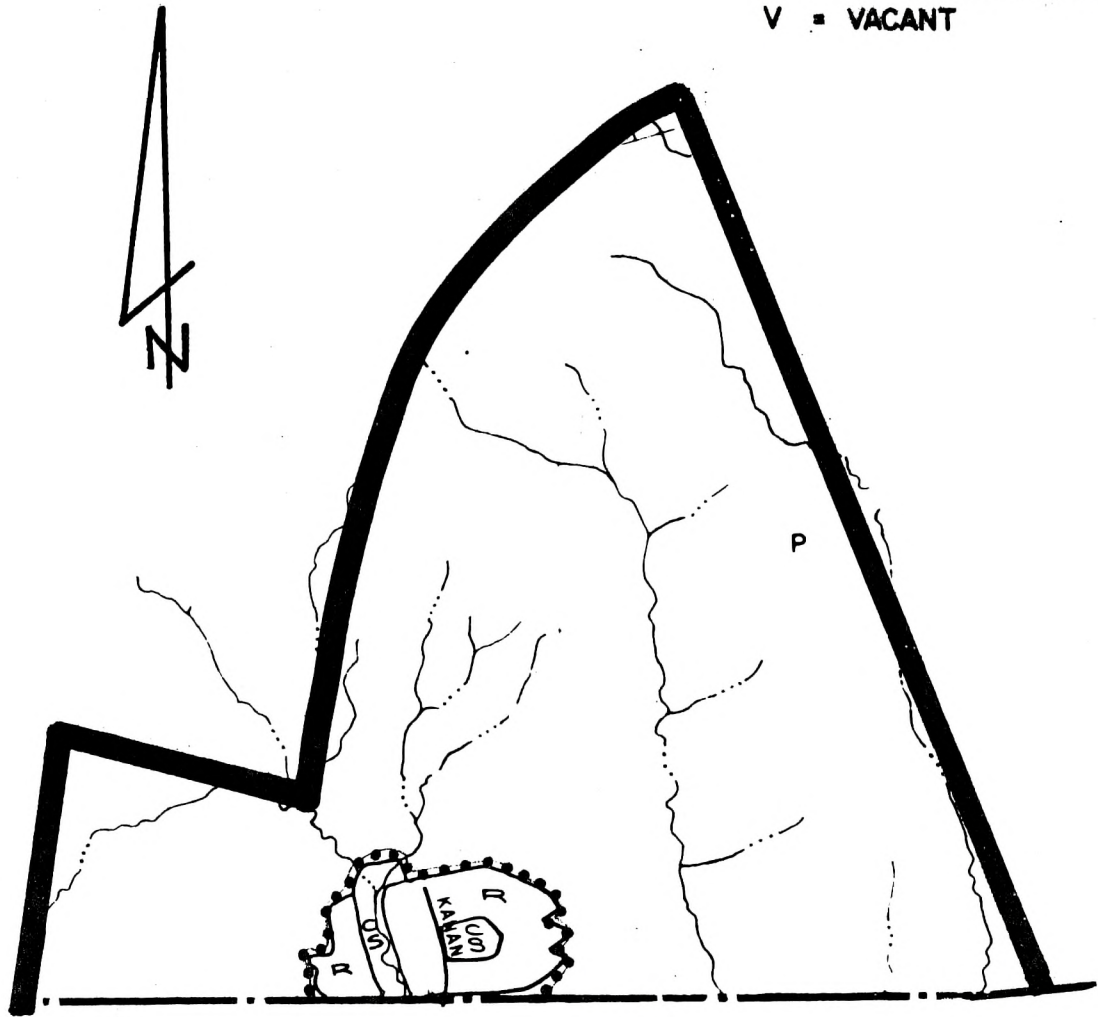
<sup>4</sup> Includes overage or surplus for new development

<sup>5</sup> 3.8 persons per household

<sup>6</sup> Additional commercial and industrial acres are added overall to achieve a balanced community

# ...LEGEND...

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



## OAK PARK EXISTING LAND USE

- GROWTH AREA BOUNDARY
- ..... EXISTING URBANIZATION

—————

1990

.....

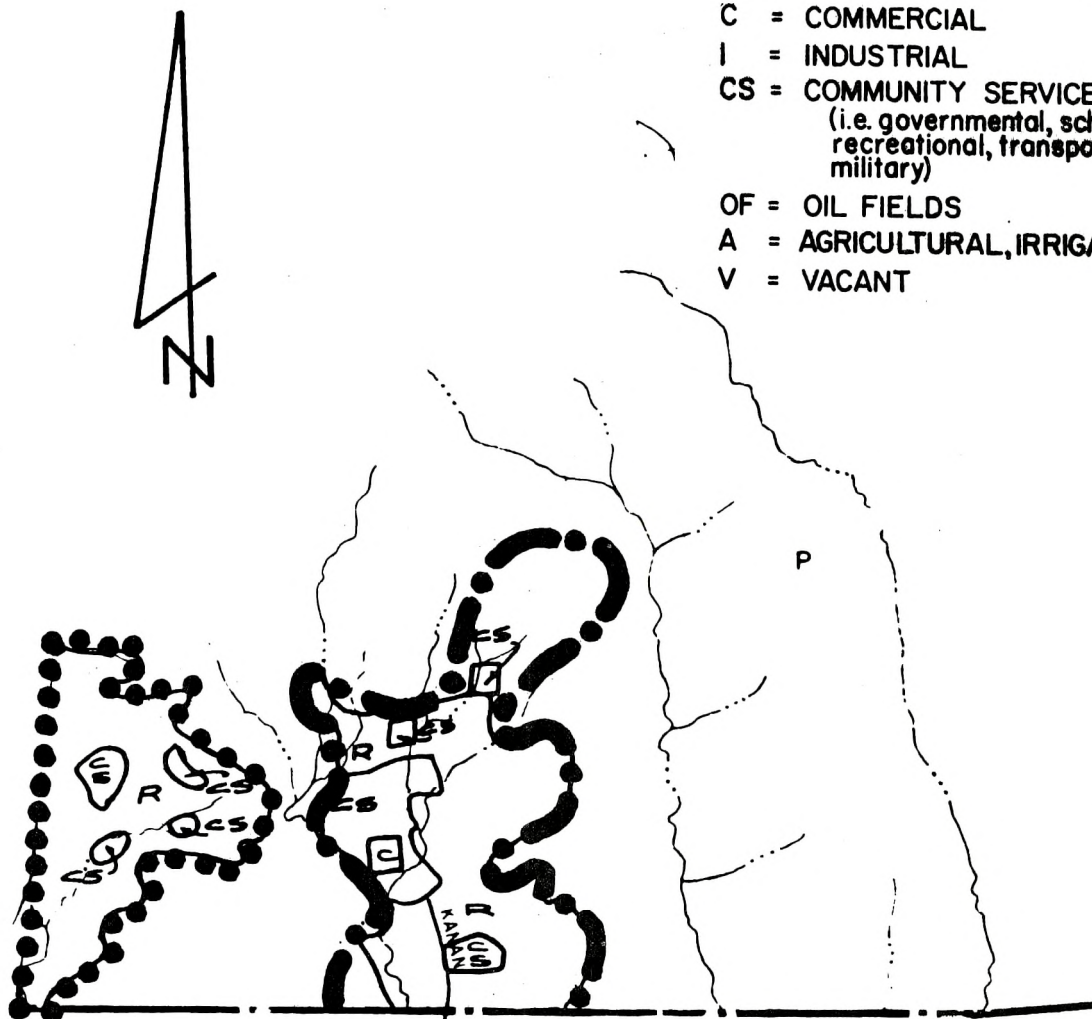
2000

—————

1990 & 2000

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- V = VACANT



OAK PARK  
I





1990



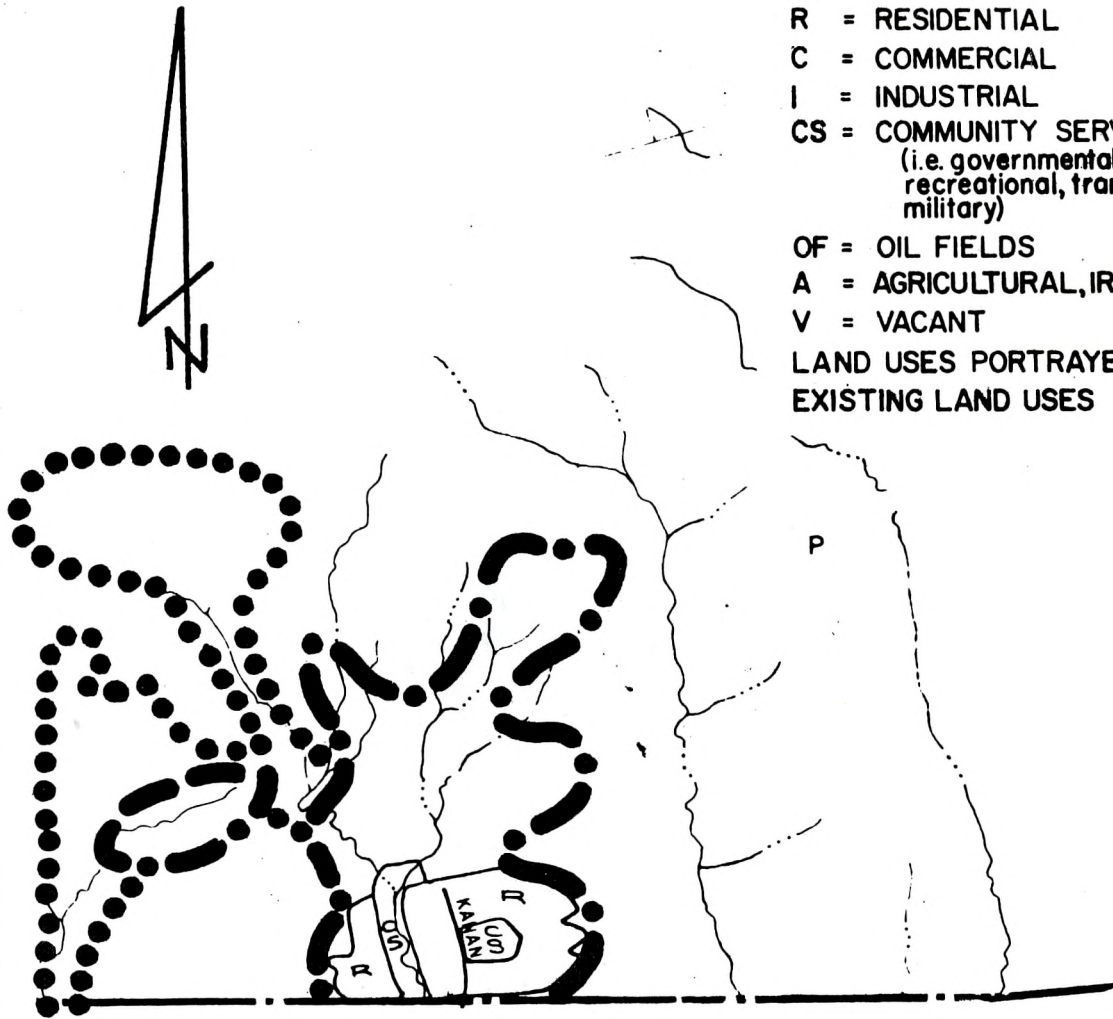
2000



1990 & 2000

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LAND USES PORTRAYED ARE  
EXISTING LAND USES



OAK PARK  
II

—————

1990

.....

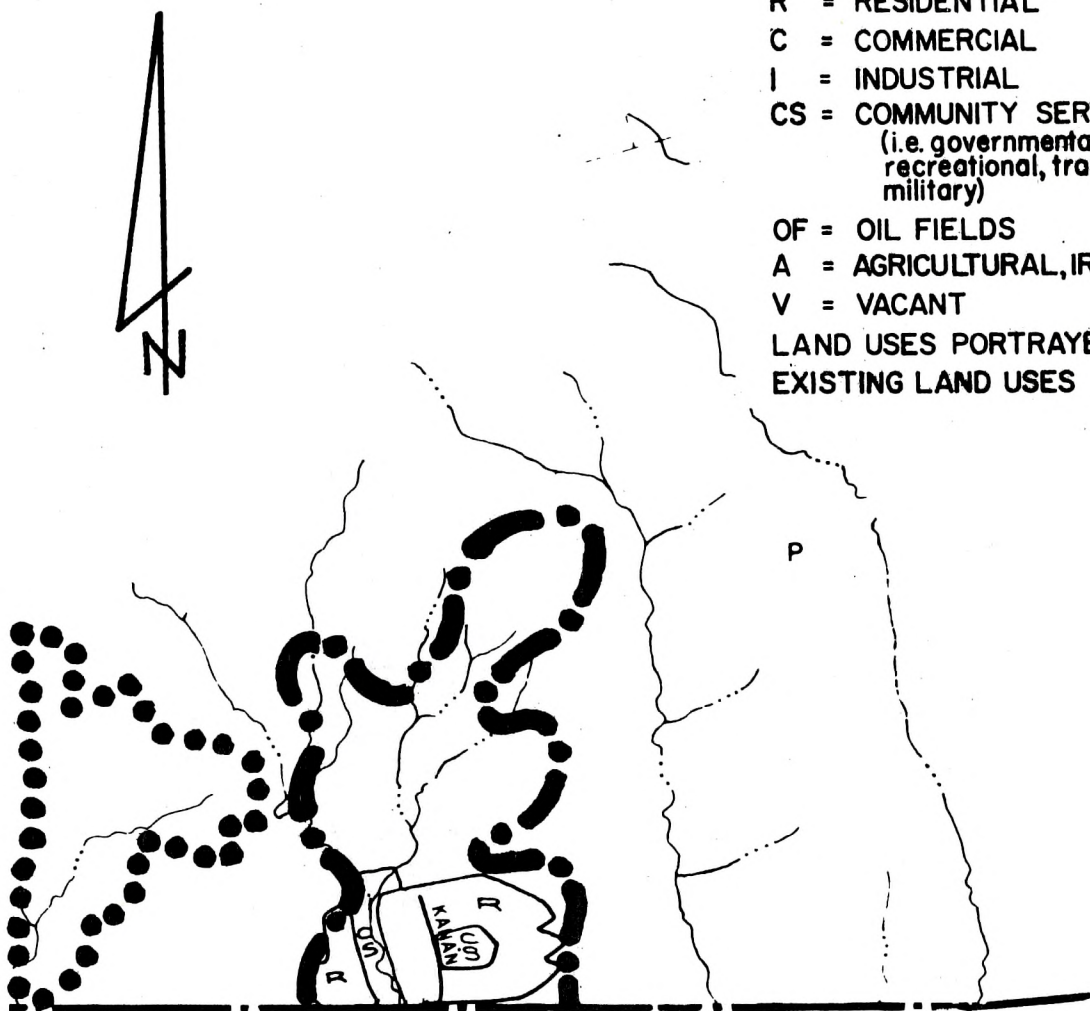
2000

—●—●—●—●—●—

1990 & 2000

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- LAND USES PORTRAYED ARE  
EXISTING LAND USES



OAK PARK  
III

## 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.



## DATA SHEET

## OJAI VALLEY GROWTH AREA

## EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1<sup>1</sup>ALTERNATIVE FUTURE 2<sup>2</sup>ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> |
|------|------------|------------------|-------------------------------|------------|------------------|-------------------------------|------------|------------------|-------------------------------|
| 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 1<sup>1</sup>ALTERNATIVE FUTURE 2<sup>2</sup>ALTERNATIVE FUTURE 3<sup>3</sup>

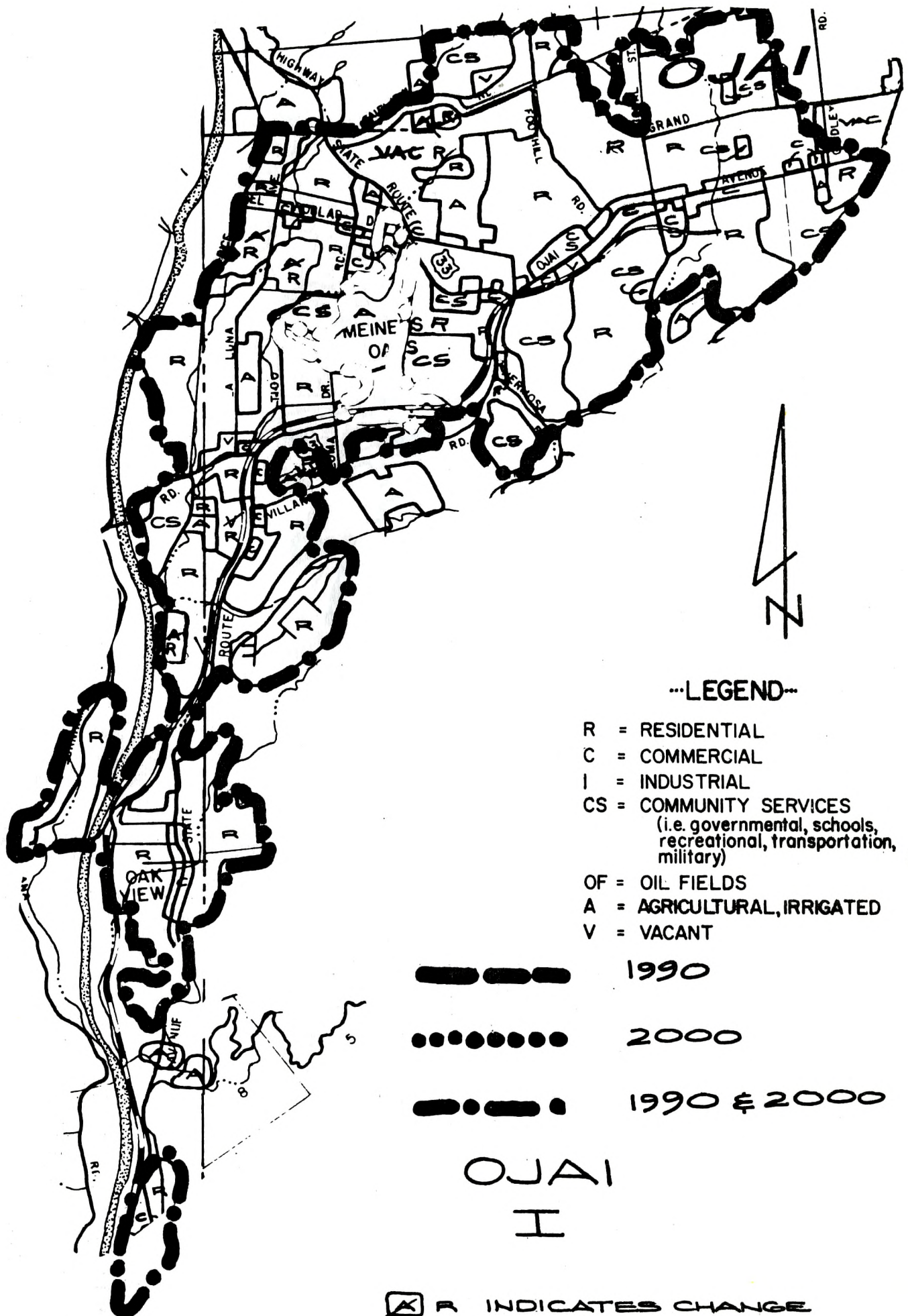
| YEAR | POP/ALL DEV. ACRES | HOUSES/ <sup>4,5</sup> OVERALL RES. AC. | HOUSES/ <sup>4,5</sup> NEW RES. AC. | POP/ALL DEV. ACRES | HOUSES/ <sup>4,5,6</sup> OVERALL RES. AC. | HOUSES/ <sup>4,5,6</sup> NEW RES. AC. | POP/ALL DEV. ACRES | HOUSES/ <sup>4,5,6</sup> OVERALL RES. AC. | HOUSES/ <sup>4,5,6</sup> 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                                   |

