VENTURA COUNTY
REGIONAL LAND USE PROGRAM

lafco vcag vrcsd

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 10/17
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.

625 East Santa Clara Street, Ventura, CA 93001 (805) 648-6131

VENTURA COUNTY
REGIONAL LAND
USE PROGRAM

lafco · apcd · vcag · vrcsd

August 16, 1977

TO: Local Agencies and RLUP Policy Boards

FROM: RLUP Steering Committee

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

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

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

Recommended Action:

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

Sincerely,

Joseph Garrett
Councilman Joe Garrett
Ventura County Association of Governments

Thomas E. Laubacher
Supervisor Tom Laubacher
Air Pollution Control District

Ted Grandsen
Chairman Ted Grandsen
Local Agency Formation Commission

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

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 particpants' 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. (A description of the alternatives is presented on the next page).

Included in the abstract is a description of the futures, the driving policies, and summary tables related to population, developed acres, and density. Also included are three 1"=10,000' maps portraying each of the 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 accomodated at current trends density. This future would provide for urban confinement, preservation of agriculture and the maintenance of open space between urban areas utilizing the general planning tools currently adopted. There would be no change in the distribution of land types within communities or the distribution of housing beyond that called for by current policies.

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

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

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

ALTERNATIVE 2

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

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

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

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

Countywide Policies for Land Use/Population Alternatives

	Alternative 1	Alternative 2	Alternative 3
	The following policies, both implicit and explicit, were derived from existing countywide plans and programs and state and federal statutes and policies.		
POPULATION	Accommodate growth - 632,600 persons by 1990 and 763,000 persons by 2000. Refer to Table 1.	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 3.	Increase countywide density 25% (8.9 persons per gross developed acres within urban growth areas). Refer to Table 3.	Encourage a variety of housing densities within each growth area. Refer to Table 3.
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
		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.	lands except where agricultural parcels on the edge of the developed area are surrounded on 3 sides and the 4th side is less than ¼ mile wide and where parcels within the urban developed area are totally surrounded on 4 sides.
WATER QUALITY	Existing state and federal standards for waste water discharge; County Flood Control regulations.	Prevent new agricultural and urban development which degrade groundwater from locating on aquifer recharge areas.	Prevent and discourage new agricultural and urban development which degrade groundwater from locating on aquifer recharge areas.
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).	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.

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

Alternative 1	Alternative 2	Alternative 3
regulated by state and federal governments.	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.)	capture water for groundwater recharge and maintain aquifer recharge areas; encourage the development of local ordinances protecting rights to renewable resources.

TABLE 1

POPULATION FORECASTS FOR THE THREE ALTERNATIVE FUTURES FOR YEARS 1990 AND 2000 BY REGIONAL STATISTICAL AREA AND GROWTH AREA *

REGIONAL STATISTICAL AREA AND GROWTH AREA	PRESENT POPULATION JANUARY, 1977	ALTERNATIVE 1		ALTERNATIVE 2		ALTERNATIVE 3	
		1990	2000	1990	2000	1990	2000
RSA 1							
North Half	400	400	400	400	400	400	400
RSA 6							
Piru	650	800	800	800	800	700	700
Non-Growth	300	300	300	300	300	300	300
Fillmore	8,400	12,000	15,000	12,000	15,000	11,150	12,950
Non-Growth	2,050	2,200	2,300	2,200	2,300	2,050	2,050
Total RSA 6	11,400	15,300	18,400	15,300	18,400	14,200	16,000
RSA 2							
Santa Paula	19,900	23,000	24,850	23,000	24,850	21,600	23,400
Non-Growth	1,400	1,450	1,500	1,450	1,500	1,400	1,400
Ojai Valley	17,750	21,000	23,300	21,000	23,300	19,650	20,800
Non-Growth	4,600	4,900	5,000	4,900	5,000	4,600	4,600
San Buenaventura	75,350	89,000	107,000	89,000	107,000	82,600	95,900
Non-Growth	1,550	1,650	1,800	1,650	1,800	1,550	1,600
Total RSA 2	120,550	141,000	163,450	141,000	163,450	131,400	147,700
RSA 3							
Oxnard	102,100	138,000	173,000	138,000	144,400	134,050	155,000
Non-Growth	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Port Hueneme	19,500	24,400	26,500	24,400	26,500	23,650	24,500
Camarillo	33,800	56,500	67,600	56,500	67,600	54,800	60,400
Non-Growth	5,450	5,800	6,000	5,800	6,000	5,600	5,600
Total RSA 3	164,850	228,700	277,100	228,700	248,500	222,100	249,500

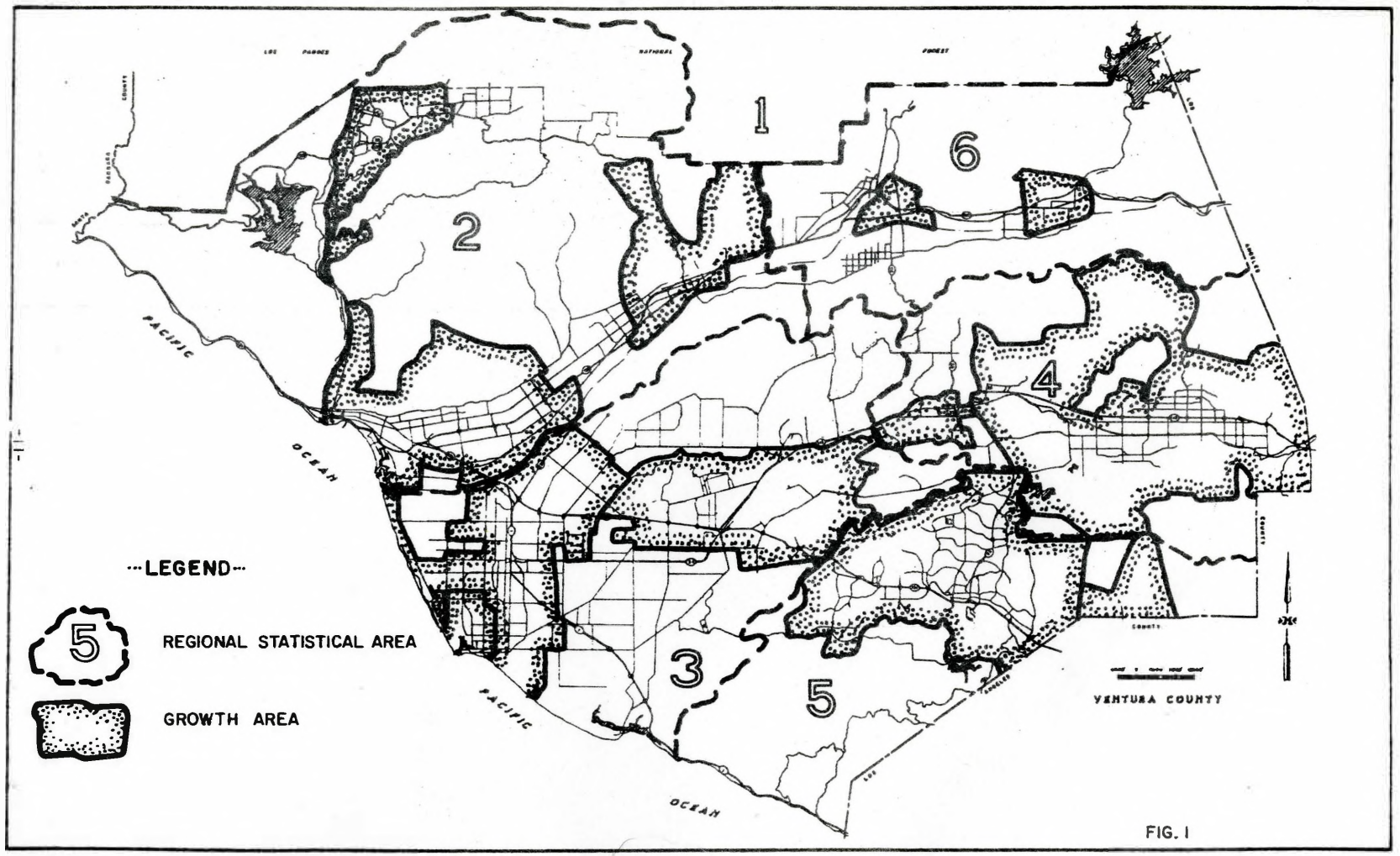
* Refer to Figure 1 for a portrayal of Regional Statistical Areas (RSA) and Growth Areas