<sup>1</sup> Existing Population Trends/Existing Trends Density<sup>2</sup> Existing Population Trends/Higher Density<sup>3</sup> Lower Population Trends/Existing Trends Density<sup>4</sup> Due to the dispersed nature of development more than 3100 acres is mapped. In addition, substantial

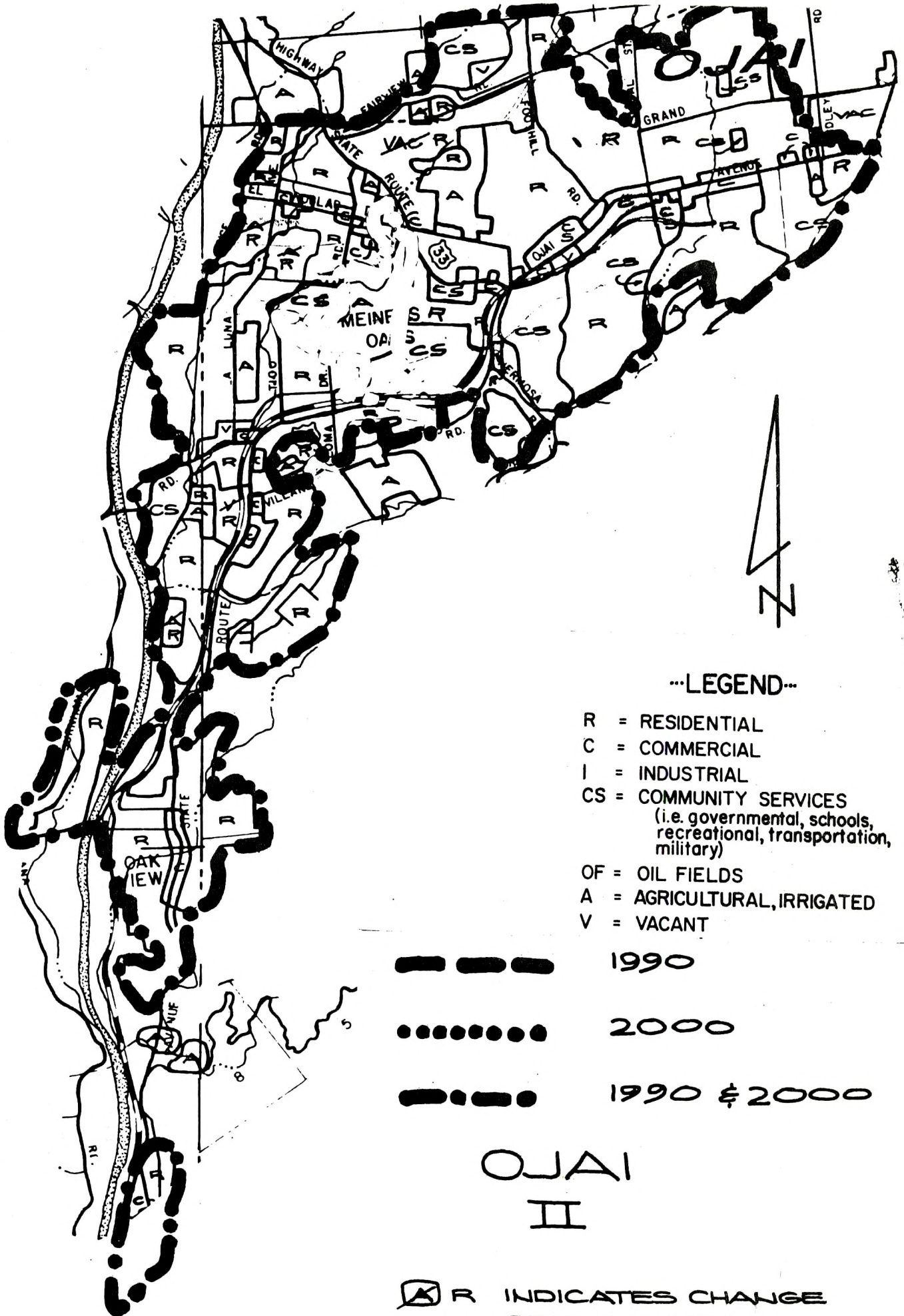
development is anticipated to occur on already partially urbanized parcels through lot splitting.

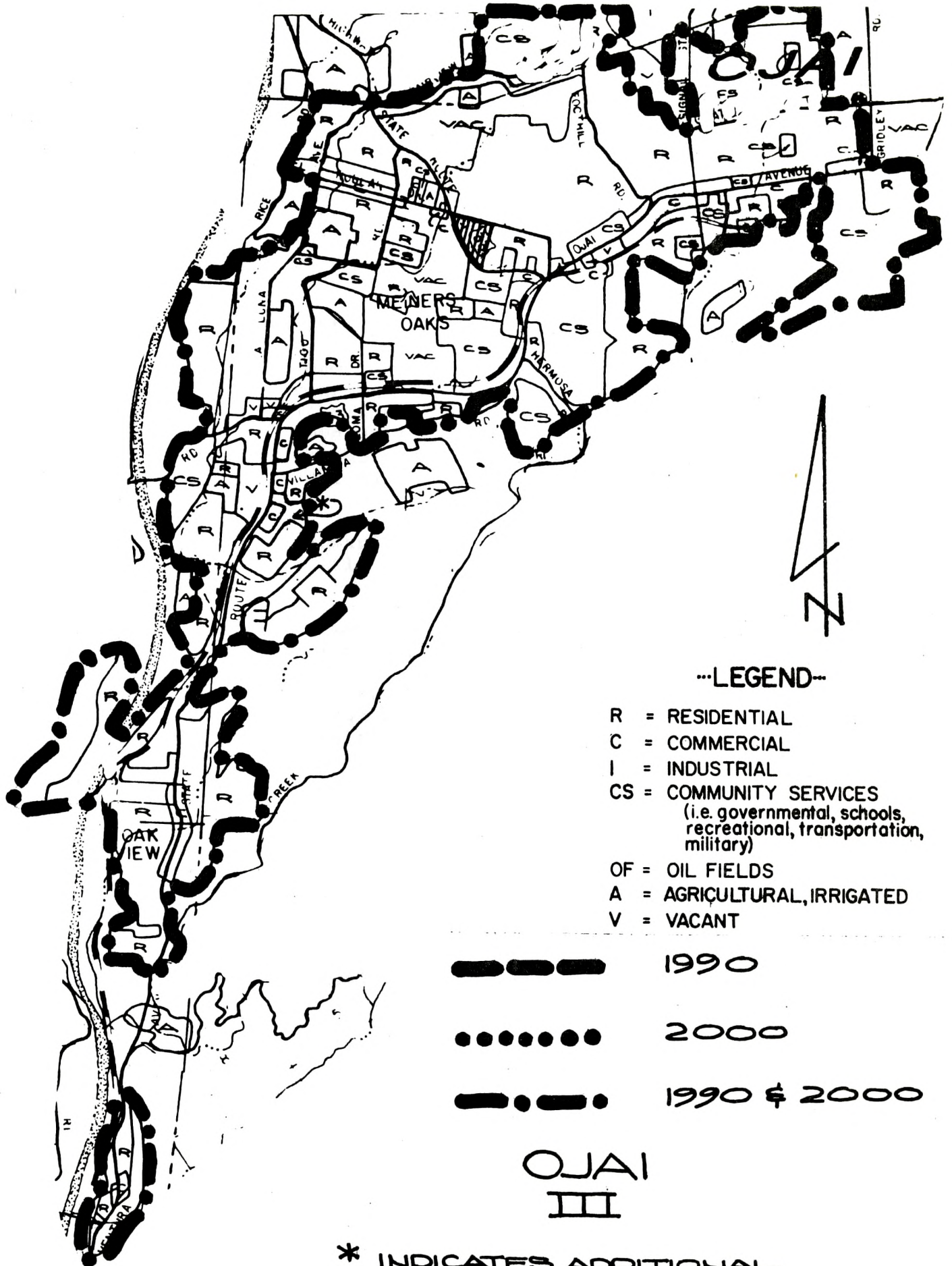
<sup>5</sup> 2.6 persons per household<sup>6</sup> Residential land as a proportion of total land would decrease from 71% to 65% in order to create a balanced community











---LEGEND---

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

OJAI  
III

- \* INDICATES ADDITIONAL  
RESIDENTIAL AREA BY 1990
- ▨▨▨▨ INDICATES ADDITIONAL  
RESIDENTIAL AREA BY 2000

## 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 accommodate 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 accomodated 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 1<sup>1</sup>

ALTERNATIVE FUTURE 2<sup>2</sup>

ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION | TOTAL AC. NEEDED <sup>5</sup> | TOTAL AC. MAPPED <sup>4</sup> | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> |
|------|------------|------------------|-------------------------------|------------|-------------------------------|-------------------------------|------------|------------------|-------------------------------|
| 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                        |

EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1<sup>1</sup>

ALTERNATIVE FUTURE 2<sup>2</sup>

ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POP/ALL DEV. ACRES | HOUSES/ <sup>6</sup> OVERALL RES. AC. | HOUSES/ <sup>6</sup> NEW RES. AC. | POP/ALL DEV. ACRES | HOUSES/ <sup>6</sup> OVERALL RES. AC. | HOUSES/ <sup>6</sup> NEW RES. AC. | POP/ALL DEV. ACRES | HOUSES/ <sup>6</sup> OVERALL RES. AC. | HOUSES/ <sup>6</sup> 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                              |

<sup>1</sup> Existing Population Trends/Existing Trends Density

<sup>2</sup> Existing Population Trends/Higher Density

<sup>3</sup> Lower Population Trends/Existing Trends Density

<sup>4</sup> Includes overage or surplus for new development

<sup>5</sup> Includes 1676 acres of redevelopment of substandard housing

<sup>6</sup> 2.9 persons per household

1976 population of this land  
106,000

2320

18.05 per acre

new pop 22.52 per acre

new pop 18.05 per acre

1860

new pop 16.10

26.02

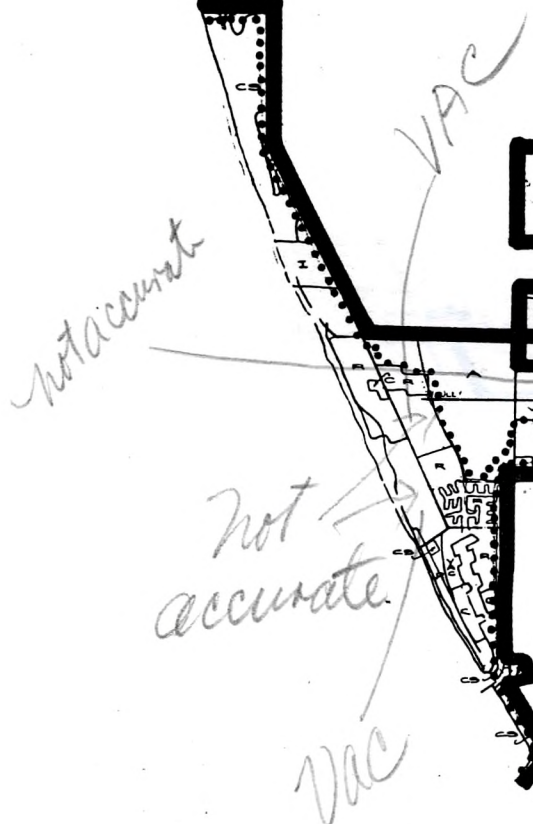
developed

1000 extra acres?

redevelop 18.9% of the city!!



no relationship



Not accurate

vac

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OXNARD  
EXISTING LAND USE

analysis on a bond

..... GROWTH AREA BOUNDARY  
..... EXISTING URBANIZATION

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

stroke?

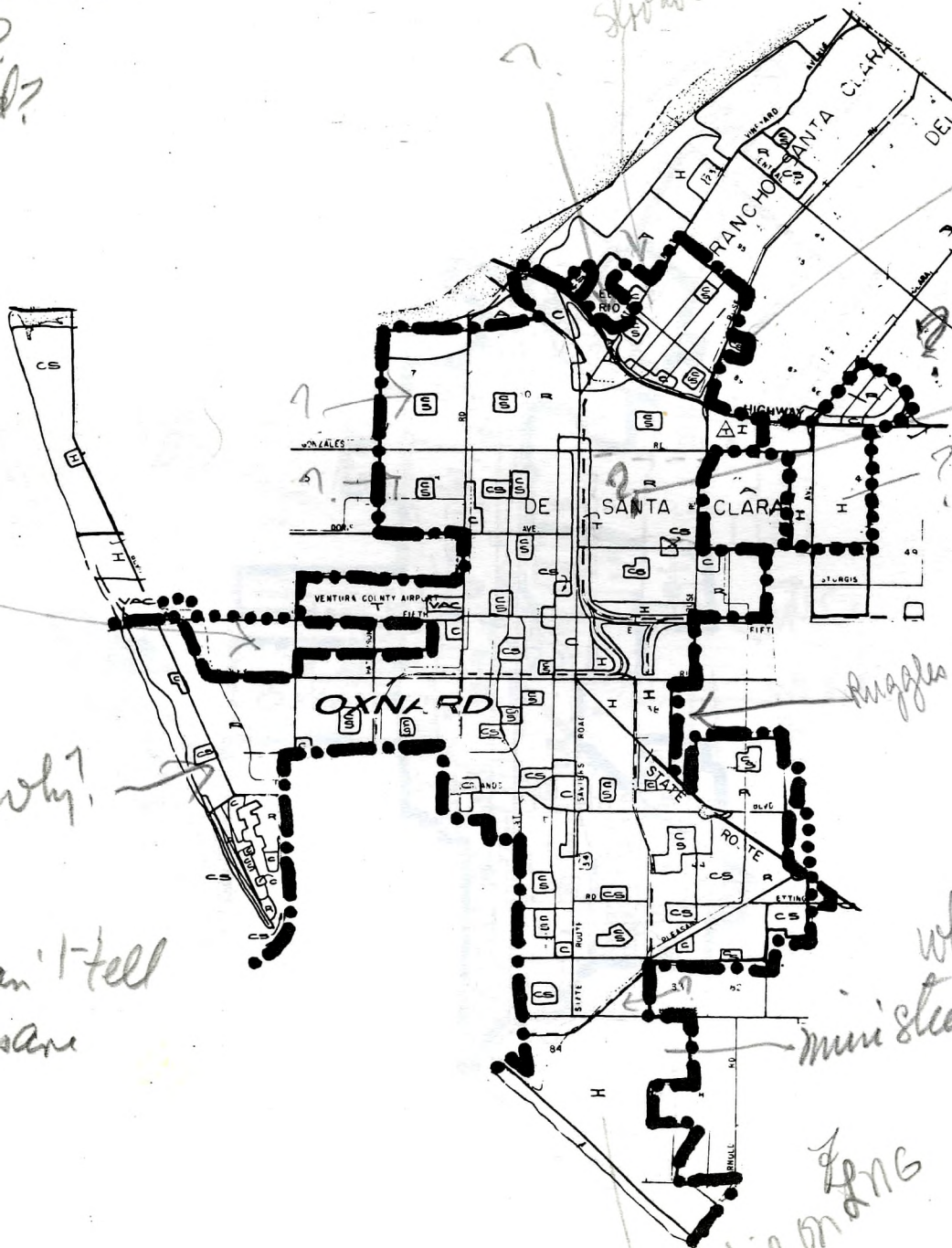
why?



- - - - - 1970  
 . . . . . 2000  
 - . . . . 1970 & 2000

--LEGEND--

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Ruggles

mini steel mill

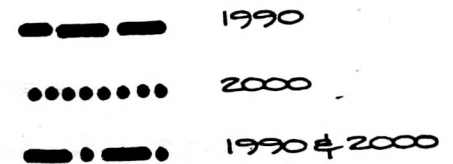
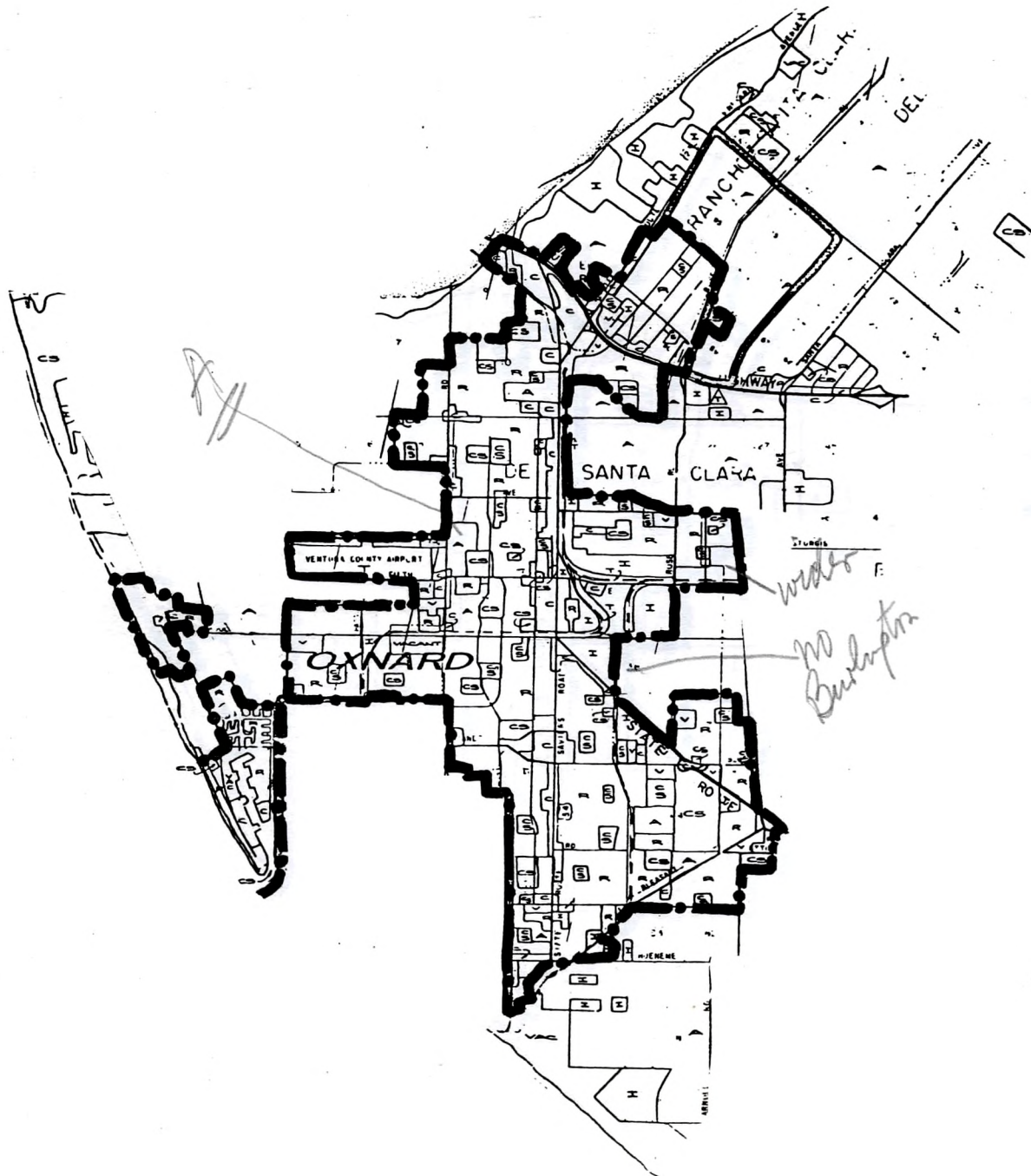
deciding on 216

who decided  
 steel mill instead  
 of ruggles prop.

why?

For one thing you can't tell  
 what their markers are





--LEGEND--

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 (i.e. governmental, schools,  
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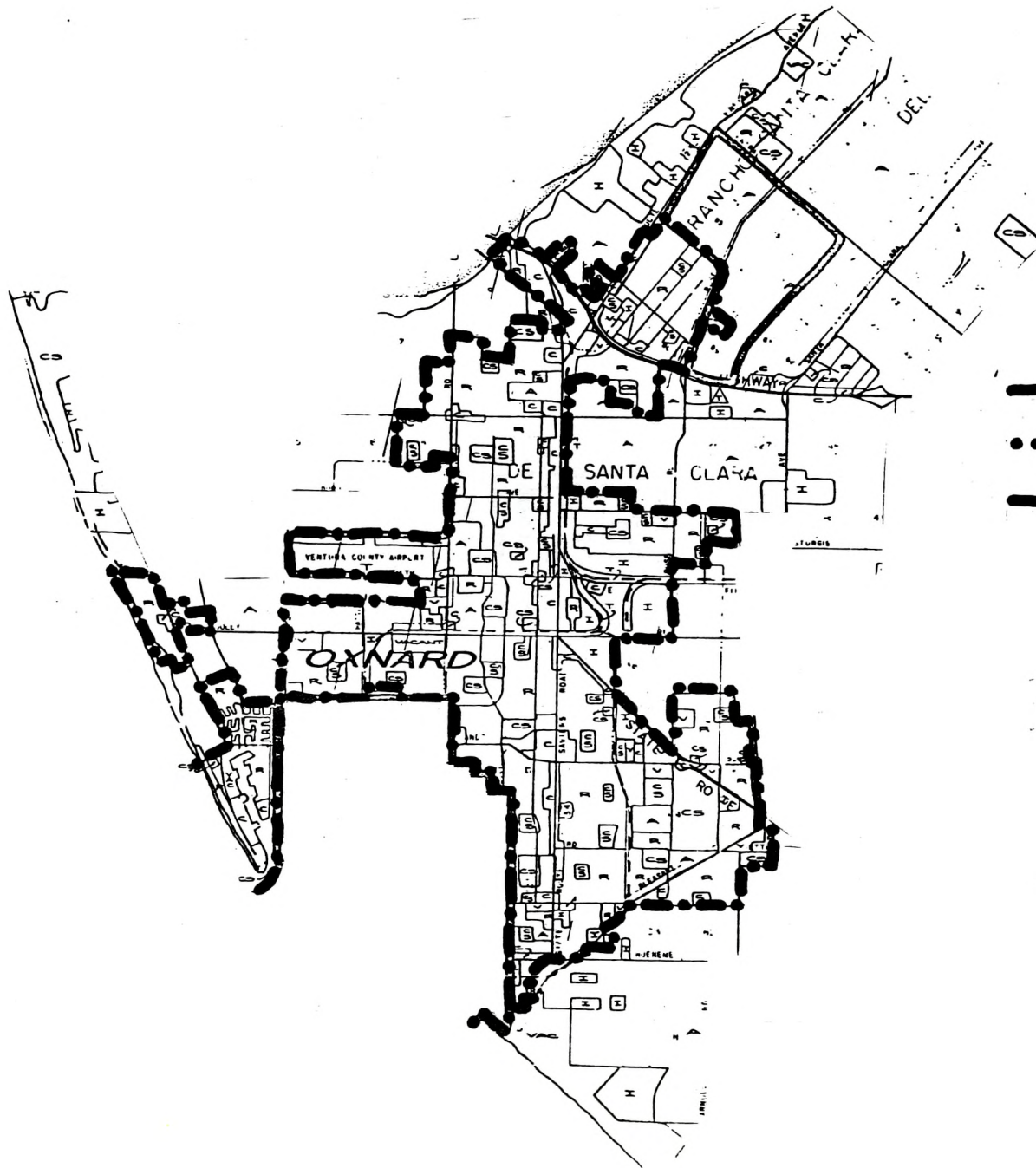
OF = OIL FIELDS  
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LAND USES PORTRAYED ARE  
 EXISTING LAND USES



OXNARD  
 II





--LEGEND--

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- OF = OIL FIELDS
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- LAND USES PORTRAYED ARE  
EXISTING LAND USES



OXNARD  
III

## 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 1<sup>1</sup>

ALTERNATIVE FUTURE 2<sup>2</sup>

ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> |
|------|------------|------------------|-------------------------------|------------|------------------|-------------------------------|------------|------------------|-------------------------------|
| 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 1<sup>1</sup>

ALTERNATIVE FUTURE 2<sup>2</sup>

ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POP/ALL DEV. ACRES | HOUSES/ <sup>5</sup> OVERALL RES. AC. | HOUSES/ <sup>5</sup> NEW RES. AC. | POP/ALL DEV. ACRES | HOUSES/ <sup>5</sup> OVERALL RES. AC. | HOUSES/ <sup>5</sup> NEW RES. AC. | POP/ALL DEV. ACRES | HOUSES/ <sup>5</sup> OVERALL RES. AC. | HOUSES/ <sup>5</sup> 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                               |

<sup>1</sup> Existing Population Trends/Existing Trends Density

<sup>2</sup> Existing Population Trends/Higher Density

<sup>3</sup> Lower Population Trends/Existing Trends Density

<sup>4</sup> Includes overage or surplus for new development

<sup>5</sup> 3.1 persons per household



## 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.

RLUP MAJOR MILESTONE #8

DATA SHEET

PORT HUENEME GROWTH AREA

EXISTING AND PROJECTED ACRES

| ALTERNATIVE FUTURE 1 <sup>1</sup> |            |                  |                               | ALTERNATIVE FUTURE 2 <sup>2</sup> |                  |                               | ALTERNATIVE FUTURE 3 <sup>3</sup> |                  |                               |
|-----------------------------------|------------|------------------|-------------------------------|-----------------------------------|------------------|-------------------------------|-----------------------------------|------------------|-------------------------------|
| YEAR                              | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION                        | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION                        | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> |
| 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 1 <sup>1</sup> |                    |   |                                     | ALTERNATIVE FUTURE 2 <sup>2</sup> |   |                                       | ALTERNATIVE FUTURE 3 <sup>3</sup> |   |                                     |
|-----------------------------------|--------------------|---|-------------------------------------|-----------------------------------|---|---------------------------------------|-----------------------------------|---|-------------------------------------|
| YEAR                              | POP/ALL DEV. ACRES | HOUSES/ <sup>5,6</sup> OVERALL RES. AC. | HOUSES/ <sup>5,6</sup> NEW RES. AC. | POP/ALL DEV. ACRES                | HOUSES/ <sup>5,6,7</sup> OVERALL RES. AC. | HOUSES/ <sup>5,6,7</sup> NEW RES. AC. | POP/ALL DEV. ACRES                | HOUSES/ <sup>5,6</sup> OVERALL RES. AC. | HOUSES/ <sup>5,6</sup> 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                                |

<sup>1</sup> Existing Population Trends/Existing Trends Density

<sup>2</sup> Existing Population Trends/Higher Density

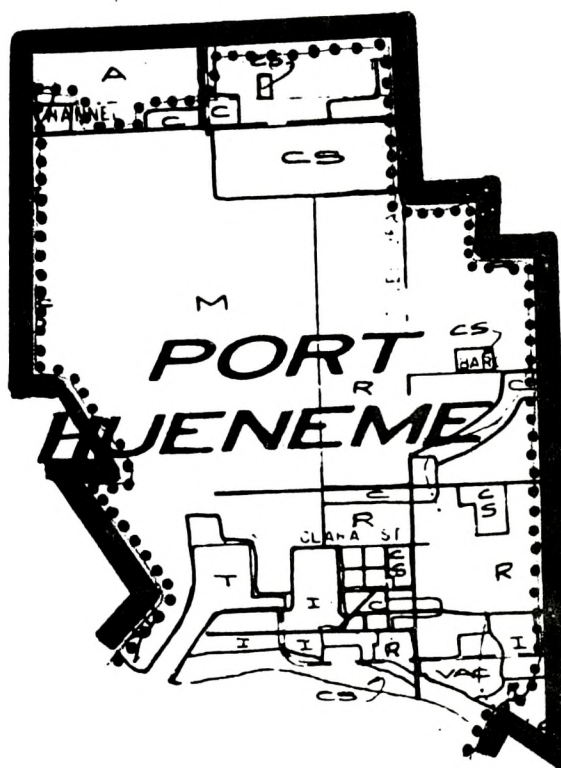
<sup>3</sup> Lower Population Trends/Existing Trends Density

<sup>4</sup> Includes overage or surplus for new development

<sup>5</sup> 3.0 persons per household

<sup>6</sup> 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 acres

<sup>7</sup> Density increase under Alternatives 1 and 2 are identical since Port Hueneme already anticipates a 25% increase in density with Alternative 1



————— GROWTH AREA BDRY.  
 ..... EXISTING URBANIZATION

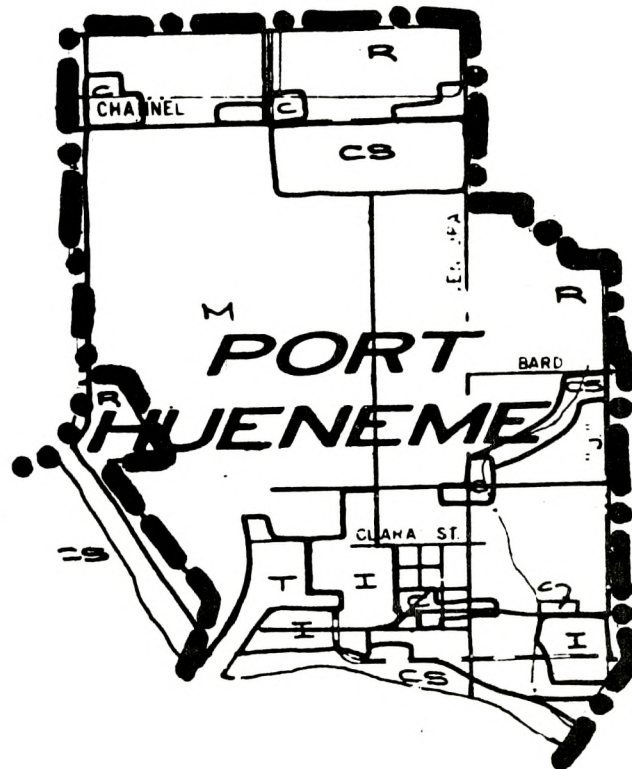
...LEGEND...

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

PORT  
 HUENEME  
 EXISTING  
 LAND USE



1990  
 2000  
 1990 & 2000



### ...LEGEND...

R = RESIDENTIAL  
 C = COMMERCIAL  
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 (i.e. governmental, schools,  
 recreational, transportation,  
 military)

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

-58-

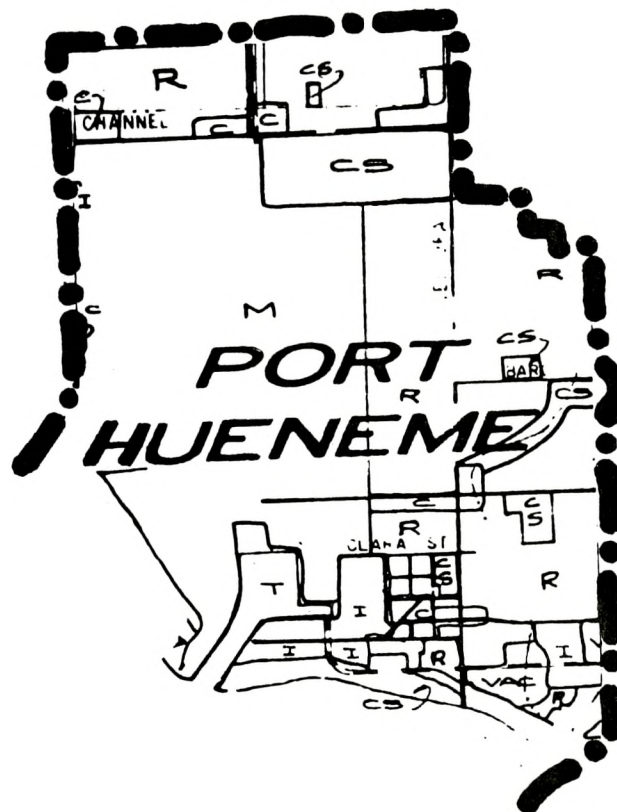
PORT  
 HUENEME  
 I

.....

2000

—●—●—●

1990 & 2000



...LEGEND...

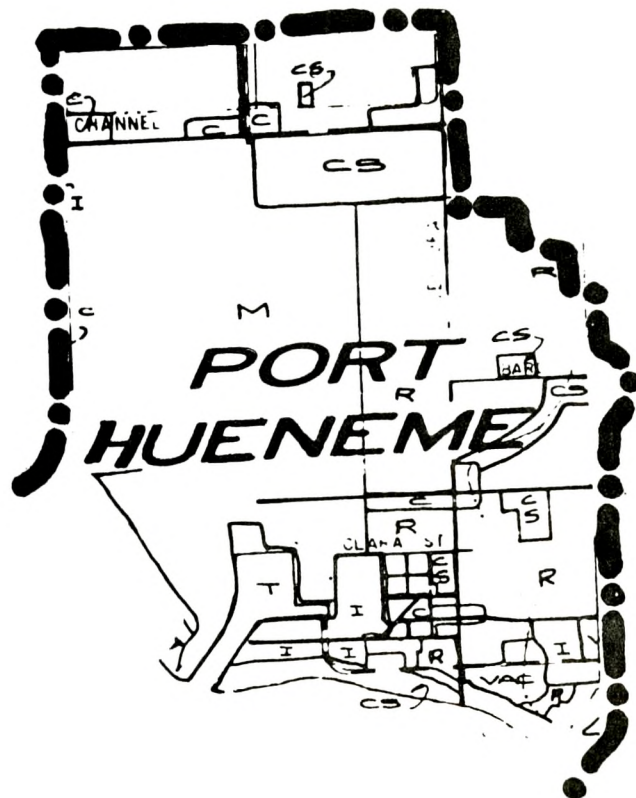
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LAND USES PORTRAYED ARE  
EXISTING LAND USES

PORT  
HUENEME  
II

1770  
2000  
1990 & 2000



### ...LEGEND...

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V = VACANT

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 1<sup>1</sup>

ALTERNATIVE FUTURE 2<sup>2</sup>

ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> |
|------|------------|------------------|-------------------------------|------------|------------------|-------------------------------|------------|------------------|-------------------------------|
| 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                        |

1/2

EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1<sup>1</sup>

ALTERNATIVE FUTURE 2<sup>2</sup>

ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POP/ALL DEV. ACRES | HOUSES/ <sup>5</sup> OVERALL RES.AC. | HOUSES/ <sup>5</sup> NEW RES.AC. | POP/ALL DEV. ACRES | HOUSES/ <sup>5</sup> OVERALL RES.AC. | HOUSES/ <sup>5</sup> NEW RES.AC. | POP/ALL DEV. ACRES | HOUSES/ <sup>5</sup> OVERALL RES.AC. | HOUSES/ <sup>5</sup> 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                              |

<sup>1</sup> Existing Population Trends/Existing Trends Density

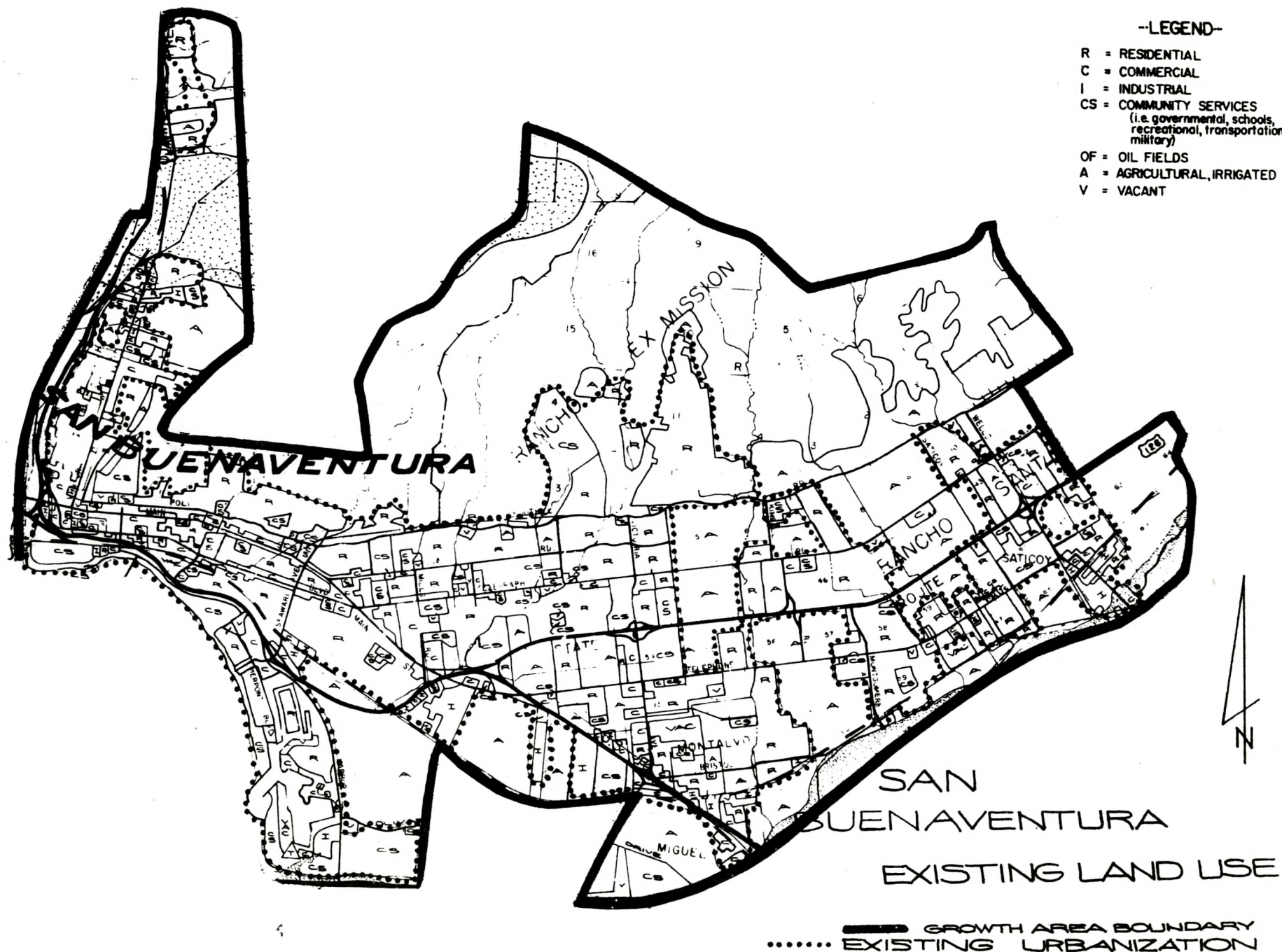
<sup>2</sup> Existing Population Trends/Higher Density

<sup>3</sup> Lower Population Trends/Existing Trends Density

<sup>4</sup> 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.