TABLE 1

POPULATION FORECASTS FOR THE THREE ALTERNATIVE FUTURES FOR YEARS 1990 AND 2000 BY REGIONAL STATISTICAL AREA AND GROWTH AREA * (Continued)

REGIONAL STATISTICAL AREA AND GROWTH AREA	PRESENT POPULATION JANUARY, 1977	ALTERNATIVE 1		ALTERNATIVE 2		ALTERNATIVE 3	
		1990	2000	1990	2000	1990	2000
RSA 5							
Thousand Oaks	77,850	122,500	151,500	122,500	151,500	116,000	128,500
Non-Growth	850	900	950	900	950	900	900
Oak Park	2,750	9,300	14,000	9,300	14,000	8,850	11,850
Non-Growth	50	50	50	50	50	50	50
Total RSA 5	81,500	132,750	166,500	132,750	166,500	125,800	141,300
RSA 4							
Simi Valley	75,000	103,000	122,000	103,000	122,000	97,300	108,400
Non-Growth	550	650	700	650	700	600	600
Moorpark	4,350	10,000	13,000	10,000	13,000	9,450	11,750
Non-Growth	750	800	800	800	800	750	750
Total RSA 4	80,650	114,450	136,500	114,450	136,500	108,100	121,500
Countywide Total	459,350	632,600	762,350	632,600	733,750	602,000	676,400

* Refer to Figure 1 for a portrayal of Regional Statistical Areas (RSA) and Growth Areas


1
2
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OCEAN
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5
REGIONAL STATISTICAL AREA
GROWTH AREA
VENTURA COUNTY

FIG. I

RLUP MAJOR MILESTONE #8

TABLE 2

POPULATION AND DEVELOPED ACRES BY GROWTH AREA
FOR THE THREE ALTERNATIVE FUTURES

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1[1] ALTERNATIVE FUTURE 2[2] ALTERNATIVE FUTURE 3[3]

CAMARILLO GROWTH AREA

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	32,117	5,720	N/A	32,117	5,720	N/A	32,117	5,720	N/A
2000	67,600	10,600	10,600	67,600	9,650	10,600	60,400	9,440	10,180

FILLMORE GROWTH AREA

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	8,009	680	N/A	8,400	680	N/A	8,400	680	N/A
2000	15,000	1,400	1,400	15,000	1,050	1,120	12,950	1,110	1,190

MOORPARK GROWTH AREA

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	4,258	870	N/A	4,258	870	N/A	4,258	870	N/A
2000	13,000	2,110	2,100	13,000	1,690	1,850	11,750	1,900	2,100

OAK PARK GROWTH AREA

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	2,294	180	N/A	2,750	180	N/A	2,750	180	N/A
2000	14,000	1,030	1,030	14,000	870	1,000	11,850	870	1,000

TABLE 2 (continued)

POPULATION AND DEVELOPED ACRES BY GROWTH AREA
FOR THE THREE ALTERNATIVE FUTURES

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1[1] | ALTERNATIVE FUTURE 2[2] | ALTERNATIVE FUTURE 3[3]

OJAI VALLEY GROWTH AREA

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	17,454	2,770	N/A	17,454	2,770	N/A	17,454	2,770	N/A
2000	23,300	3,100	3,100	23,300	3,100	3,100	20,800	3,100	3,100

OXNARD GROWTH AREA

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED[5]	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	96,106	8,840	8,840	96,106	8,840	8,840	96,106	8,840	8,840
2000	173,000	13,950	14,970	144,400	10,700	10,700	155,000	10,450	10,450

PIRU GROWTH AREA

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

PORT HUENEME GROWTH AREA

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	17,746	2,530	N/A	17,746	2,530	N/A	17,746	2,530	N/A
2000	26,500	2,750	2,750	26,500	2,750	2,750	24,500	2,750	2,750

TABLE 2 (continued)

POPULATION AND DEVELOPED ACRES BY GROWTH AREA
FOR THE THREE ALTERNATIVE FUTURES

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1[1] ALTERNATIVE FUTURE 2[2] ALTERNATIVE FUTURE 3[3]

SAN BUENAVENTURA GROWTH AREA

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

SANTA PAULA GROWTH AREA

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	19,505	2,240	N/A	19,505	2,240	N/A	19,505	2,240	N/A
2000	24,850	2,830	2,830	24,850	2,670	2,670	23,400	2,600	2,600

SIMI VALLEY GROWTH AREA

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	71,789	9,000	N/A	71,789	9,000	N/A	71,789	9,000	N/A
2000	122,000	15,870	17,420	122,000	13,550	15,000	108,400	14,260	16,320

THOUSAND OAKS GROWTH AREA

YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	69,466	11,350	N/A	69,466	11,350	N/A	69,466	11,350	N/A
2000	151,500	25,000	39,000	151,500	20,000	35,000	128,500	21,100	35,000

RLUP MAJOR MILESTONE #8

TABLE 3

DENSITY BY GROWTH AREA
FOR THE THREE ALTERNATIVE FUTURES

EXISTING AND PROJECTED ACRES

CAMARILLO GROWTH AREA

YEAR	ALTERNATIVE FUTURE 1[1] POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	ALTERNATIVE FUTURE 2[2] POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.	ALTERNATIVE FUTURE 3[3] POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.
1975	5.6	2.6	---	5.6	2.6	---	5.6	2.6	---
2000	6.4	2.8	3.2	7.0	3.3	4.6	6.4	3.0	3.9

FILLMORE GROWTH AREA

YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.
1975	11.7	5.5	---	11.7	5.5	---	11.7	5.5	---
2000	11.7	5.5	5.5	14.3	6.7	8.7	11.7	5.5	5.5

MOORPARK GROWTH AREA

YEAR	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,7] OVERALL RES. AC.	HOUSES/[5,7] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,7] OVERALL RES. AC.	HOUSES/[5,7] NEW RES. AC.
1975	4.9	5.5	---	4.9	5.5	---	4.9	5.5	---
2000	6.2	3.8	3.3	7.7	5.8	5.9	6.2	4.2	4.0

OAK PARK GROWTH AREA

YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.
1975	12.9	4.0	---	12.9	4.0	---	12.9	4.0	---
2000	13.6	4.3	4.3	16.1	5.0	5.6	13.6	4.3	4.3

TABLE 3 (continued)

DENSITY BY GROWTH AREA
FOR THE THREE ALTERNATIVE FUTURES

EXISTING AND PROJECTED ACRES

OJAI VALLEY GROWTH AREA

YEAR	ALTERNATIVE FUTURE 1[1] POP/ALL DEV. ACRES	HOUSES/[4,5] OVERALL RES. AC.	HOUSES/[4,5] NEW RES. AC.	ALTERNATIVE FUTURE 2[2] POP/ALL DEV. ACRES	HOUSES/[4,5,6] OVERALL RES. AC.	HOUSES/[4,5,6] NEW RES. AC.	ALTERNATIVE FUTURE 3[3] POP/ALL DEV. ACRES	HOUSES/[4,5,6] OVERALL RES. AC.	HOUSES/[4,5,6] NEW RES. AC.
1975	6.3	3.4	---	6.3	3.4	---	6.3	3.4	---
2000	6.3	3.4	3.4	6.8	4.6	4.8	6.3	4.2	4.4

OXNARD GROWTH AREA

YEAR	POP/ALL DEV. ACRES	HOUSES/[6] OVERALL RES. AC.	HOUSES/[6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[6] OVERALL RES. AC.	HOUSES/[6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[6] OVERALL RES. AC.	HOUSES/[6] NEW RES. AC.
1975	10.9	6.9	6.9	10.9	6.9	6.9	10.9	6.9	6.9
2000	12.4	7.9	9.6	13.6	8.7	11.1	14.8	9.5	13.1

PIRU GROWTH AREA

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

PORT HUENEME GROWTH AREA

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

RLUP MAJOR MILESTONE #8

TABLE 3 (continued)

DENSITY BY GROWTH AREA
FOR THE THREE ALTERNATIVE FUTURES

EXISTING AND PROJECTED ACRES

ALTERNATIVE FUTURE 1[1] ALTERNATIVE FUTURE 2[2] ALTERNATIVE FUTURE 3[3]

SAN BUENAVENTURA GROWTH AREA

YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.
1975	8.1	5.4	---	8.1	5.4	---	8.1	5.4	---
2000	7.8	5.3	5.2	9.5	6.3	10.8	7.8	5.3	5.1

SANTA PAULA GROWTH AREA

YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.
1975	8.7	4.5	---	8.7	4.5	---	8.7	4.5	---
2000	8.8	4.5	4.7	9.3	4.8	8.0	8.9	4.6	5.2

SIMI VALLEY GROWTH AREA

YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.
1975	8.0	3.1	---	8.0	3.1	---	8.0	3.1	---
2000	7.6	3.3	3.1	9.0	4.0	5.4	7.6	3.4	3.4

THOUSAND OAKS GROWTH AREA

YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.
1975	6.1	3.0	---	6.1	3.0	---	6.1	3.0	---
2000	6.1	3.0	3.0	7.6	3.8	5.1	6.1	3.2	3.2

FOOTNOTES FOR TABLES 2 AND 3

CAMARILLO GROWTH AREA

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development; excludes most acreage within Camarillo Airport. Accounts for pending projects

[5] 3.1 persons per household

[6] 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.