<sup>5</sup> 2.6 persons per dwelling unit

- R = RESIDENTIAL  
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recreational, transportation,  
military)  
OF = OIL FIELDS  
A = AGRICULTURAL, IRRIGATED  
V = VACANT

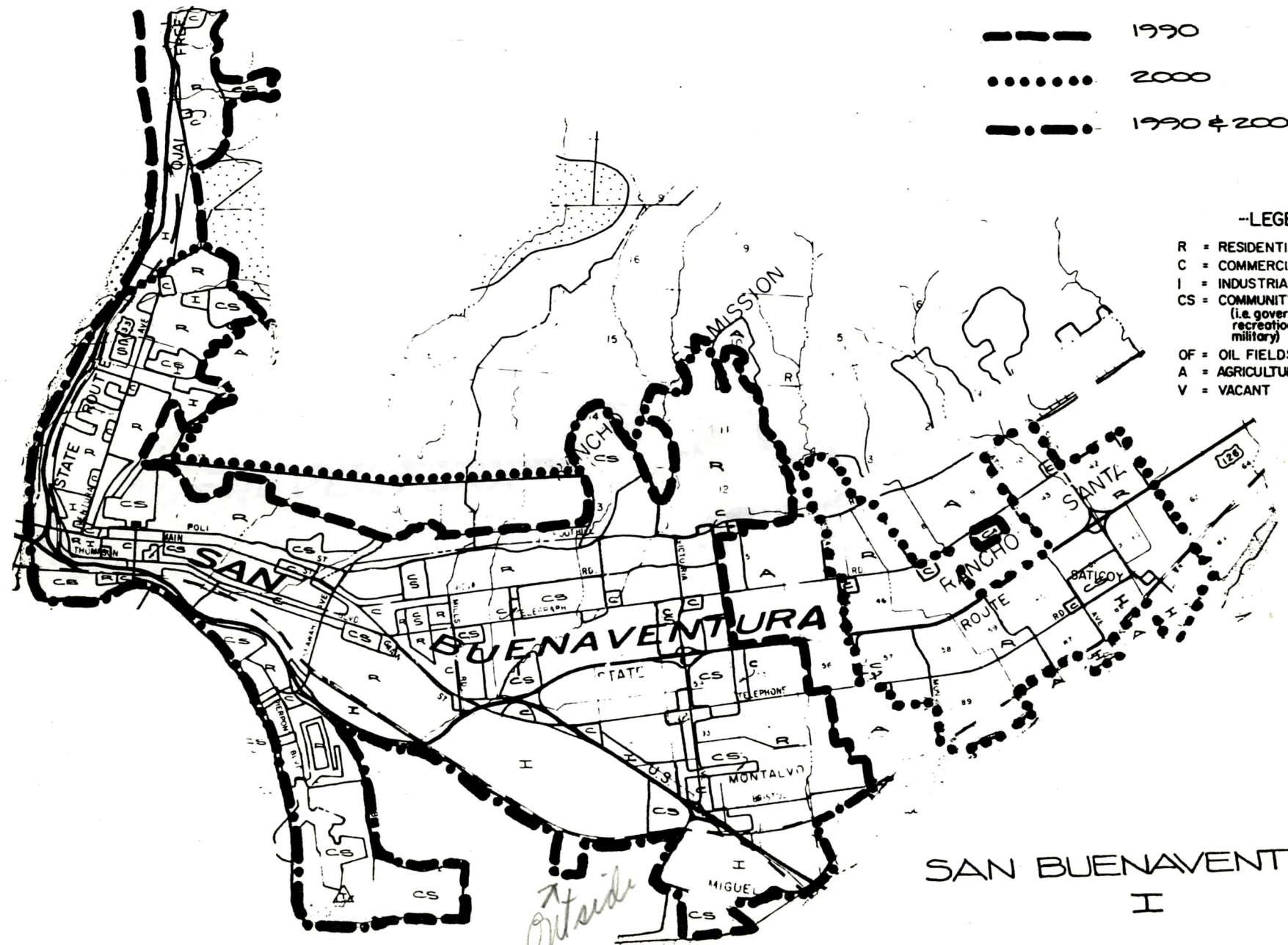




--- 1990  
 ..... 2000  
 -.-.- 1990 & 2000

--LEGEND--

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- A = AGRICULTURAL, IRRIGATED
- V = VACANT



SAN BUENAVENTURA  
I

*Outside  
the urban line*

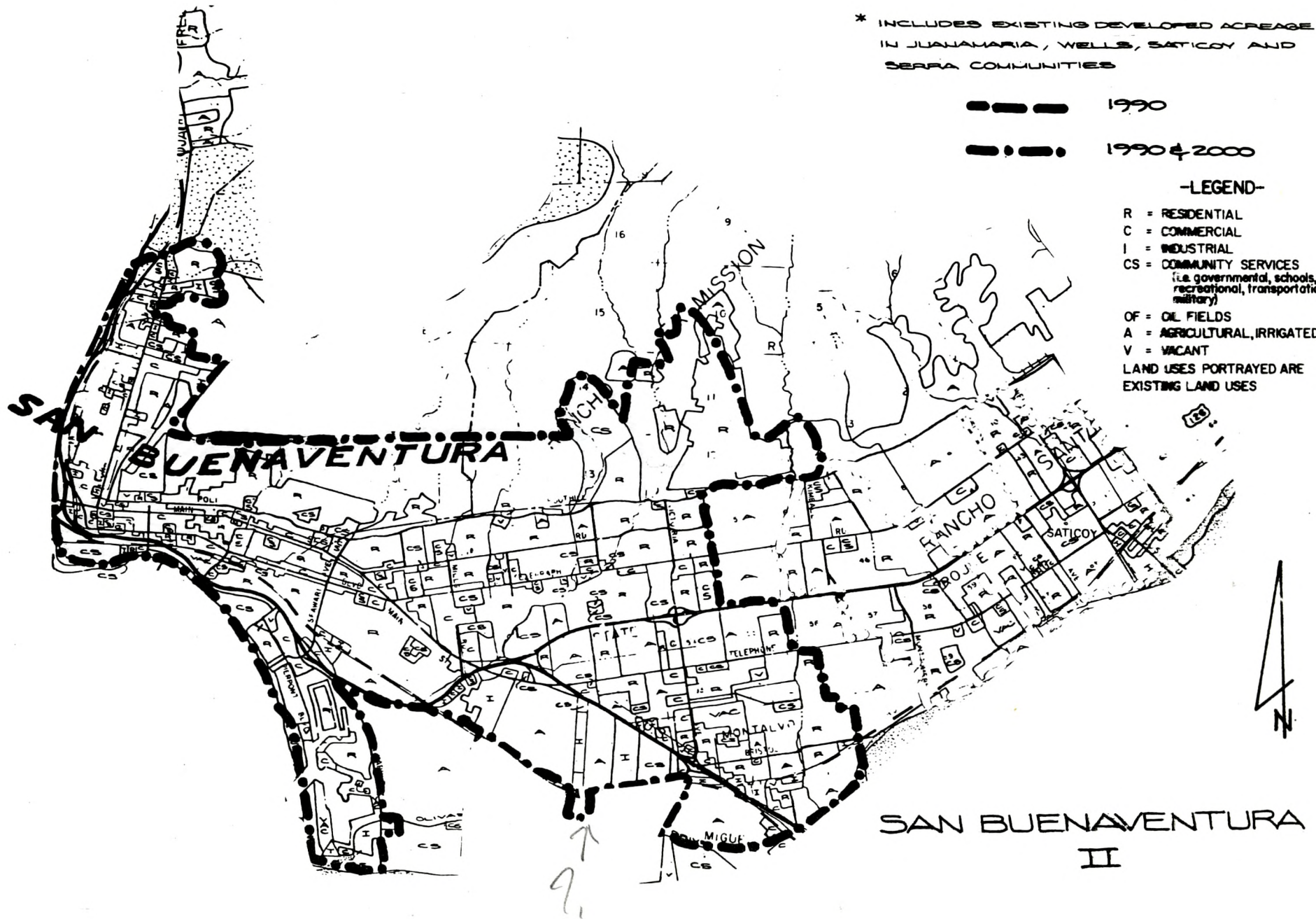
\* INCLUDES EXISTING DEVELOPED ACREAGE  
IN JUANAMARIA, WELLS, SATICOY AND  
SERRA COMMUNITIES

1990

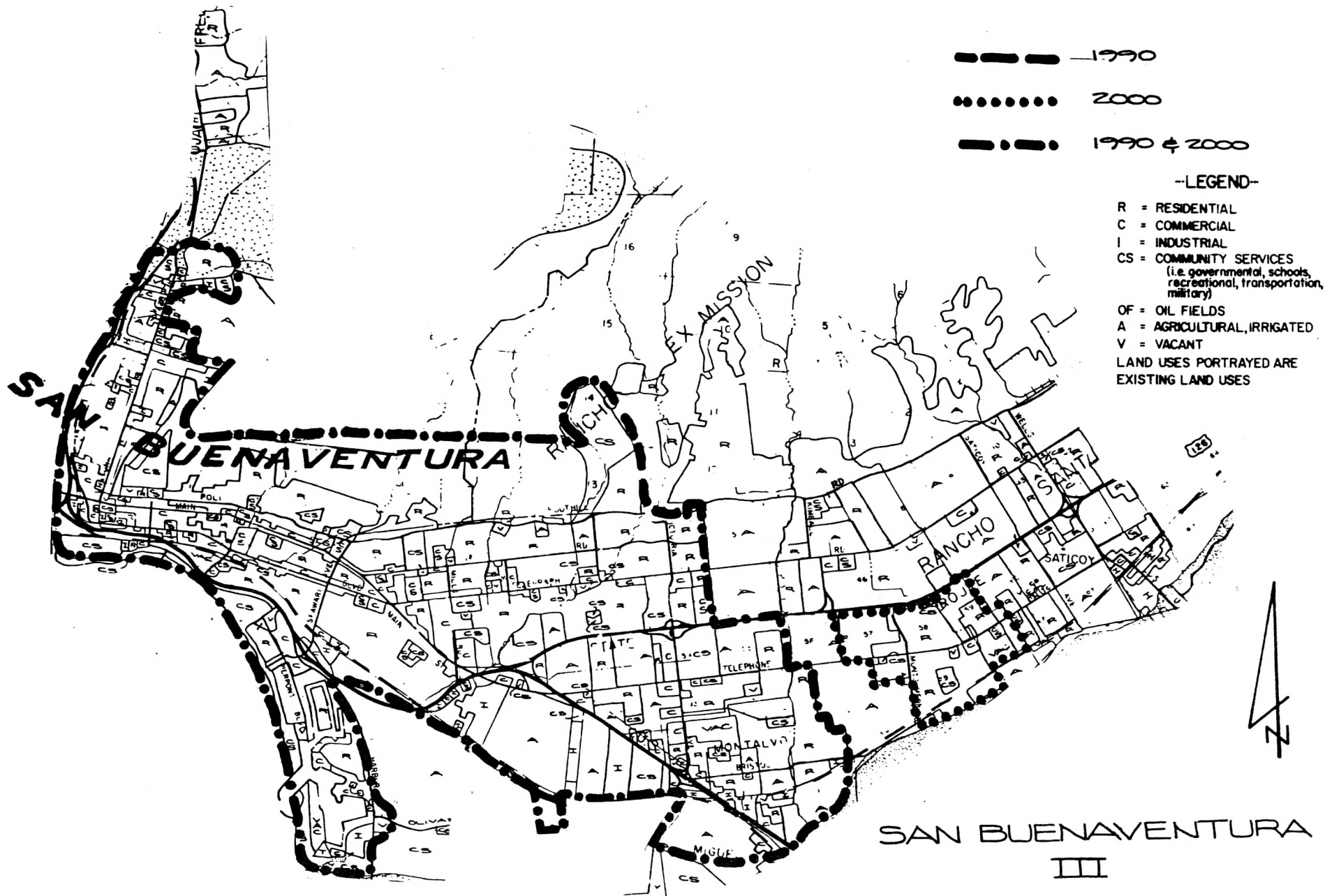
1990 & 2000

-LEGEND-

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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.

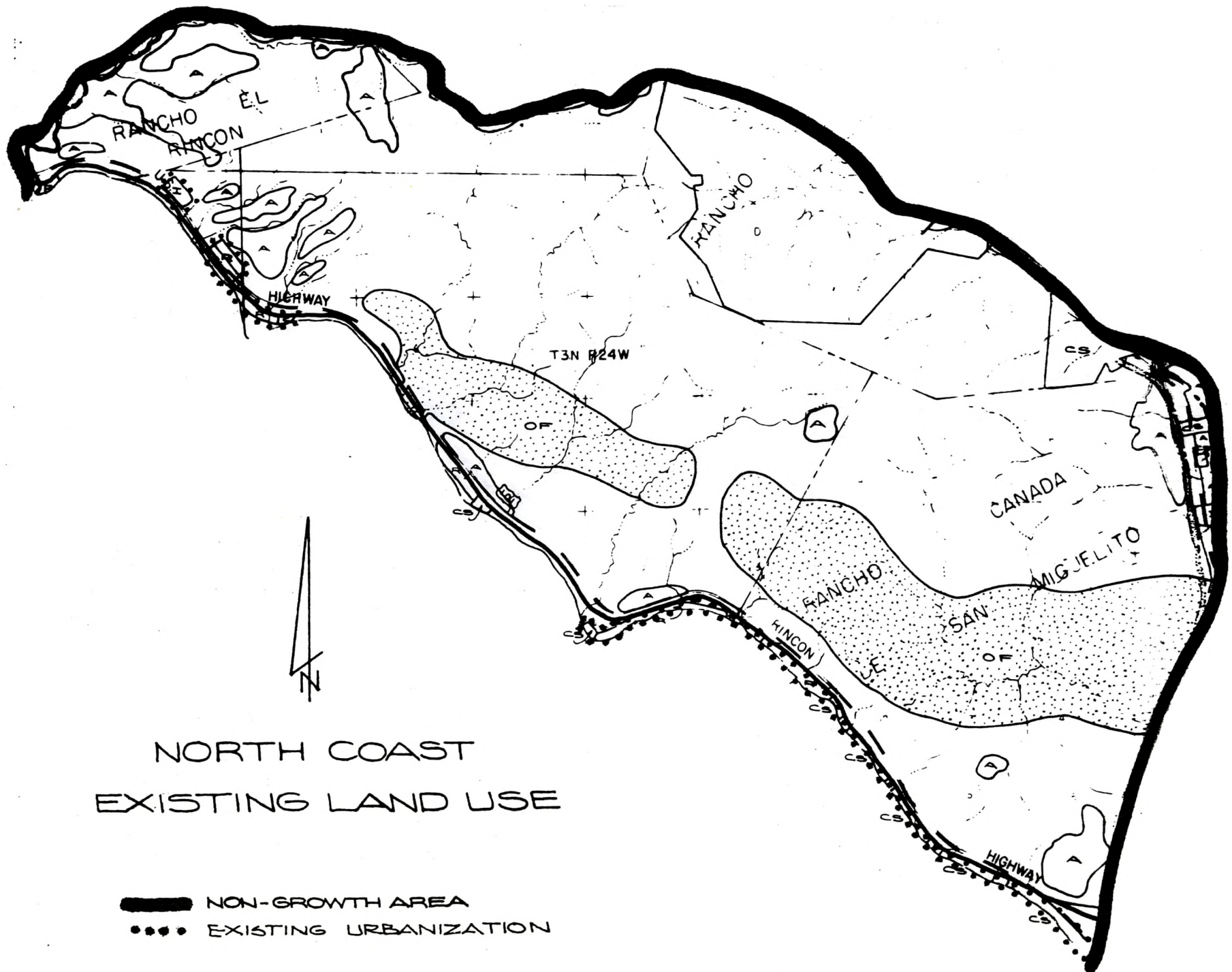
Alternative 2

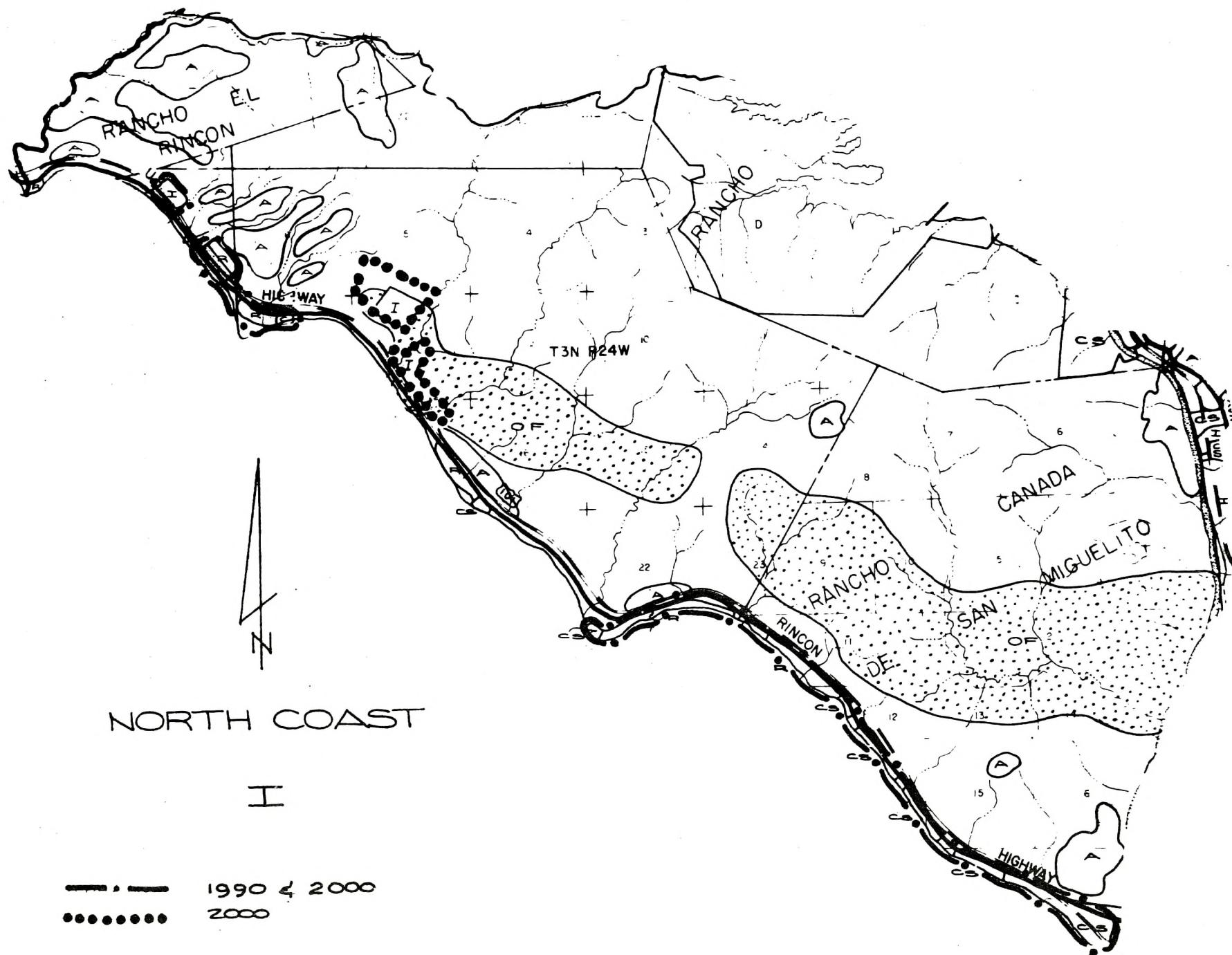
The trends in residential development will be the same as in Alternative 1.

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.

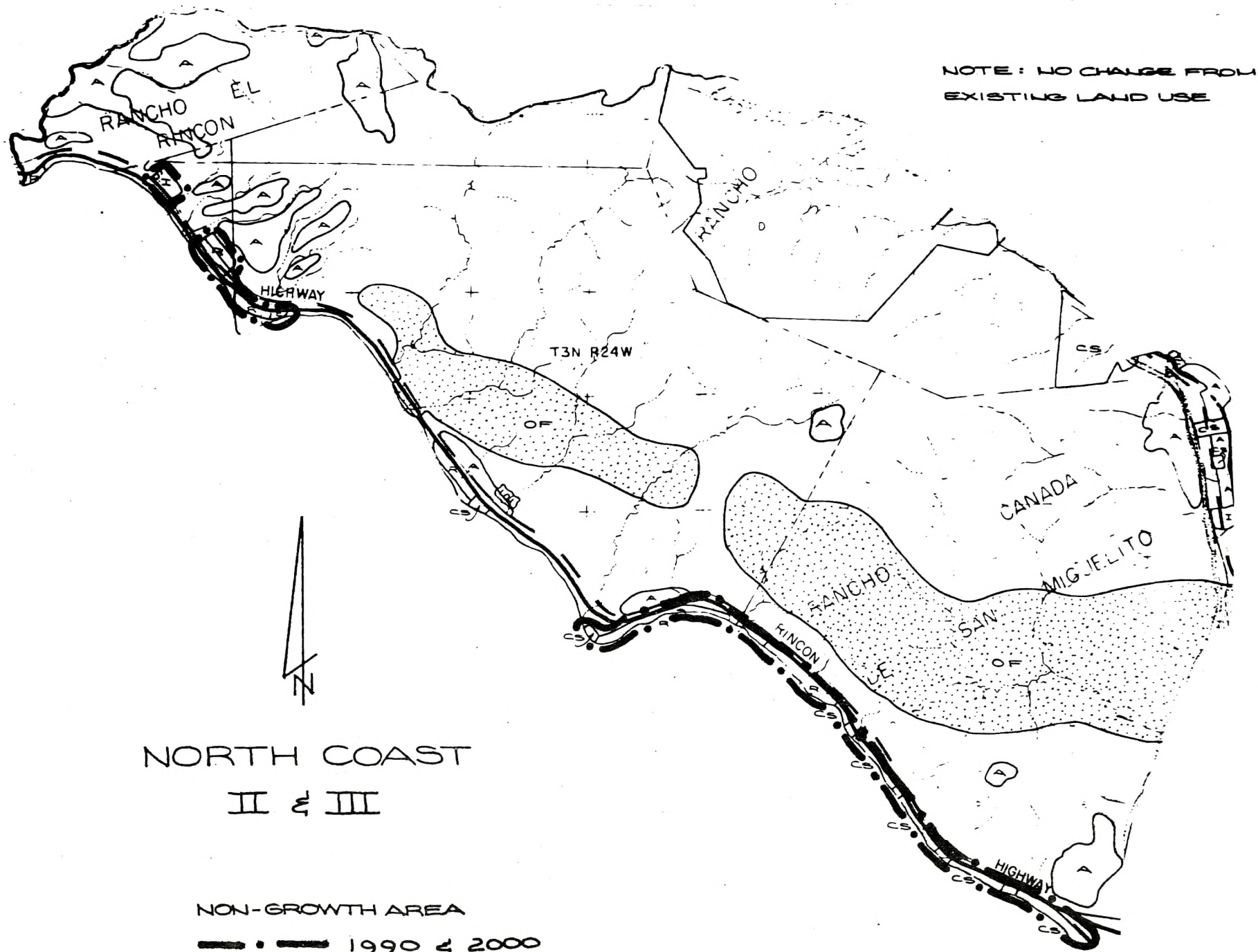
Alternative 3

This is the same as Alternative 2.









NORTH COAST  
II & III

NON-GROWTH AREA  
— • — 1990 & 2000

## 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 1 <sup>1</sup> |            |                  |                               | ALTERNATIVE FUTURE 2 <sup>2</sup> |                  |                               | ALTERNATIVE FUTURE 3 <sup>3</sup> |                  |                               |
|-----------------------------------|------------|------------------|-------------------------------|-----------------------------------|------------------|-------------------------------|-----------------------------------|------------------|-------------------------------|
| YEAR                              | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION                        | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION                        | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> |
| 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 1 <sup>1</sup> |                    |                                       |                                   | ALTERNATIVE FUTURE 2 <sup>2</sup> |                                       |                                   | ALTERNATIVE FUTURE 3 <sup>3</sup> |                                       |                                   |
|-----------------------------------|--------------------|---------------------------------------|-----------------------------------|-----------------------------------|---------------------------------------|-----------------------------------|-----------------------------------|---------------------------------------|-----------------------------------|
| YEAR                              | POP/ALL DEV. ACRES | HOUSES/ <sup>5</sup> OVERALL RES. AC. | HOUSES/ <sup>5</sup> NEW RES. AC. | POP/ALL DEV. ACRES                | HOUSES/ <sup>5</sup> OVERALL RES. AC. | HOUSES/ <sup>5</sup> NEW RES. AC. | POP/ALL DEV. ACRES                | HOUSES/ <sup>5</sup> OVERALL RES. AC. | HOUSES/ <sup>5</sup> 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                               |

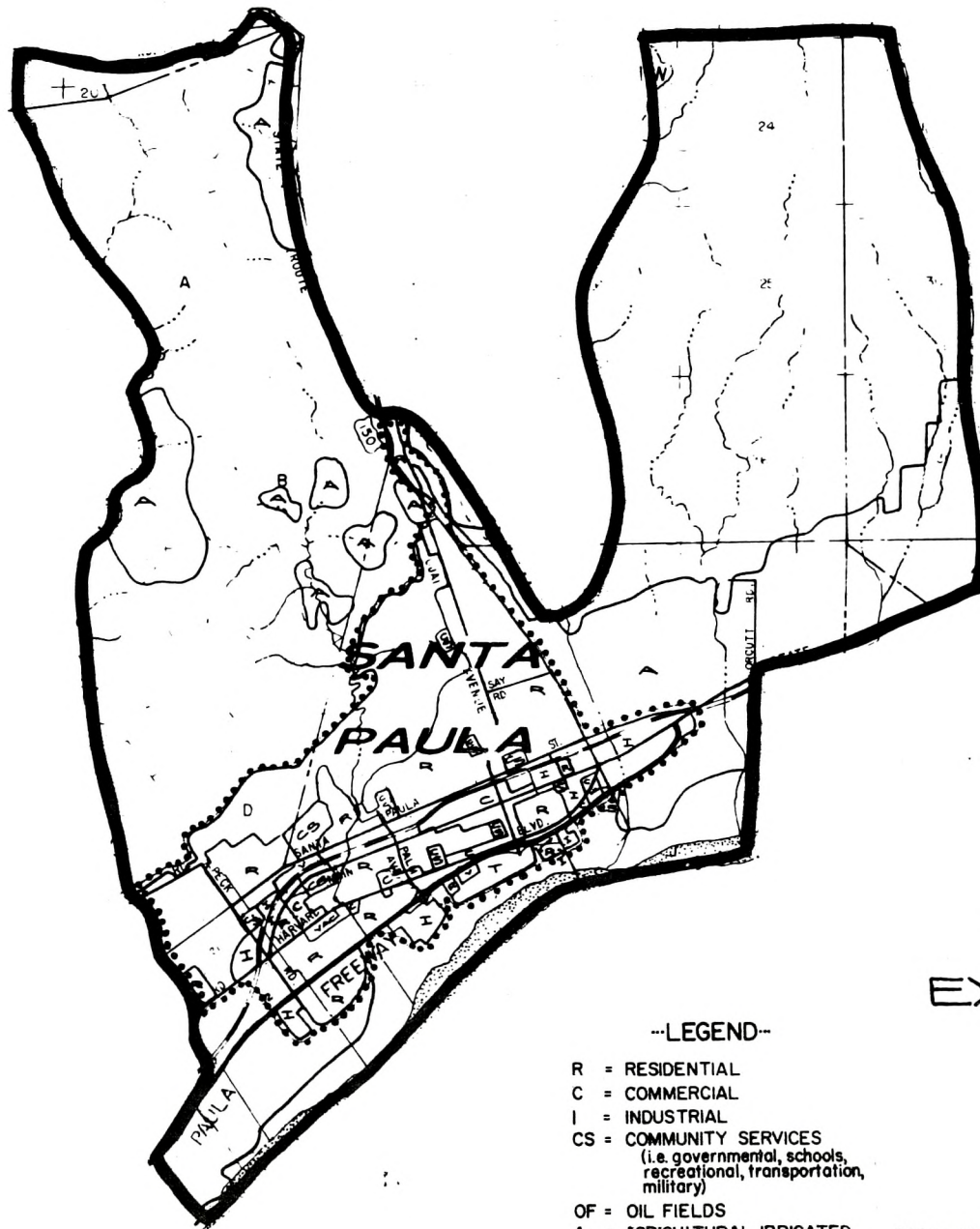
<sup>1</sup> Existing Population Trends/Existing Trends Density

<sup>2</sup> Existing Population Trends/Higher Density

<sup>3</sup> Lower Population Trends/Existing Trends Density

<sup>4</sup> Includes overage or surplus for new development

<sup>5</sup> 2.9 persons per household

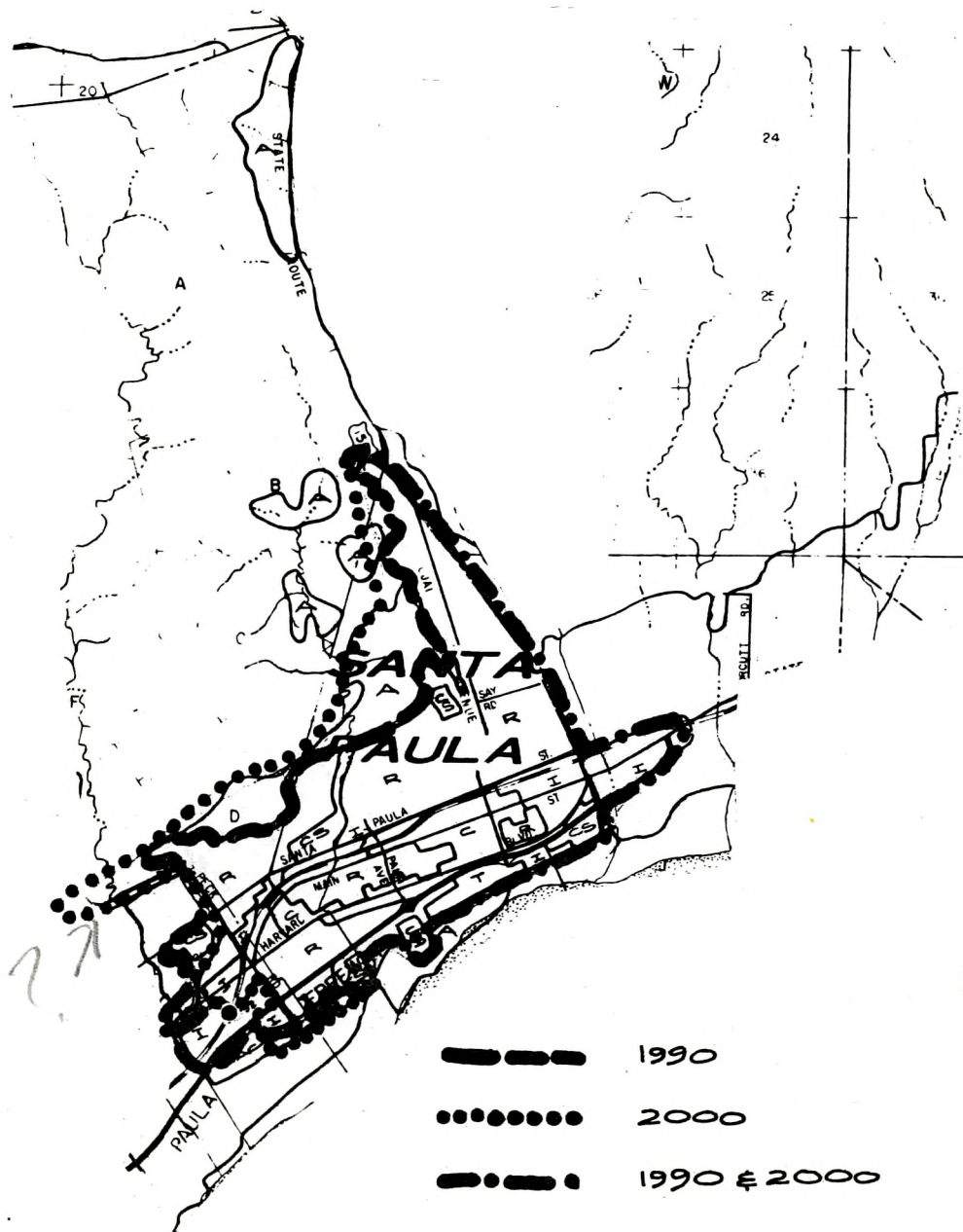


---LEGEND---

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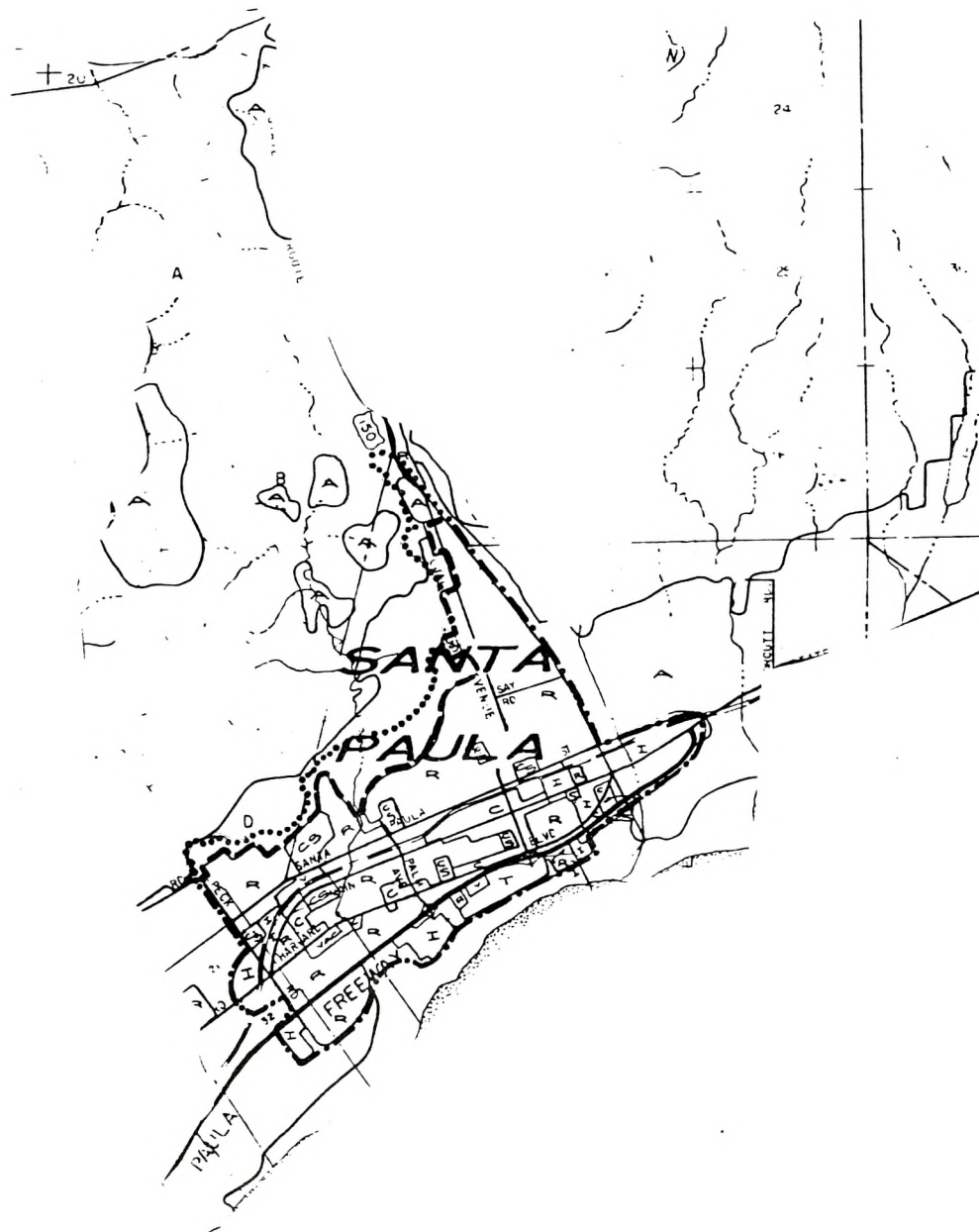
# SANTA PAULA EXISTING LAND USE