FILLMORE GROWTH AREA

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] 3.0 persons per dwelling unit

MOORPARK GROWTH AREA

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] 3.4 persons per household

[6] The proposed residential acres to total acres increases from 26% to 63% to create a balanced community

[7] The proposed residential acres to total acres increases from 26% to 53% to create a balanced community

OAK PARK GROWTH AREA

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] 3.8 persons per household

[6] Additional commercial and industrial acres are added overall to achieve a balanced community

OJAI VALLEY GROWTH AREA

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] 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.

[5] 2.6 persons per household

[6] Residential land as a proportion of total land would decrease from 71% to 65% in order to create a balanced community

OXNARD GROWTH AREA

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] Includes 1676 acres of redevelopment of substandard housing

[6] 2.9 persons per household

Footnotes for Tables 2 and 3 (continued)

PIRU GROWTH AREA

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] 3.1 persons per household

PORT HUENEME GROWTH AREA

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] 3.0 persons per household

[6] 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

[7] Density increase under Alternatives 1 and 2 are identical since Port Hueneme already anticipates a 25% increase in density with Alternative 1

SAN BUENAVENTURA GROWTH AREA

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes 860 hillside acres where development is uncertain pending local review of hazards and costs. Also includes existing developed acreage east of 1990 and 2000 Line.

[5] 2.6 persons per dwelling unit

SANTA PAULA GROWTH AREA

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] 2.9 persons per household

SIMI VALLEY GROWTH AREA

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes 1550 acres of steep slopes

[5] 3.7 persons per household in 1975, decreasing to 3.4 persons per household in 2000

[6] 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.

THOUSAND OAKS GROWTH AREA

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes approximately 15,000 steep slopes, i.e., over 25%

[5] 3.1 persons per dwelling unit

[6] The proportion of residential acres to total acres decreases from 66% to 61% to accommodate additional industrial acres needed to create a balanced community

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 agricultual 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 accomodated 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 accomodated under the approved set of policies that define this alternative. A deficit situation would occur before the year 2000 under the above stated development policies.

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

1. Development around the southern and eastern borders of the Ventura County airport.

2. A limiting of outward development in eastern and western sections onto prime agricultural, aquifer recharge, and flood plain areas.

3. A limiting of industrial development in the southeastern portions of the growth area, except to complete some existing residential neighborhoods.

4. New redevelopment would occur at higher densities, concentrating in the older sections of the growth area.

Alternative 3

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

1. Population growth would be of a slightly lower "E-O" level.

2. More emphasis would be given to the preservation of prime agricultural land in "Fringe" areas.

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

1. Internal vacant areas and agricultural land consistent with the set of policies for this alternative.

2. Areas occupied by substandard housing units.

The key development strategy difference between this alternative and alternative 2, would be that the entire growth projection would be 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.

RLUP MAJOR MILESTONE #8

DATA SHEET

OXNARD GROWTH AREA

EXISTING AND PROJECTED ACRES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED[5]	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	96,106	8,840	8,840	96,106	8,840	8,840	96,106	8,840	8,840
1990	138,000	11,160	11,620	138,000	10,700	10,700	134,050	10,450	10,450
2000	173,000	13,950	14,970	144,400	10,700	10,700	155,000	10,450	10,450

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[6] OVERALL RES. AC.	HOUSES/[6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[6] OVERALL RES. AC.	HOUSES/[6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[6] OVERALL RES. AC.	HOUSES/[6] NEW RES. AC.
1975	10.9	6.9	6.9	10.9	6.9	6.9	10.9	6.9	6.9
1990	12.4	7.9	11.5	12.9	8.3	10.9	12.8	8.2	10.6
2000	12.4	7.9	9.6	13.6	8.7	11.1	14.8	9.5	13.1

[1] Existing Population Trends/Existing Trends Density

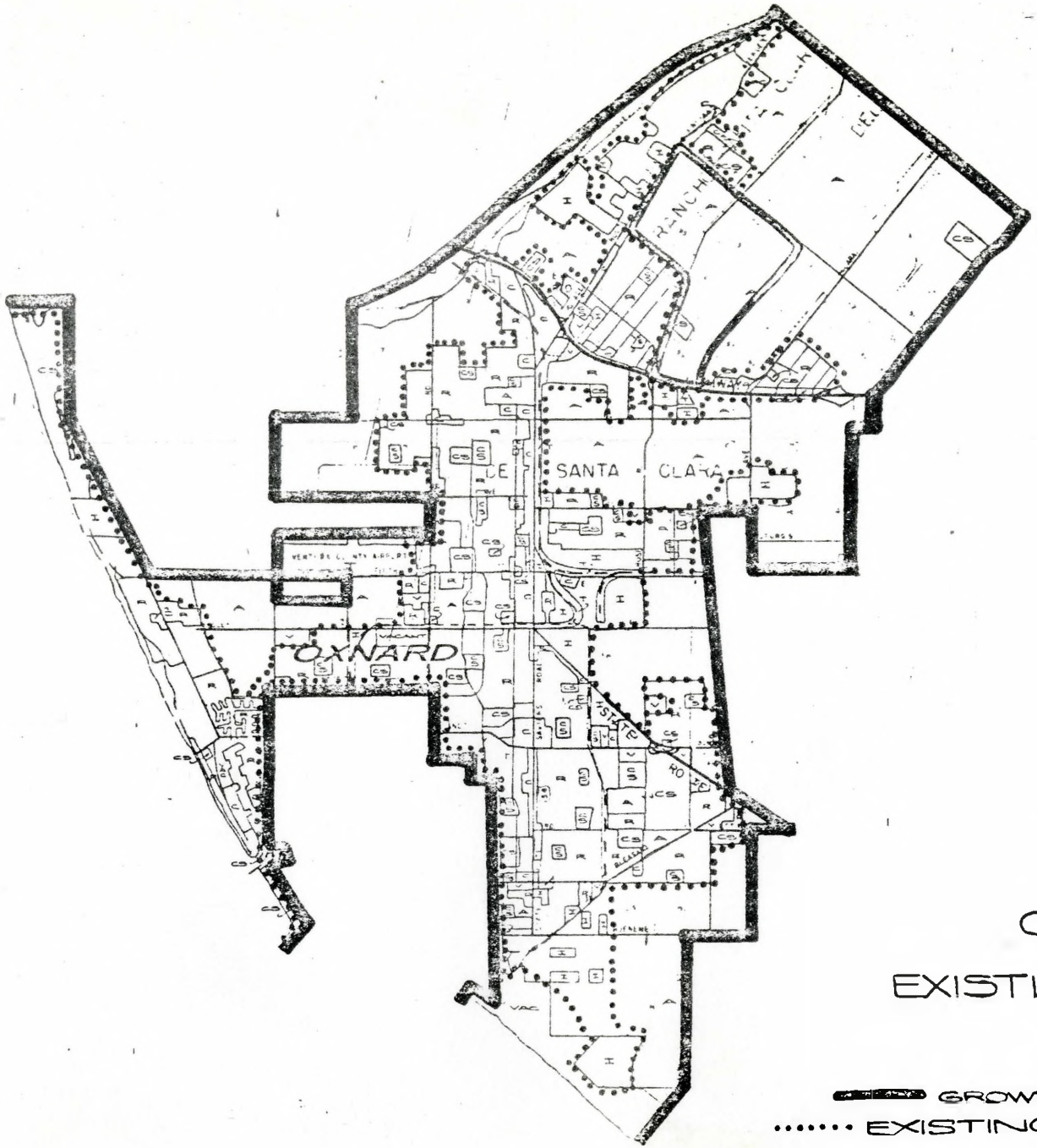
[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] Includes 1676 acres of redevelopment of substandard housing