- GROWTH AREA BOUNDARY
- ..... EXISTING URBANIZATION



SANTA PAULA  
I





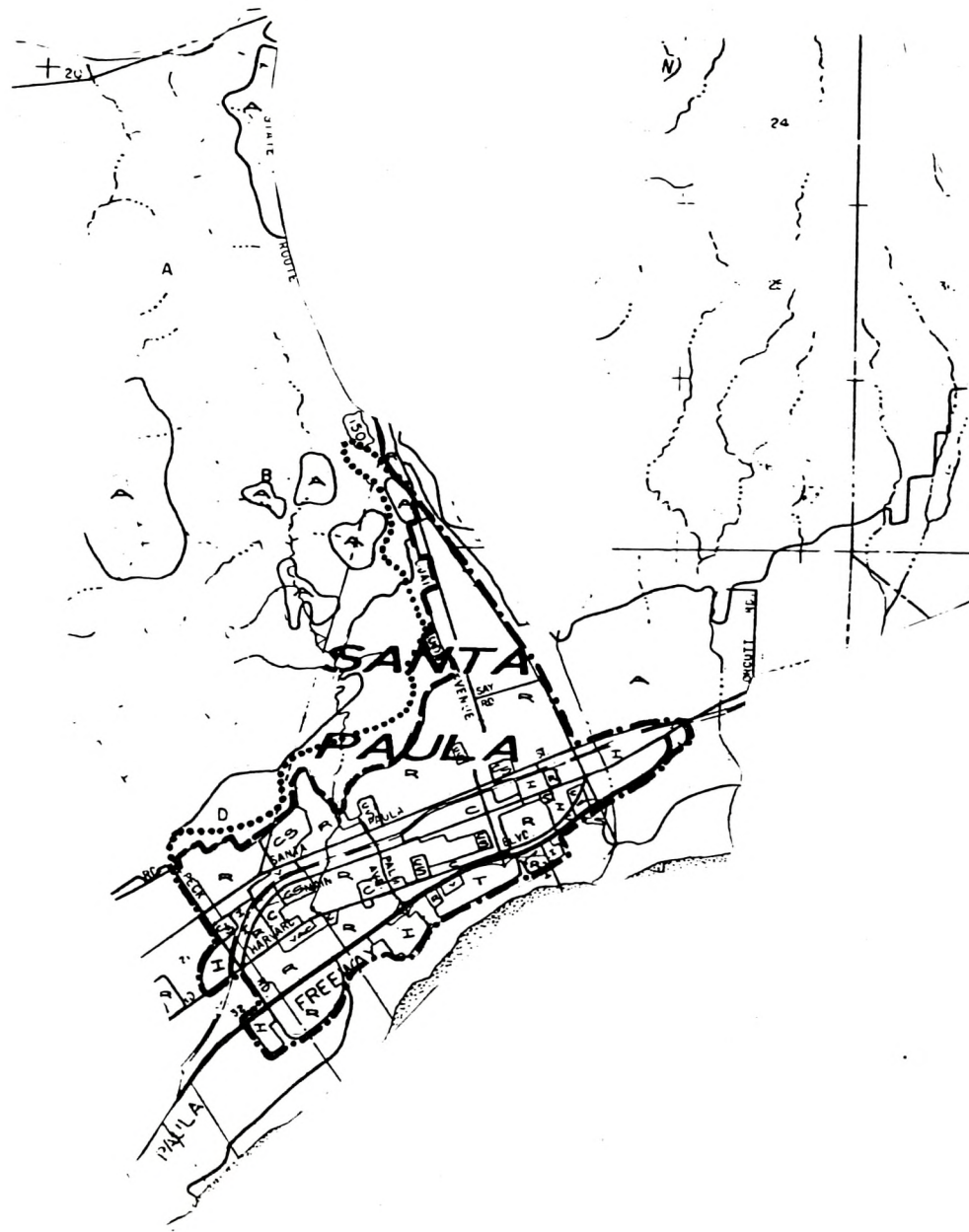
--- 1990  
 ..... 2000  
 -.-.- 1990 & 2000

--LEGEND--

R = RESIDENTIAL  
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 V = VACANT  
 LAND USES PORTRAYED ARE  
 EXISTING LAND USES



SANTA PAULA  
II



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

-LEGEND-

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 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. Hill-sides 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.

## DATA SHEET

## SIMI VALLEY GROWTH AREA

## EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1<sup>1</sup>ALTERNATIVE FUTURE 2<sup>2</sup>ALTERNATIVE FUTURE 1<sup>3</sup>

| YEAR | POPULATION | TOTAL AC.<br>NEEDED | TOTAL AC.<br>MAPPED <sup>4</sup> | POPULATION | TOTAL AC.<br>NEEDED | TOTAL AC.<br>MAPPED <sup>4</sup> | POPULATION | TOTAL AC.<br>NEEDED | TOTAL AC.<br>MAPPED <sup>4</sup> |
|------|------------|---------------------|----------------------------------|------------|---------------------|----------------------------------|------------|---------------------|----------------------------------|
| 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                           |

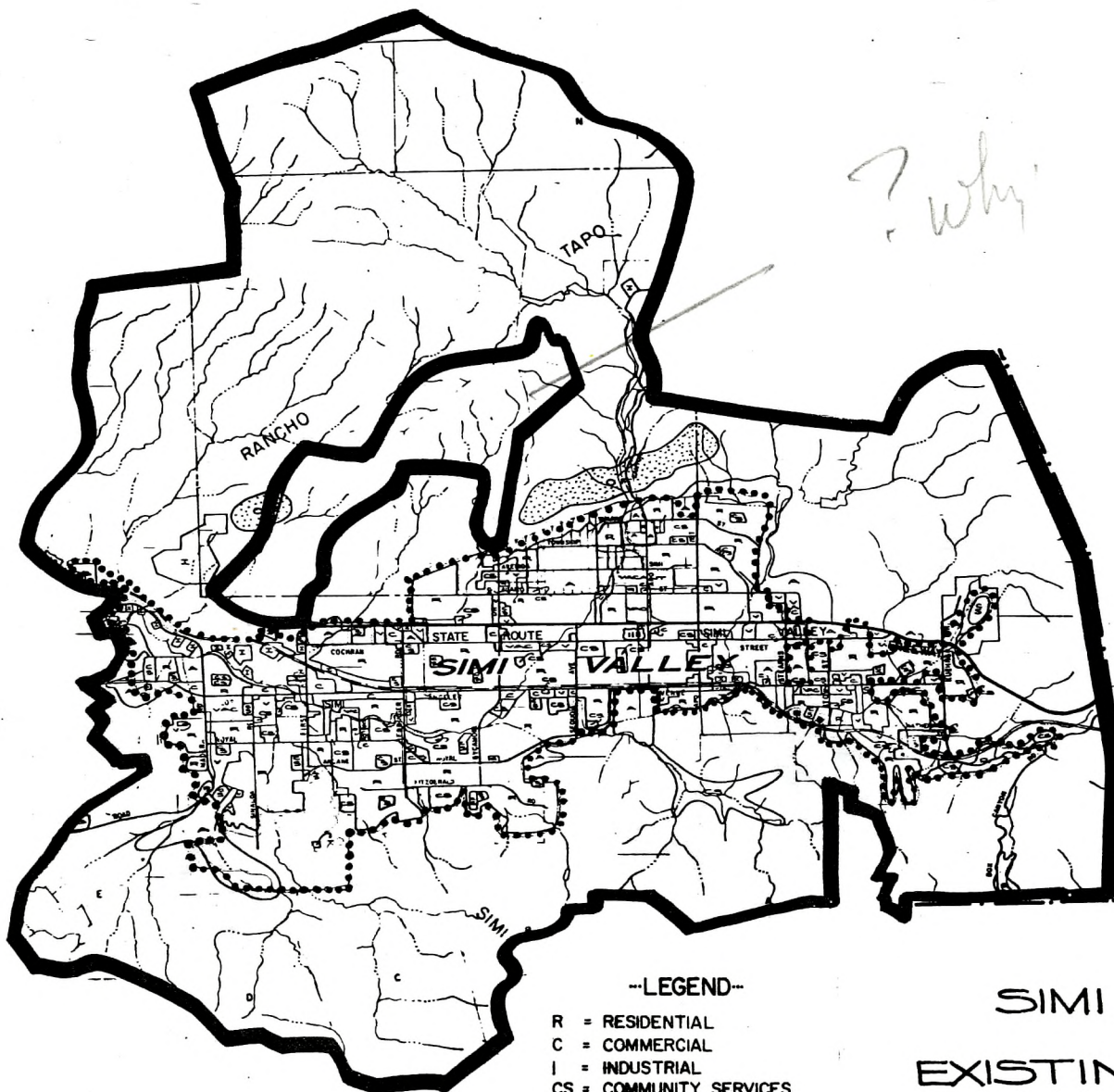
-08-

## EXISTING AND PROJECTED DENSITIES

ALTERNATIVE FUTURE 1<sup>1</sup>ALTERNATIVE FUTURE 2<sup>2</sup>ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POP/ALL<br>DEV.<br>ACRES | HOUSES/ <sup>5</sup><br>OVERALL<br>RES. AC. | HOUSES/ <sup>5</sup><br>NEW<br>RES. AC. | POP/ALL<br>DEV.<br>ACRES | HOUSES/ <sup>5,6</sup><br>OVERALL<br>RES. AC. | HOUSES/ <sup>5,6</sup><br>NEW<br>RES. AC. | POP/ALL<br>DEV.<br>ACRES | HOUSES/ <sup>5,6</sup><br>OVERALL<br>RES. AC. | HOUSES/ <sup>5,6</sup><br>NEW<br>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                                       |

<sup>1</sup> Existing Population Trends/Existing Trends Density<sup>2</sup> Existing Population Trends/Higher Density<sup>3</sup> Lower Population Trends/Existing Trends Density<sup>4</sup> Includes 1550 acres of steep slopes<sup>5</sup> 3.7 persons per household in 1975, decreasing to 3.4 persons per household in 2000<sup>6</sup> 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.



--LEGEND--

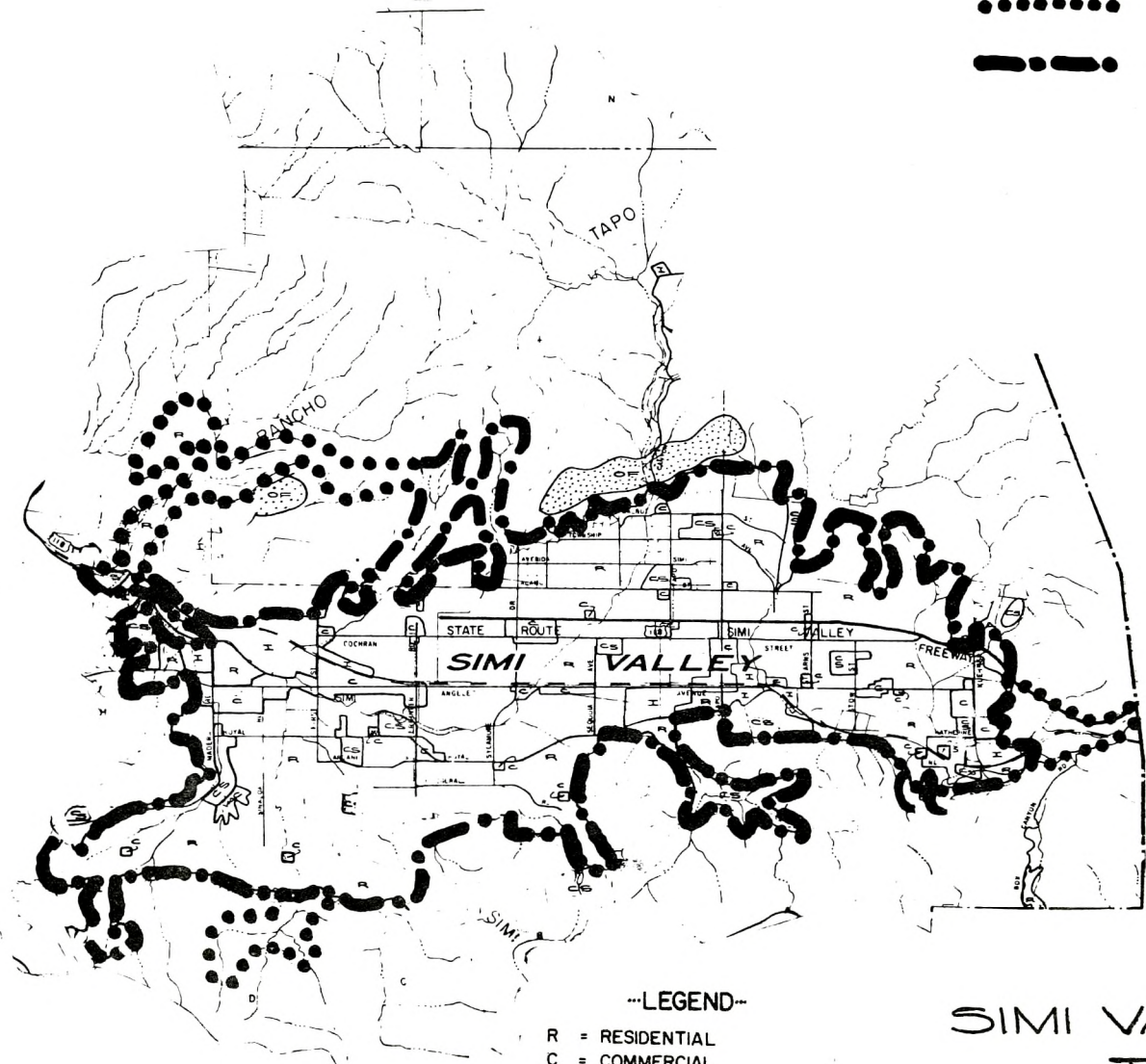
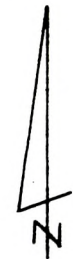
- R = RESIDENTIAL
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(i.e. governmental, schools,  
recreational, transportation,  
military)
- OF = OIL FIELDS
- A = AGRICULTURAL, IRRIGATED
- V = VACANT