[6] 2.9 persons per household



--LEGEND--

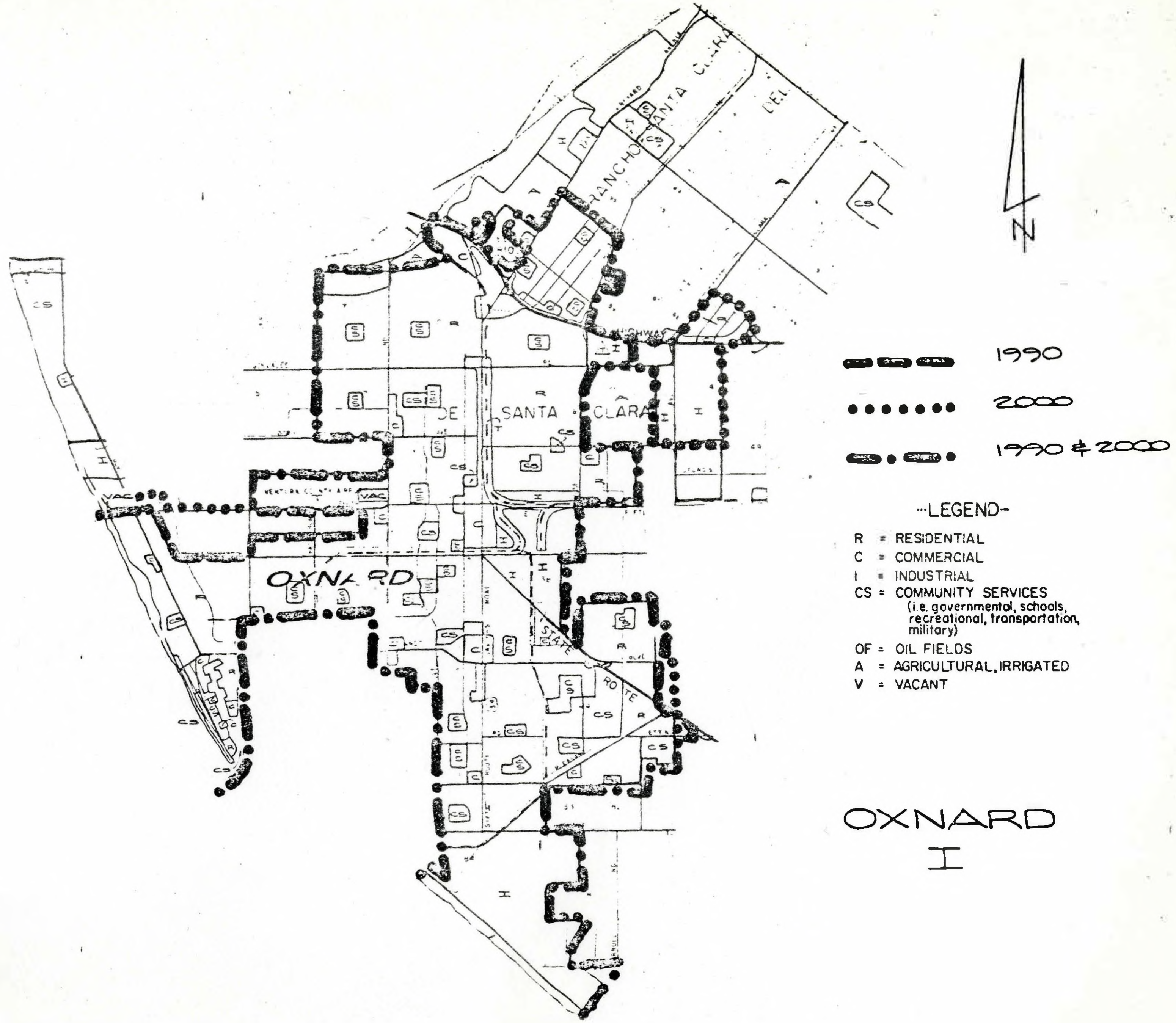
R = RESIDENTIAL
C = COMMERCIAL
I = INDUSTRIAL
CS = COMMUNITY SERVICES (i.e. governmental, schools, recreational, transportation, military)
OF = OIL FIELDS
A = AGRICULTURAL, IRRIGATED
V = VACANT

N

OXNARD

EXISTING LAND USE

GROWTH AREA BOUNDARY.
..... EXISTING URBANIZATION


RANCHO SANTA CLARA
DE SANTA CLARA
OXNARD
STATE ROUTE
HIGHWAY
VAC
N
1990
2000
1990 & 2000
--LEGEND--
R = RESIDENTIAL
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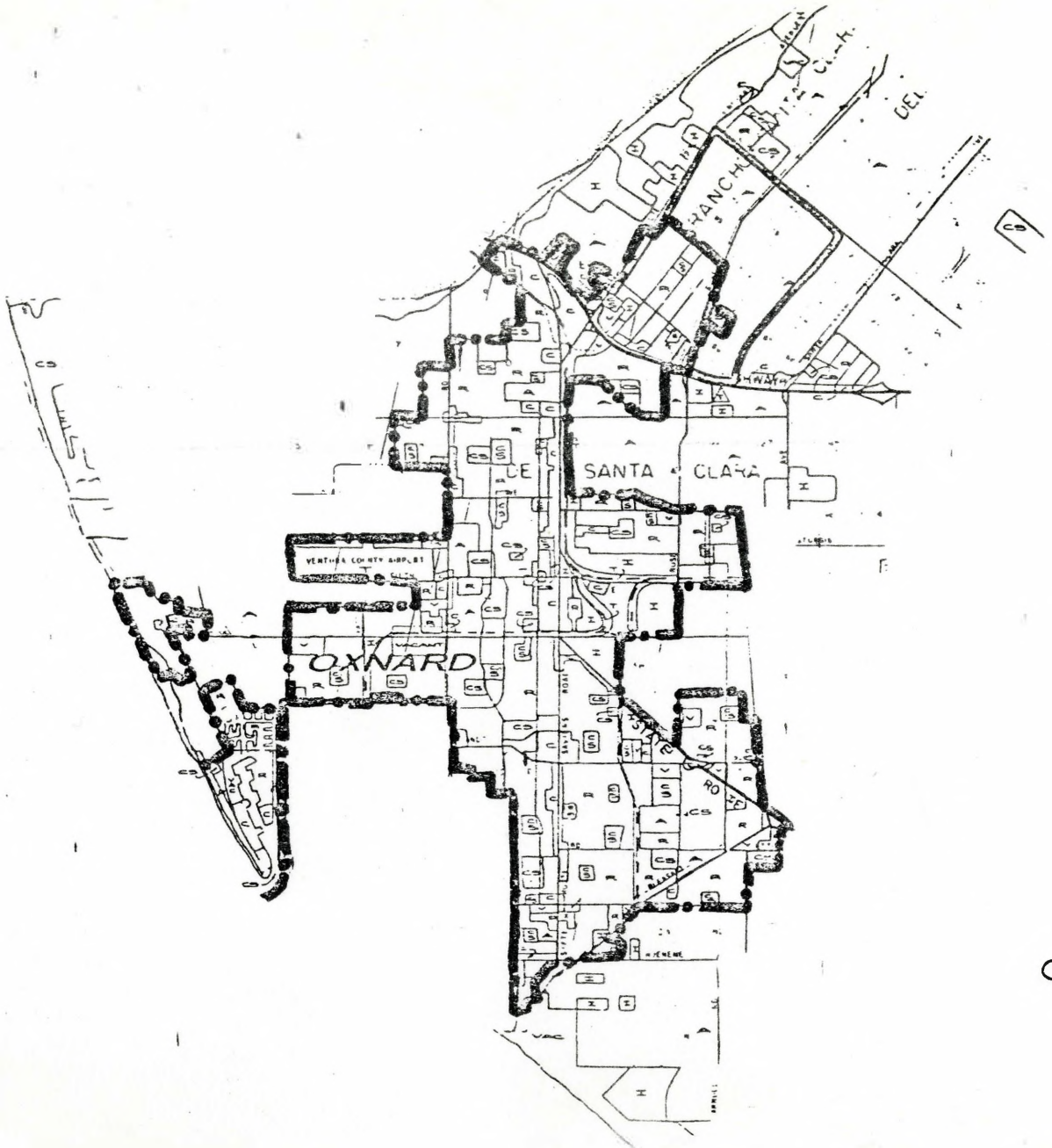
OXNARD
I



1990

2000

1990 & 2000

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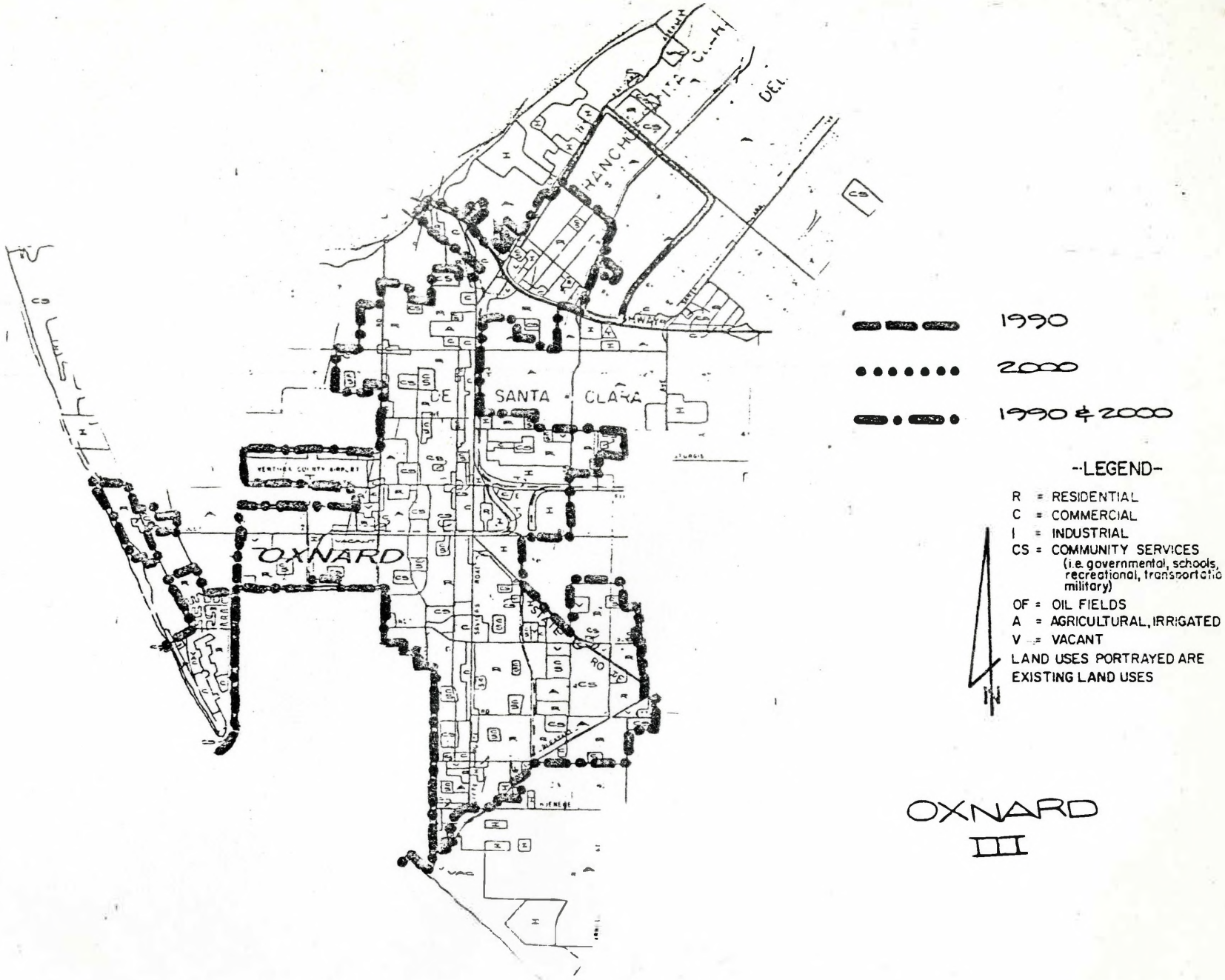
V = VACANT
LAND USES PORTRAYED ARE EXISTING LAND USES

OXNARD
II


1990
2000
1990 & 2000
--LEGEND-
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A = AGRICULTURAL, IRRIGATED
V = VACANT
LAND USES PORTRAYED ARE EXISTING LAND USES
OXNARD
SANTA CLARA
OXNARD
III

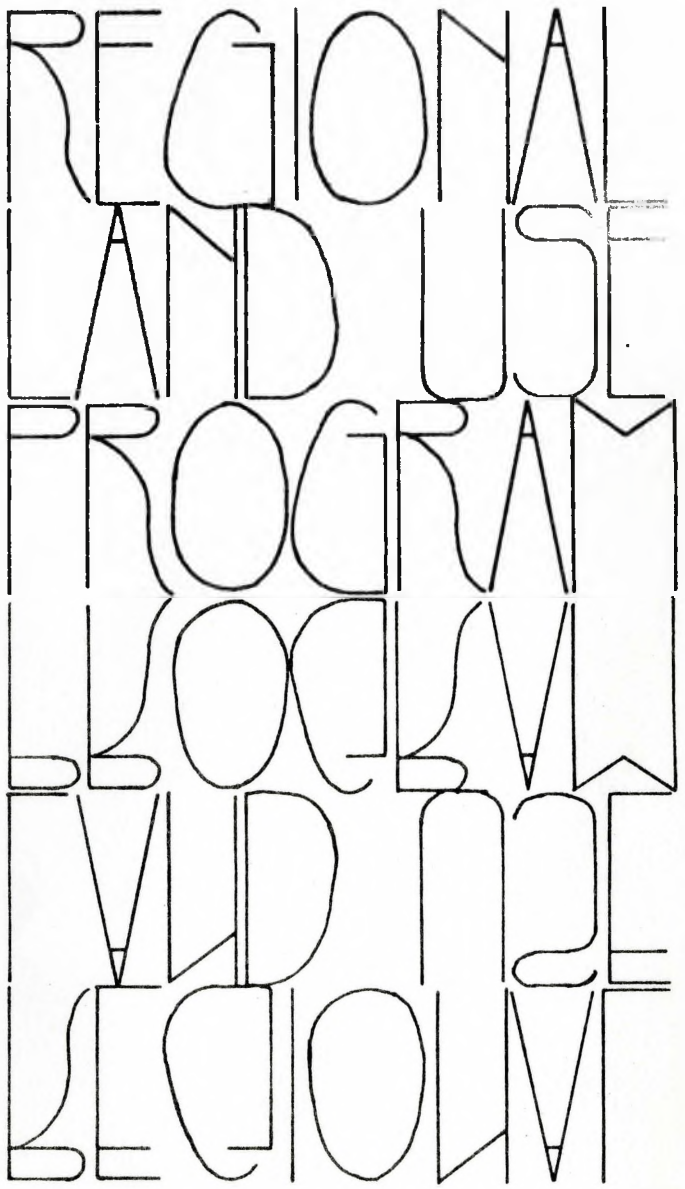
STEERING COMMITTEE DRAFT

REGIONAL LAND USE PROGRAM

MAJOR MILESTONE #8

generation of final population/land use alternative futures

full report



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VENTURA COUNTY
REGIONAL LAND USE PROGRAM

lafco vcas spca vrcsd

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?

625 East Santa Clara Street, Ventura, CA 93001 (805) 648-6131

VENTURA COUNTY
REGIONAL LAND USE PROGRAM

RLUP Milestone #8
Generate Final Population/
Land Use Alternatives

RELEASED BY:

REGIONAL LAND USE PROGRAM STEERING COMMITTEE

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

ACTION SUMMARY

TECHNICAL ADVISORY COMMITTEE	- Approval, 7/27/77
CITIZENS ADVISORY COMMITTEE	- Approval, 7/25/77
STEERING COMMITTEE	- Draft Approval, 8/8/77
LOCAL AGENCY REVIEW	- Begins August, 1977
VCAG EXECUTIVE COMMITTEE	-

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

625 East Santa Clara Street, Ventura, CA 93001 (805) 648-6131

TABLE OF CONTENTS

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 particpants' 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 accomodated at current trends density. This future would provide for urban confinement, preservation of agriculture and the maintenance of open space between urban areas utilizing the general planning tools currently adopted. There would be no change in the distribution of land types within communities or the distribution of housing beyond that called for by current policies.