# SIMI VALLEY EXISTING LAND USE

- GROWTH AREA BOUNDARY
- .....** EXISTING URBANIZATION



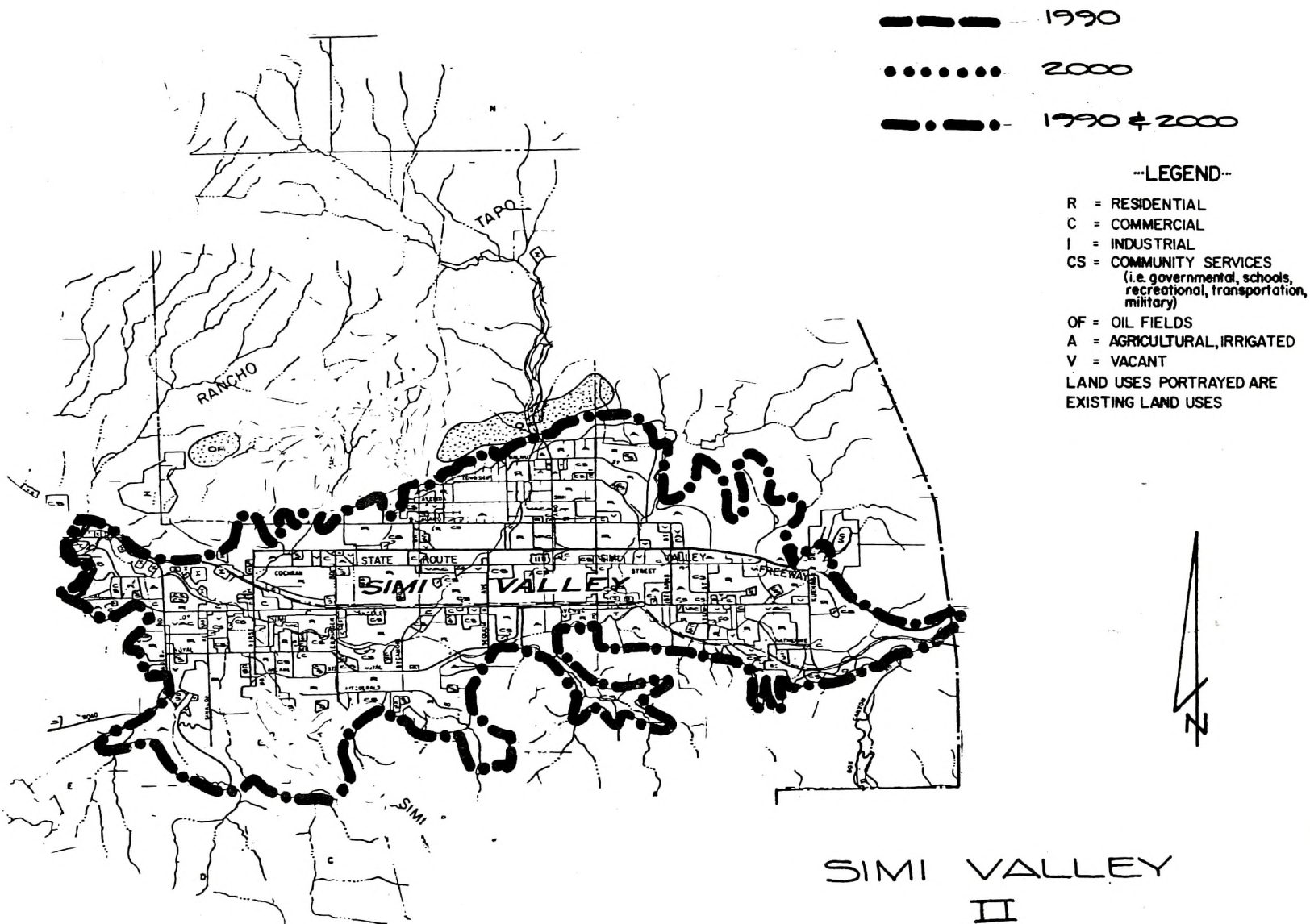
1990  
 2000  
 1990 & 2000



--LEGEND--

- R = RESIDENTIAL
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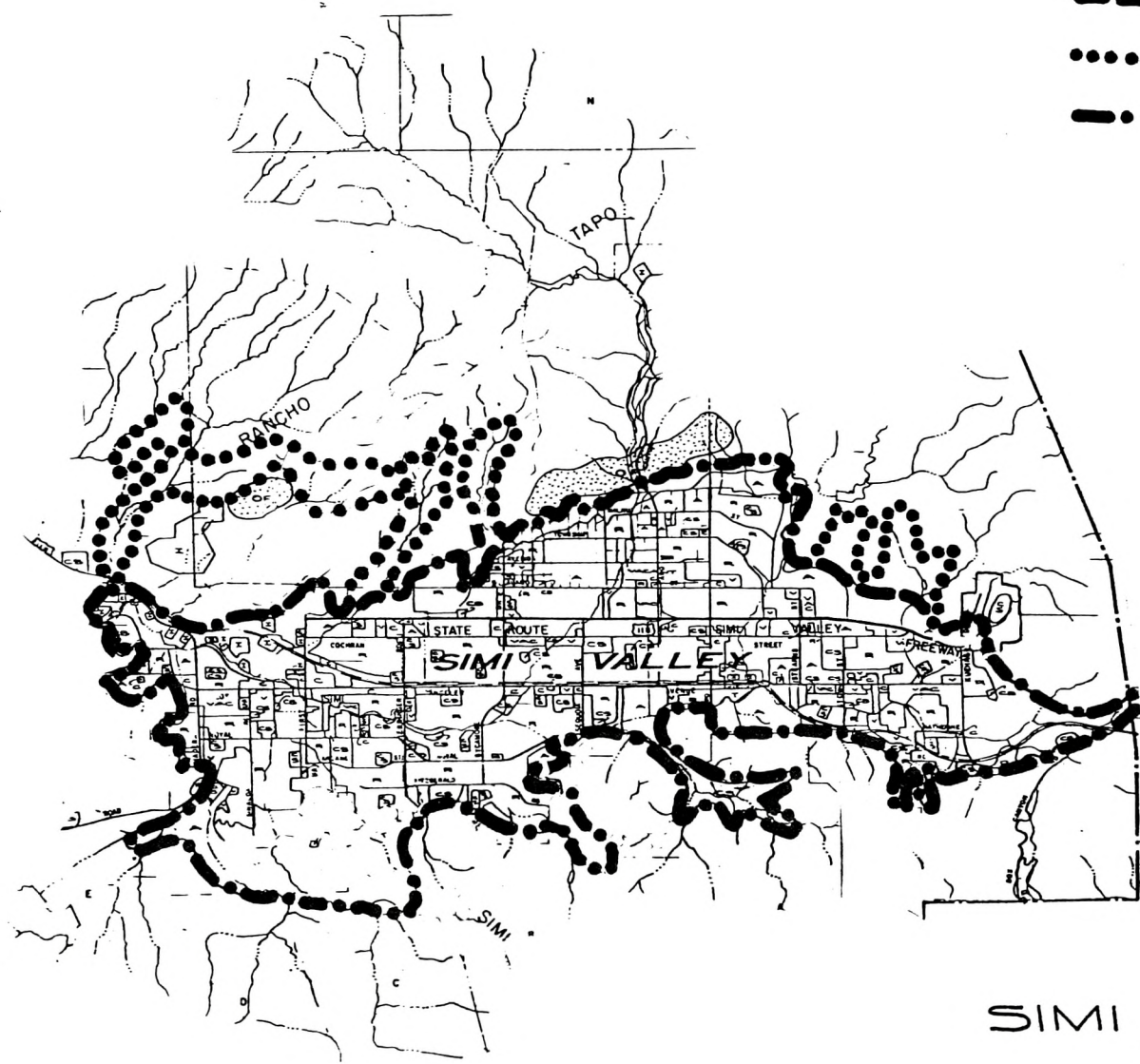
SIMI VALLEY  
I



————— 1990  
 ..... 2000  
 —●—●—●— 1990 & 2000

--LEGEND--

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- V = VACANT
- LAND USES PORTRAYED ARE  
EXISTING LAND USES



SIMI VALLEY  
III



## 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.

## DATA SHEET

## THOUSAND OAKS GROWTH AREA

## EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1<sup>1</sup>ALTERNATIVE FUTURE 2<sup>2</sup>ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> | POPULATION | TOTAL AC. NEEDED | TOTAL AC. MAPPED <sup>4</sup> |
|------|------------|------------------|-------------------------------|------------|------------------|-------------------------------|------------|------------------|-------------------------------|
| 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 1<sup>1</sup>ALTERNATIVE FUTURE 2<sup>2</sup>ALTERNATIVE FUTURE 3<sup>3</sup>

| YEAR | POP/ALL DEV. ACRES | HOUSES/ <sup>5</sup> OVERALL RES. AC. | HOUSES/ <sup>5</sup> NEW RES. AC. | POP/ALL DEV. ACRES | HOUSES/ <sup>5,6</sup> OVERALL RES. AC. | HOUSES/ <sup>5,6</sup> NEW RES. AC. | POP/ALL DEV. ACRES | HOUSES/ <sup>5,6</sup> OVERALL RES. AC. | HOUSES/ <sup>5,6</sup> 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                                 |

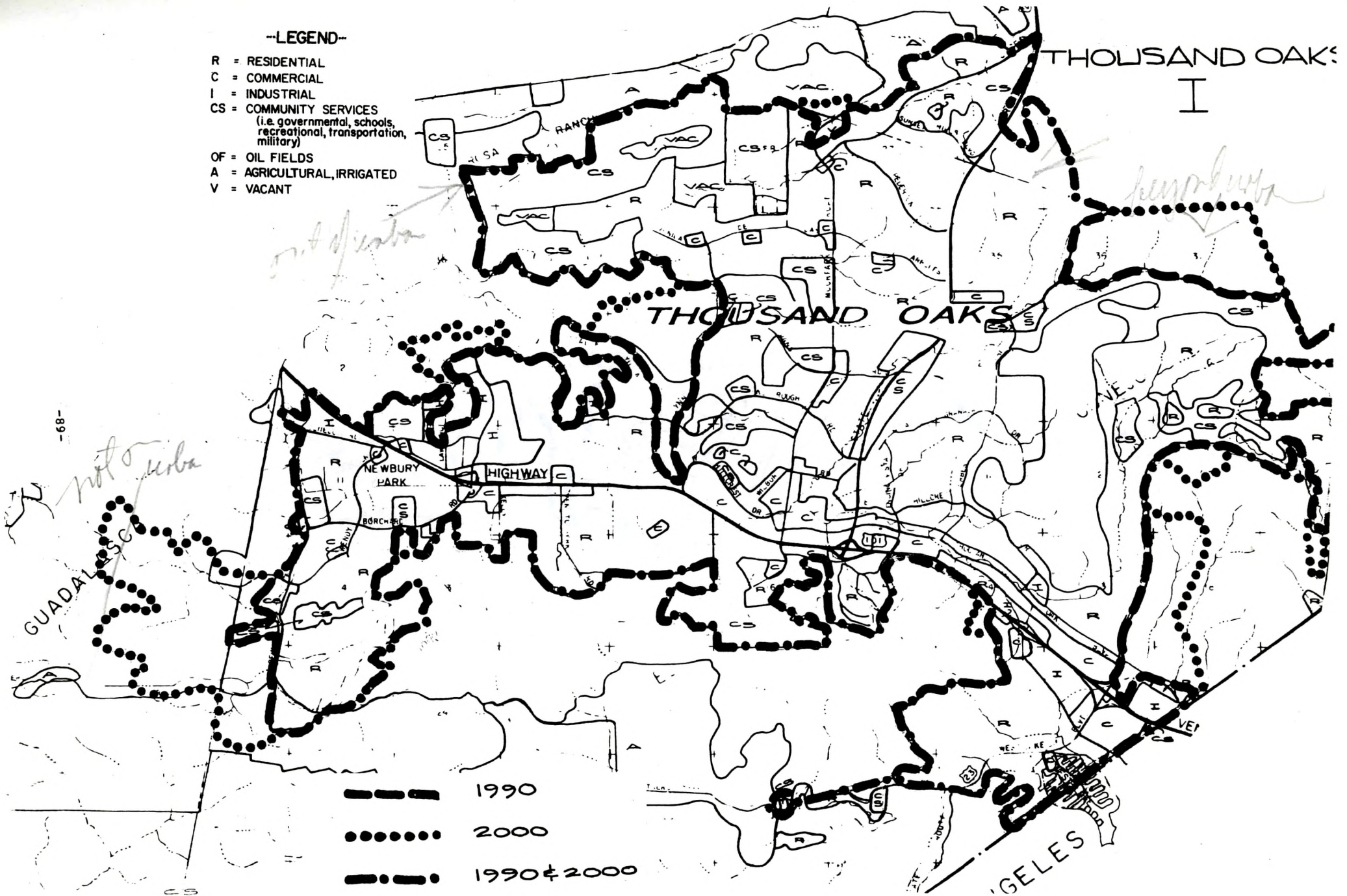
<sup>1</sup> Existing Population Trends/Existing Trends Density<sup>2</sup> Existing Population Trends/Higher Density<sup>3</sup> Lower Population Trends/Existing Trends Density<sup>4</sup> Includes approximately 15,000 steep slopes, i.e., over 25%<sup>5</sup> 3.1 persons per dwelling unit<sup>6</sup> The proportion of residential acres to total acres decreases from 66% to 61% to accommodate additional industrial acres needed to create a balanced community





--LEGEND--

- R = RESIDENTIAL
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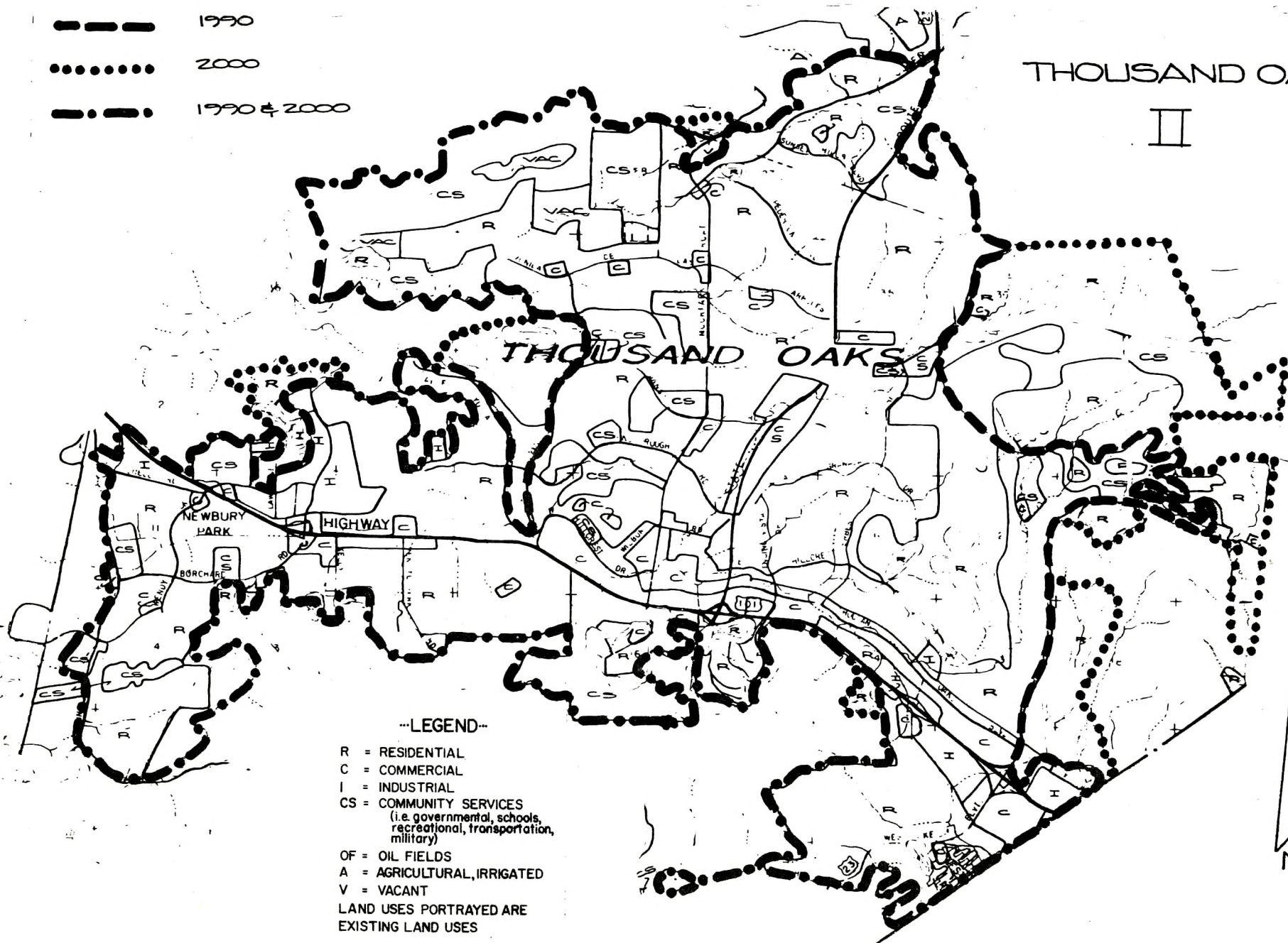




--- 1990  
 ..... 2000  
 -.-.- 1990 & 2000

# THOUSAND OAKS II

-06-



## ---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
- LAND USES PORTRAYED ARE  
EXISTING LAND USES



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

THOUSAND OAKS

III

THOUSAND OAKS

NEWBURY PARK

HIGHWAY

BORCHARD

---LEGEND---

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 recreational, transportation,  
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 V = VACANT  
 LAND USES PORTRAYED ARE  
 EXISTING LAND USES

LOS ANGELES



GUADALUPE

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.

2

NON-GROWTH AREA

EXISTING URBANIZATION



NOTE: NO CH  
EXISTING L

RANCHO

IN FLOW IN R SW  
TIS R SW TIS R SW

DEER CREEK  
PACIFIC

22  
21

LAKE SHERWOOD  
SOUTH COAST

I, II & III

1990 & 2

$$I, II \approx III$$

— . — . 1990 & 2000

## 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

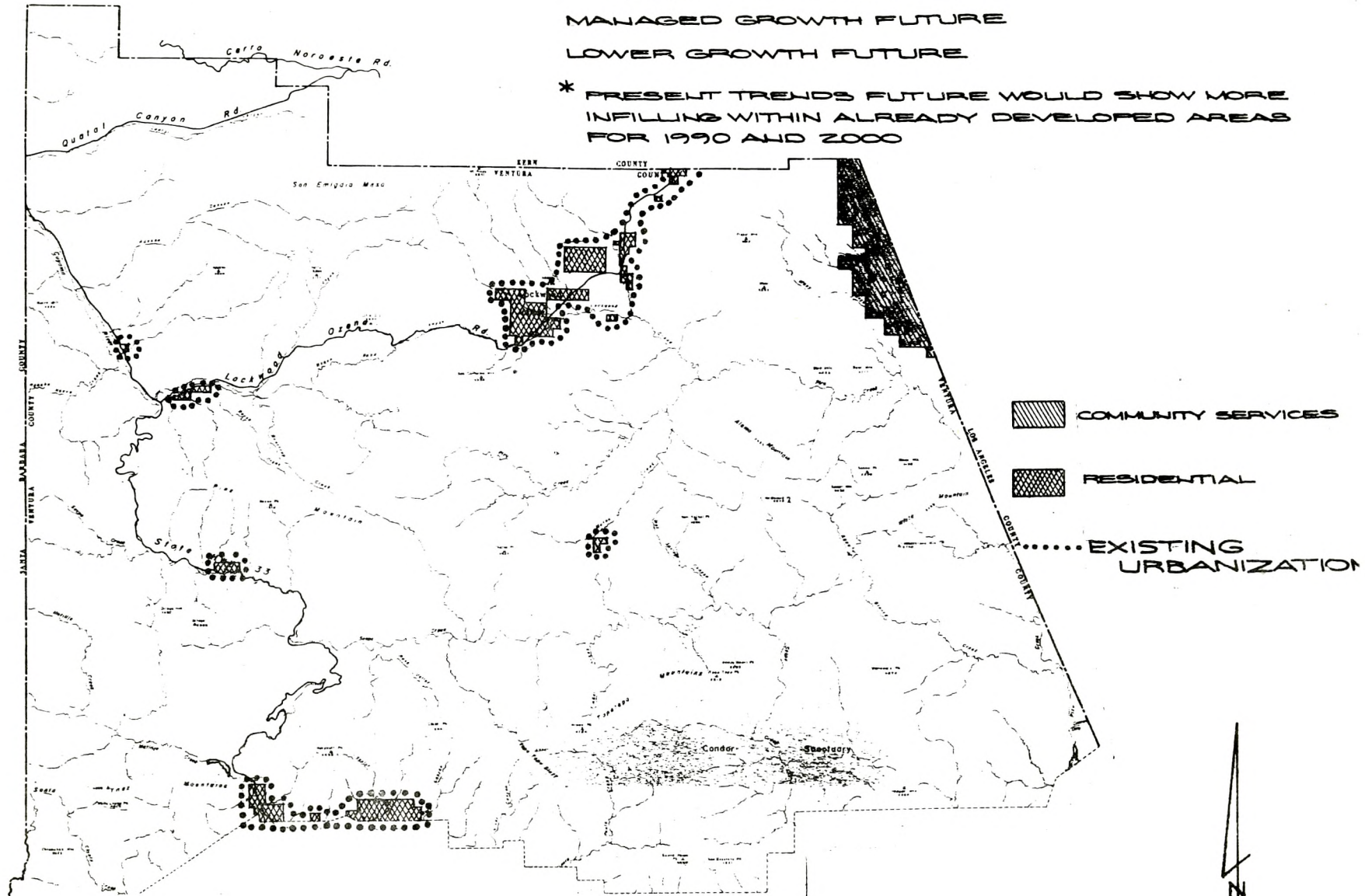
No additional growth would be permitted due to the policy of not permitting development in non-urban areas, the public services policies and the various policies on non-development on lands with hazards.