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

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

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

ALTERNATIVE 2

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

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

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

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

ALTERNATIVE 3

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

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

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

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

Countywide Policies for Land Use/Population Alternatives

	Alternative 1	Alternative 2	Alternative 3
	The following policies, both implicit and explicit, were derived from existing countywide plans and programs and state and federal statutes and policies.		
POPULATION	Accommodate growth - 632,600 persons by 1990 and 763,000 persons by 2000. Refer to Table 1.	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
		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.	lands except where agricultural parcels on the edge of the developed area are surrounded on 3 sides and the 4th side is less than ¼ mile wide and where parcels within the urban developed area are totally surrounded on 4 sides.
WATER QUALITY	Existing state and federal standards for waste water discharge; County Flood Control regulations.	Prevent new agricultural and urban development which degrade groundwater from locating on aquifer recharge areas.	Prevent and discourage new agricultural and urban development which degrade groundwater from locating on aquifer recharge areas.
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).	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.

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

Alternative 1	Alternative 2	Alternative 3
regulated by state and federal governments.	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.)	capture water for groundwater recharge and maintain aquifer recharge areas; encourage the development of local ordinances protecting rights to renewable resources.

MAJOR MILESTONE

1977 RESIDENTIAL STATISTICAL AREA	GROWTH AREA	ALTERNATIVE 1 1985	1990	1995	2000	ALTERNATIVE 2 1985	1990	1995	2000	ALTERNATIVE 3 1985	1990	1995	2000
400	NORTH HALF	400	400 .06	400	400 .05%	SAME AS #1				400	400 .06	400	400 .05
11,900	—	13,700	15,300	16,800	18,400					13,123	14,200 3.36	15,180	16,000 2.36
650	PIRU	750	800 .12	800	800 .10					675	700 .11	700	700 .10
300	NON-GROWTH PART (NG)	300	300	300	300					300	300 .04	300	300 .04
8400	FILLMORE	10,500	12,000 2.13	13,500	15,000 1.96					10,092	11,150 1.85	11,824	12,450 1.91
2050	NG	2150	2200	2200	2300					2050	2050 .34	2050	2050 .34
2	120,550 —	130,300	140,000	151,300	163,850					127,207	131,400 21.84	139,550	147,700 21.84
19,900	SANTA PAULA	21,200	23,000 3.84	24,300	26,200 3.43					20,946	21,600 3.59	22,500	23,400 3.44
1400	NG	1400	1450	1500	1500					1400	1400 .33	1400	1400 .2
17,750	OJAI VALLEY	19,900	21,000 3.49	22,100	23,300 3.05					18,919	19,650 3.26	20,325	20,800 3.07
4600	NG	4800	4900	4950	5000					4600	4600 .76	4600	4600 .68
15,150	SAN BUENAVENTURA	85,000	89,000 15.23	97,000	107,000 14.01					78,095	82,600 13.73	89,250	95,700 14.18
1550	NG	1650	1650	1700	1800					1550	1350 .25	1575	1600 .23

VENTURA COUNTY REGIONAL LAND USE PROGRAM

7/27

REGIONAL STATISTICAL AREA	GROWTH AREA	PRESENT TREND GROWTH FUTURE-1 1985	1990	1995	2000	RLUP MANAGED GROWTH FUTURE-2 1985	1990	1995	2000	RLUP LOWER GROWTH FUTURE 1985	1990	1995	2000
3	164,850 —	209,300	228,700	253,200	277,100	203,300	220,200	234,500	248,500	200,080	222,100 24.91	235,900	248,500 26.9
102,100	OXNARD	123,000	138,000 21.91%	155,000	173,000 23.65	123,200	138,000	141,500	144,400	121,762	134,050 23.27	144,515	155,000 23.00
4038	NG	4000	4000	4000	4000	4,000	4000	4000	4000	4000	4000 .66	4000	4000 .59
19,500	PORT HUENEME	23,900	24,400 3.85%	26,000	26,300 3.45	SAME AS #1				22,053	23,650 3.93	24,875	24,500 3.49
NA	NG	NA	NA	NA	NA					NA	NA	NA	NA
39,800	CAMARILLO	48,400	56,500 8.73	62,300	67,600 7.85					44,723	54,800 9.18	57,600	60,400 8.98
5450	NG	5700	6800	5900	6000					5542	5600 .93	5600	5600 .82
5	81,500 —	113,700	132,750	149,950	166,500					108,761	125,800 20.91	133,550	141,300 20.9
77,850	THOUSAND OAKS	108,900	122,500 19.36	137,000	151,500 19.83					101,327	116,000 19.28	127,250	138,500 19.0
850	NG	850	900	900	950					891	900 .14	900	900 .13
2750	OAK PARK	6900	9300 1.84	11,800	14,000 1.83					6504	8850 1.49	10,350	11,850 1.75
50	NG	50	50	50	50					50	50	50	50

VENTURA COUNTY REGIONAL LAND USE PROGRAM

REGIONAL STATISTICAL AREA	GROWTH AREA	PRESENT TREND GROWTH FUTURE-1 1985	1990	1995	2000	RLUP MANAGED GROWTH FUTURE-2 1985	1990	1995	2000	RLUP LOWER GROWTH FUTURE 1985	1990	1995	2000
4	80,650 —	101,600	114,450	124,950	136,500					97,542	108,100 17.08	114,800 17.97	121,500
75000	SIMI VALLEY	91,200	103,000 16.28%	112,000	122,800 15.97	SAME AS #1				88,723	97,300 16.17	102,850	108,900 16.03
550	NG	600	650	650	700					591	600 .99	600	600 .98
4350	MOORPARK	9000	10,000 1.88	11,500	13,000 1.70					7489	9450 1.57	10,600	11,750 1.73
750	NG	800	800	800	800					750	750 .12	750	750 .11
469,350	COUNTYWIDE TOTAL	567,650	632,600	696,850	762,350	476,600	532,300	583,175	633,750	545,442	601,600	638,671	676,900

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.