### 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<br>STATISTICAL<br>AREA | GROWTH<br>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<br>(NG)                  | 0             | 0      | 0      | 0      | 0             | 0       | 0       | 0       | 0             | 0       | 0       | 0       |  |  |
|                                 | FILL MORE                                | 3700          | 4300   | 4800   | 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                                       | 550           | 550    | 560    | 560    | 550           | 550     | 560     | 560     | 550           | 550     | 560     | 560     |  |  |
|                                 | SAN BUENAVENTURA                         | 28100         | 30300  | 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                                   | 43000         | 49300  | 55200  | 61100  | 39,470        | 44,220  | 49,500  | 54,800  | 39300         | 44100   | 44400   | 54200   |  |  |
|                                 | NG                                       | 14420         | 14500  | 15200  | 16000  | 14400         | 14500   | 15200   | 15900   | 14400         | 14500   | 15200   | 15900   |  |  |
|                                 | PORT HUENEME                             | 15600         | 17500  | 17700  | 17900  | 15600         | 17500   | 17900   | 17900   | 14500         | 16200   | 16300   | 16500   |  |  |
|                                 | NG                                       | 0             | 0      | 0      | 0      | 0             | 0       | 0       | 0       | 0             | 0       | 0       | 0       |  |  |
|                                 | CAMARILLO                                | 10800         | 11900  | 13000  | 14200  | 13000         | 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    | 410    | 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         | 20800   | 23000   | 25100   |  |  |
|                                 | NG                                       | 4000          | 4050   | 4100   | 4100   | 4000          | 4050    | 4100    | 4100    | 4000          | 4050    | 4100    | 4100    |  |  |
|                                 | MOORPARK                                 | 1500          | 2000   | 2450   | 2850   | 3000          | 4000    | 5950    | 5950    | 2700          | 3600    | 5300    | 5400    |  |  |
|                                 | NG                                       | 0             | 0      | 0      | 0      | 0             | 0       | 0       | 0       | 0             | 0       | 0       | 0       |  |  |
|                                 | COUNTYWIDE TOTAL*                        | 180900        | 196500 | 215300 | 234000 | 189,370       | 210,520 | 232,700 | 255,200 | 175,200       | 194,300 | 214,900 | 235,500 |  |  |
|                                 | * DATA AND FIGURES<br>HAVE BEEN ROUNDED. |               |        |        |        |               |         |         |         |               |         |         |         |  |  |

VENTURA COUNTY  
REGIONAL LAND  
USE PROGRAM

VENTURA COUNTY  
REGIONAL LAND  
USE PROGRAM

VENTURA COUNTY  
REGIONAL LAND  
USE PROGRAM

765 E. Santa Clara Street, Ventura, CA 93001 (805) 648-6131

675 E. Santa Clara Street, Ventura, CA 93001 (805) 648-6131

675 E. Santa Clara Street, Ventura, CA 93001 (805) 648-6131

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



| REGIONAL<br>STATISTICAL<br>AREA | GROWTH<br>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          | 5358   | 5880   | 6440   |               |      |      |      | 4894          | 4370   | 5285   | 5600   |  |  |  |  |
|                                 | PIRU                    | 254           | 271    | 271    | 271    |               |      |      |      | 229           | 237    | 237    | 237    |  |  |  |  |
|                                 | Non-Growth Part<br>(NG) | 100           | 100    | 100    | 100    |               |      |      |      | 100           | 100    | 100    | 100    |  |  |  |  |
|                                 | FILL MORE               | 3676          | 4200   | 4725   | 5250   |               |      |      |      | 3532          | 3905   | 4020   | 4353   |  |  |  |  |
|                                 | NG                      | 717           | 733    | 783    | 767    |               |      |      |      | 683           | 683    | 683    | 683    |  |  |  |  |
| 2                               | —                       | 4863          | 52425  | 56758  | 61688  |               |      |      |      | 47703         | 45275  | 52331  | 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        | 33056         | 34611  | 37122  | 41611  |               |      |      |      | 30370         | 32122  | 34708  | 37204  |  |  |  |  |
|                                 | NG                      | 648           | 648    | 653    | 707    |               |      |      |      | 609           | 609    | 619    | 629    |  |  |  |  |
| 3                               | —                       | 82156         | 76438  | 83081  | 90923  |               |      |      |      | 65651         | 72817  | 77372  | 81867  |  |  |  |  |
|                                 | OXNARD                  | 40359         | 43281  | 50859  | 56766  |               |      |      |      | 39953         | 43985  | 47422  | 50859  |  |  |  |  |
|                                 | NG                      | 1189          | 1189   | 1189   | 1189   |               |      |      |      | 1189          | 1189   | 1189   | 1189   |  |  |  |  |
|                                 | PORT HUENEME            | 8588          | 9150   | 9750   | 9938   |               |      |      |      | 8270          | 8869   | 9028   | 9188   |  |  |  |  |
|                                 | NG                      |               | N/A    |        |        |               |      |      |      |               | N/A    |        |        |  |  |  |  |
|                                 | CAMARILLO               | 15881         | 16559  | 20442  | 22181  |               |      |      |      | 15351         | 17981  | 18900  | 19819  |  |  |  |  |
|                                 | NG                      | 2239          | 2279   | 2318   | 2357   |               |      |      |      | 2177          | 2200   | 2200   | 2200   |  |  |  |  |
| 5                               | —                       | 37308         | 43559  | 49202  | 54633  |               |      |      |      | 35687         | 41278  | 45821  | 46364  |  |  |  |  |
|                                 | THOUSAND OAKS           | 34748         | 40155  | 44555  | 49711  |               |      |      |      | 33248         | 38063  | 40115  | 42164  |  |  |  |  |
|                                 | NG                      | 334           | 334    | 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  |               |      |      |      | 26552         | 29870  | 31721  | 33572  |  |  |  |  |
|                                 | SIMI VALLEY             | 25200         | 28461  | 30947  | 33711  |               |      |      |      | 24516         | 26886  | 28419  | 29553  |  |  |  |  |
|                                 | NG                      | 174           | 180    | 180    | 203    |               |      |      |      | 168           | 174    | 174    | 174    |  |  |  |  |
|                                 | MOORPARK                | 2700          | 3000   | 3450   | 3900   |               |      |      |      | 2247          | 2835   | 3180   | 3525   |  |  |  |  |
|                                 | NG                      | 267           | 267    | 267    | 267    |               |      |      |      | 250           | 250    | 250    | 250    |  |  |  |  |
|                                 | COUNTYWIDE TOTAL        | 186028        | 208289 | 232700 | 251679 |               |      |      |      | 180865        | 198918 | 218208 | 223069 |  |  |  |  |

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



MAJOR MILESTONE # 8. TABLE 4 SCHOOL POPULATION

| 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                 |               | 109    |      | 193    |               |      |      |      |               | 102    |      | 102    |
|                           | Non-Growth Part (NG) |               |        |      |        |               |      |      |      |               |        |      |        |
|                           | FILL MORE            |               | 3360   |      | 3785   |               |      |      |      |               | 2658   |      | 2493   |
|                           | NG                   |               |        |      |        |               |      |      |      |               |        |      |        |
| 2                         | —                    |               |        |      |        |               |      |      |      |               |        |      |        |
|                           | SANTA PAULA          |               | 6038   |      | 6624   |               |      |      |      |               | 5040   |      | 5485   |
|                           | NG                   |               |        |      |        |               |      |      |      |               |        |      |        |
|                           | OJAI VALLEY          |               | 5506   |      | 5891   |               |      |      |      |               | 4544   |      | 4908   |
|                           | NG                   |               |        |      |        |               |      |      |      |               |        |      |        |
|                           | SAN BUEMVENTURA      |               | 24,115 |      | 27,057 |               |      |      |      |               | 19,760 |      | 21,125 |
|                           | 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 |                              |      |      |      |                          | 31,954 |      | 35,540 |
|                           | NG            |                               |        |      |        |                              |      |      |      |                          |        |      |        |
|                           | PORT HUENEME  |                               | 6014   |      | 6663   |                              |      |      |      |                          | 5384   |      | 5706   |
|                           | NG            |                               |        |      |        |                              |      |      |      |                          |        |      |        |
|                           | CAMARILLO     |                               | 14,088 |      | 17,092 |                              |      |      |      |                          | 12,869 |      | 14,113 |
|                           | NG            |                               |        |      |        |                              |      |      |      |                          |        |      |        |
| 5                         | —             |                               |        |      |        |                              |      |      |      |                          |        |      |        |
|                           | THOUSAND OAKS |                               | 30,542 |      | 38,298 |                              |      |      |      |                          | 27,255 |      | 29,076 |
|                           | 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      |                               | 25,643  |      | 30,843  |                              |      |      |      |                          | 22,980  |      | 25,072  |
|                           | NG               |                               |         |      |         |                              |      |      |      |                          |         |      |         |
|                           | MOORPARK         |                               | 2493    |      | 3283    |                              |      |      |      |                          | 2301    |      | 2705    |
|                           | NG               |                               |         |      |         |                              |      |      |      |                          |         |      |         |
|                           | ~~~~~            |                               |         |      |         |                              |      |      |      |                          |         |      |         |
|                           | COUNTYWIDE TOTAL |                               | 157,759 |      | 193,132 |                              |      |      |      |                          | 142,044 |      | 166,409 |

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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 PORTAL 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       | 13.0          | 20.4           | 25.3 | 20.5           | 25.2 | 19.0           | 21.5 |
|              | PORT HUENEME | 3.3           | 3.9            | 4.2  | 3.9            | 4.2  | 3.8            | 3.9  |
| V.P.H.       | TOTAL(5)     | 16.3          | 24.3           | 29.4 | 29.3           | 29.4 | 22.8           | 25.4 |
| CAMARILLO    | 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  |
| AND OAKS     | (2)          | 0.1           | 0.5            | 0.5  | 0.5            | 0.5  | 0.5            | 0.5  |
| AND OAKS     | (3)          | 5.9           | 10.8           | 13.3 | 10.9           | 13.6 | 10.6           | 12.1 |
| CYN          |              |               |                |      |                |      |                |      |
| 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  |
| OJAI         | OJAI (4)     | 1.6           | 2.5            | 2.6  | 2.5            | 2.7  | 2.2            | 2.3  |
|              |              |               |                |      |                |      |                |      |
| TOTAL        | TOTAL        | 42.3          | 70.0           | 83.6 | 75.5           | 84.6 | 67.0           | 75.0 |

- NOTES:
- 1 EXCLUDES ANALYSIS ZONE 1202, INCLUDES MONTKLO 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 - WATER DEMAND

| 1   | GROWTH AREA           | ALTERN 1                      |        |      |        | ALTERN 2                     |        |      |        | ALTERN 3                 |        |      |        |  |  |
|---|-----------------------|-------------------------------|--------|------|--------|------------------------------|--------|------|--------|--------------------------|--------|------|--------|--|--|
|   |                       | 1975                          | 1990   | 1995 | 2000   | 1975                         | 1990   | 1995 | 2000   | 1975                     | 1990   | 1995 | 2000   |  |  |
| 1   | NORTH HALL            | 80                            | 80     |      | 80     | 80                           | 80     |      | 80     | 80                       | 80     |      | 80     |  |  |
| 6   | —                     | 5,700                         | 5,830  |      | 48,700 | 5,700                        | 5,830  |      | 50,700 | 5,700                    | 5,830  |      | 50,700 |  |  |
|   | PIRU                  | 4,360                         | 4,390  |      | 4,390  | 4,360                        | 4,390  |      | 4,390  | 4,360                    | 4,390  |      | 4,390  |  |  |
|   | New Growth Part (Ind) | 9,870                         | 9,870  |      | 9,870  | 9,870                        | 9,870  |      | 9,870  | 9,870                    | 9,870  |      | 9,870  |  |  |
|   | FILL MORE             | 4,640                         | 4,710  |      | 4,850  | 4,640                        | 4,710  |      | 5,220  | 4,640                    | 4,710  |      | 4,850  |  |  |
|   | NG                    | 51,270                        | 51,310 |      | 51,500 | 51,270                       | 51,310 |      | 51,500 | 51,270                   | 51,310 |      | 51,500 |  |  |
| 2   | —                     | 20,320                        | 19,700 |      | 18,490 | 20,320                       | 19,700 |      | 22,700 | 20,320                   | 19,700 |      | 22,700 |  |  |
|   | SANTA PAULA           | 14,200                        | 15,090 |      | 15,720 | 14,200                       | 15,090 |      | 15,650 | 14,200                   | 15,090 |      | 15,650 |  |  |
|   | NG                    | 18,500                        | 18,580 |      | 18,550 | 18,500                       | 18,580 |      | 18,550 | 18,500                   | 18,580 |      | 18,550 |  |  |
|   | OTAI VALLEY           | 5,400                         | 6,550  |      | 6,240  | 5,400                        | 5,910  |      | 6,400  | 5,400                    | 5,710  |      | 6,240  |  |  |
|   | NG                    | 8,570                         | 10,640 |      | 11,850 | 8,570                        | 10,640 |      | 14,820 | 8,570                    | 10,640 |      | 14,820 |  |  |
|   | SAN BERNARDINO        | 27,620                        | 27,720 |      | 34,920 | 27,620                       | 27,720 |      | 37,200 | 27,620                   | 27,720 |      | 37,200 |  |  |
|   | NG                    | 4,970                         | 6,150  |      | 6,190  | 4,970                        | 6,150  |      | 6,180  | 4,970                    | 6,150  |      | 6,180  |  |  |
| 3   | GROWTH AREA           | PRESENT TREND GROWTH FUTURE-1 |        |      |        | RLUP MANAGED GROWTH FUTURE-2 |        |      |        | RLUP LOWER GROWTH FUTURE |        |      |        |  |  |
|   |                       | 1975                          | 1990   | 1995 | 2000   | 1975                         | 1990   | 1995 | 2000   | 1975                     | 1990   | 1995 | 2000   |  |  |
|   | —                     | 17,400                        | 17,850 |      | 18,300 | 17,400                       | 18,100 |      | 18,920 | 17,400                   | 17,850 |      | 18,300 |  |  |
|   | OXNARD                | 16,400                        | 17,800 |      | 17,350 | 16,400                       | 17,070 |      | 18,100 | 16,400                   | 17,800 |      | 18,300 |  |  |
|   | NG                    | 27,820                        | 27,820 |      | 27,820 | 27,820                       | 27,820 |      | 27,820 | 27,820                   | 27,820 |      | 27,820 |  |  |
|   | PORT HUENEME          | 4,200                         | 5,610  |      | 6,100  | 4,200                        | 5,610  |      | 6,100  | 4,200                    | 5,610  |      | 6,100  |  |  |
|   | NG                    |                               |        |      |        |                              |        |      |        |                          |        |      |        |  |  |
|   | CAMARILLO             | 20,170                        | 15,000 |      | 17,870 | 20,170                       | 21,100 |      | 23,070 | 20,170                   | 21,100 |      | 23,070 |  |  |
|   | NG                    | 79,320                        | 79,400 |      | 87,590 | 79,320                       | 79,400 |      | 79,520 | 79,320                   | 79,400 |      | 79,520 |  |  |
| 5   | —                     | 16,700                        | 21,910 |      | 34,300 | 16,700                       | 28,900 |      | 37,300 | 16,700                   | 22,370 |      | 31,700 |  |  |
|   | THOUSAND OAKS         | 16,090                        | 27,100 |      | 33,500 | 16,090                       | 27,690 |      | 39,020 | 16,090                   | 26,910 |      | 31,900 |  |  |
|   | NG                    | 170                           | 200    |      | 210    | 180                          | 200    |      | 200    | 180                      | 200    |      | 200    |  |  |
|   | OAK PARK              | 500                           | 200    |      | 200    | 500                          | 200    |      | 300    | 500                      | 190    |      | 260    |  |  |
|   | NG                    | 10                            | 10     |      | 10     | 10                           | 10     |      | 10     | 10                       | 10     |      | 10     |  |  |
| 4   | GROWTH AREA           | PRESENT TREND GROWTH FUTURE-1 |        |      |        | RLUP MANAGED GROWTH FUTURE-2 |        |      |        | RLUP LOWER GROWTH FUTURE |        |      |        |  |  |
|   |                       | 1975                          | 1990   | 1995 | 2000   | 1975                         | 1990   | 1995 | 2000   | 1975                     | 1990   | 1995 | 2000   |  |  |
|   | —                     | 20,700                        | 28,970 |      | 38,200 | 22,700                       | 30,220 |      | 34,160 | 22,700                   | 28,700 |      | 31,400 |  |  |
|   | SIMI VALLEY           | 15,000                        | 20,100 |      | 26,700 | 15,700                       | 23,600 |      | 26,690 | 15,700                   | 21,100 |      | 26,100 |  |  |
|   | NG                    | 110                           | 140    |      | 150    | 110                          | 140    |      | 150    | 110                      | 130    |      | 130    |  |  |
|   | MOORE PARK            | 3,240                         | 3,510  |      | 3,620  | 3,240                        | 3,620  |      | 4,370  | 3,240                    | 3,620  |      | 4,090  |  |  |
|   | NG                    | 3,000                         | 3,300  |      | 3,630  | 3,000                        | 3,630  |      | 3,630  | 3,000                    | 3,300  |      | 3,600  |  |  |
|   | COUNTY WIDE TOTAL     | 58,150                        | 57,720 |      | 60,710 | 58,140                       | 59,100 |      | 64,270 | 58,140                   | 59,710 |      | 60,500 |  |  |
| 8 REFER TO FIGURE 1 FOR DOWNSIDE OF COUNTY AREA |                       |                               |        |      |        |                              |        |      |        |                          |        |      |        |  |  |
| DEMAND IN ACRE-FOOT PER YEAR.                   |                       |                               |        |      |        |                              |        |      |        |                          |        |      |        |  |  |

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