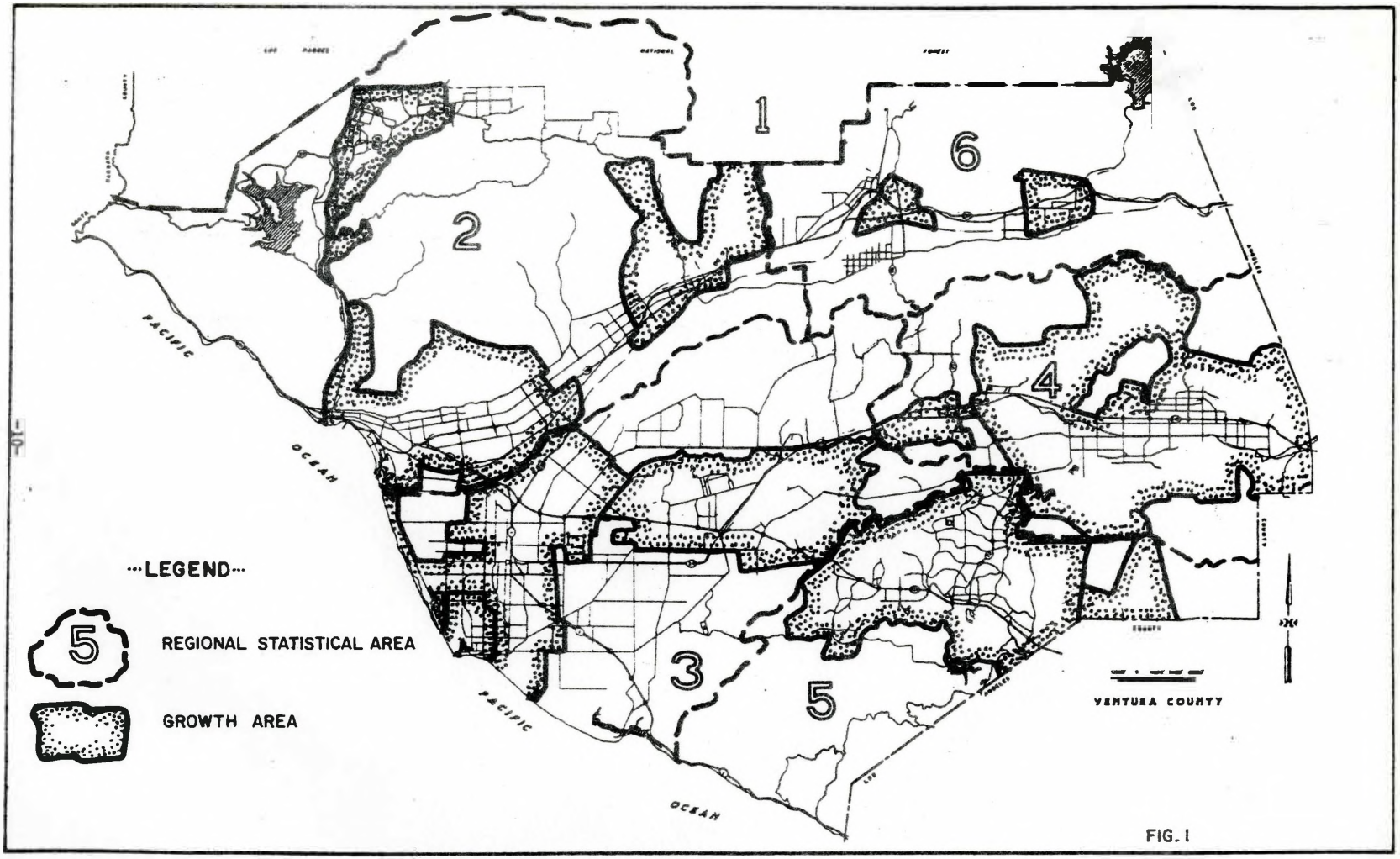

1
2
3
4
5
6
PACIFIC
OCEAN
PACIFIC
OCEAN
···LEGEND···
5
REGIONAL STATISTICAL AREA
GROWTH AREA
VENTURA COUNTY

FIG. I

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 Pleaseant 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.

RLUP MAJOR MILESTONE #8

DATA SHEET

CAMARILLO GROWTH AREA

EXISTING AND PROJECTED ACRES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	32,117	5,720	N/A	32,117	5,720	N/A	32,117	5,720	N/A
1990	56,500	8,780	8,780	56,500	8,430	9,300	54,800	8,560	9,130
2000	67,600	10,600	10,600	67,600	9,650	10,600	60,400	9,440	10,180

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.
1975	5.6	2.6	---	5.6	2.6	---	5.6	2.6	---
1990	6.4	2.8	3.5	6.7	3.0	4.6	6.4	3.0	4.1
2000	6.4	2.8	3.2	7.0	3.3	4.6	6.4	3.0	3.9

[1] Existing Population Trends/Existing Trends Density

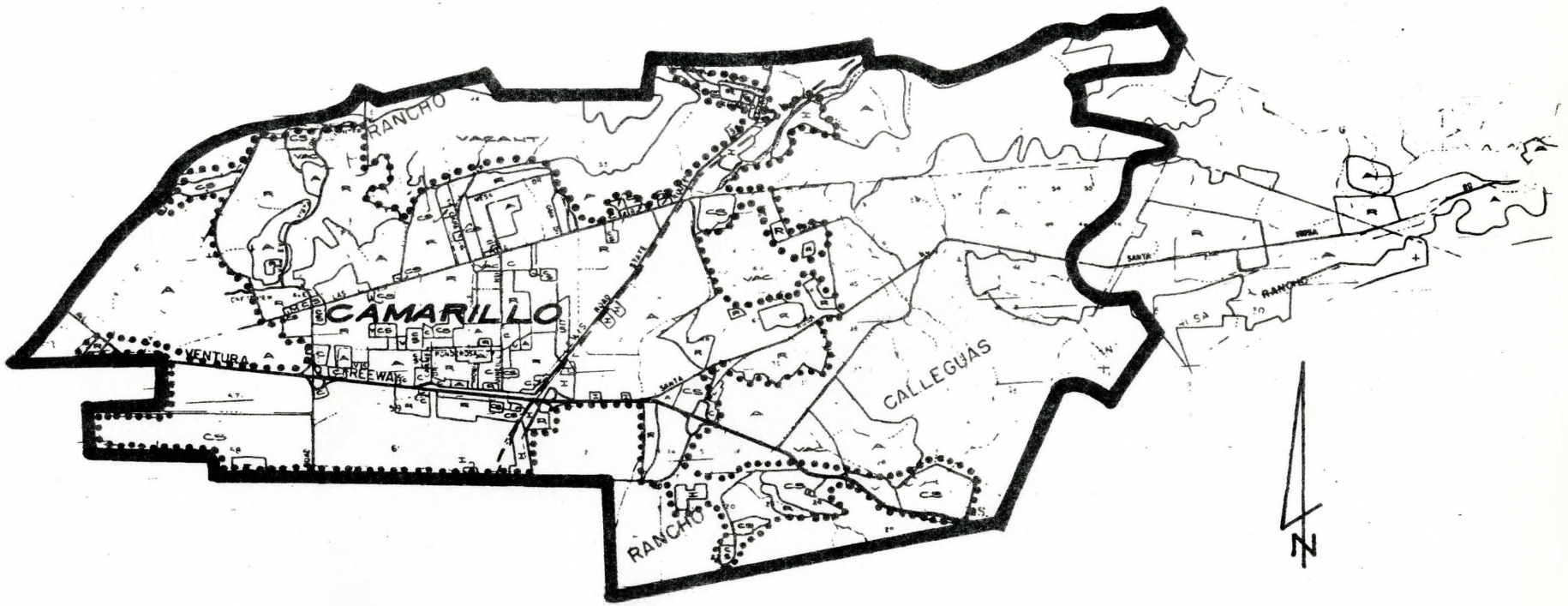
[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development; excludes most acreage within Camarillo Airport. Accounts for pending projects

[5] 3.1 persons per household

[6] 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.



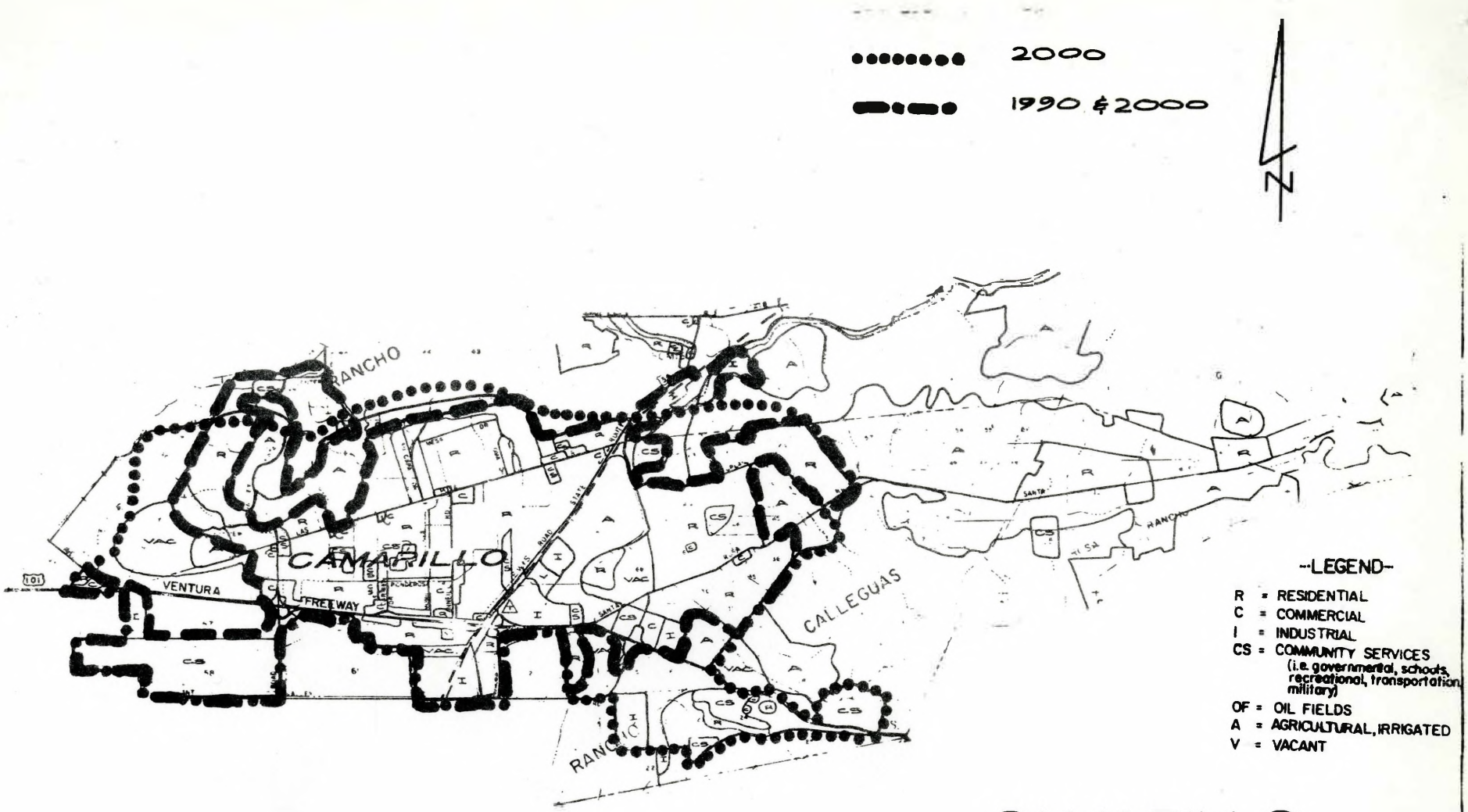
CAMARILLO
EXISTING LAND USE

-LEGEND-

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

..... EXISTING URBANIZATION

GROWTH AREA BOUNDARY/
NON-GROWTH AREA


2000
1990 & 2000
N
CAMARILLO
VENTURA
FREEWAY
CALLEGUAS
RANCHO
101
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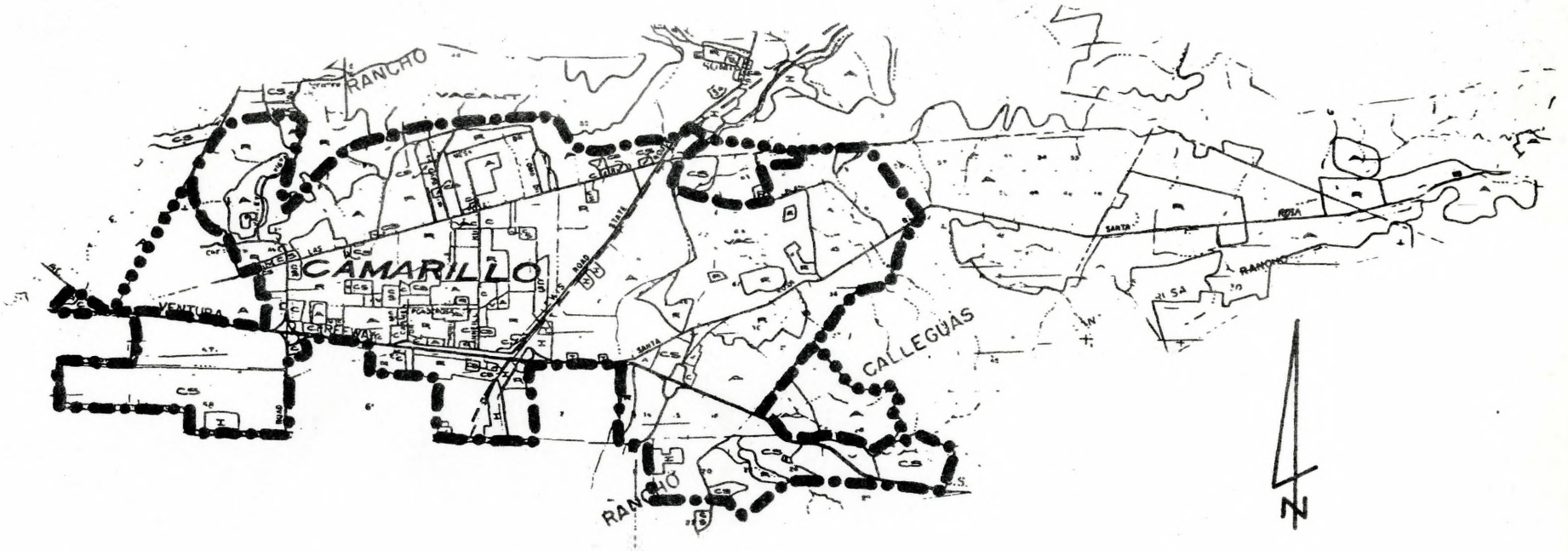
CAMARILLO
I



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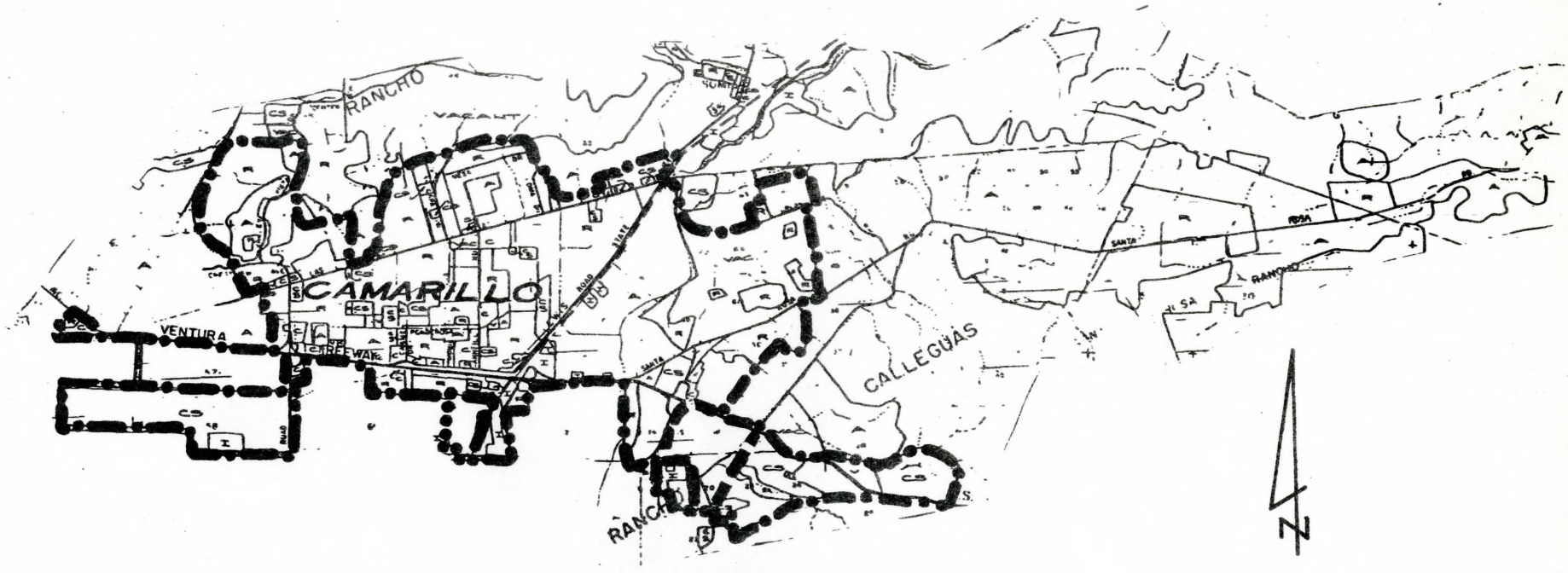
LAND USES PORTRAYED ARE EXISTING LAND USES

CAMARILLO II

1990

2000

1990 & 2000



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LAND USES PORTRAYED ARE EXISTING LAND USES

CAMARILLO
III

Fillmore Growth Area

Alternative 1

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

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

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

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.

RLUP MAJOR MILESTONE #8

DATA SHEET

FILLMORE GROWTH AREA

EXISTING AND PROJECTED ACRES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	8,009	680	680	8,400	680	680	8,400	680	680
1990	12,000	1,090	1,090	12,000	890	930	11,150	950	1,010
2000	15,000	1,400	1,400	15,000	1,050	1,120	12,950	1,110	1,190

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.
1975	11.7	5.5	N/A	11.7	5.5	N/A	11.7	5.5	N/A
1990	11.7	5.5	5.5	13.4	6.2	8.7	11.7	5.5	5.5
2000	11.7	5.5	5.5	14.3	6.7	8.7	11.7	5.5	5.5

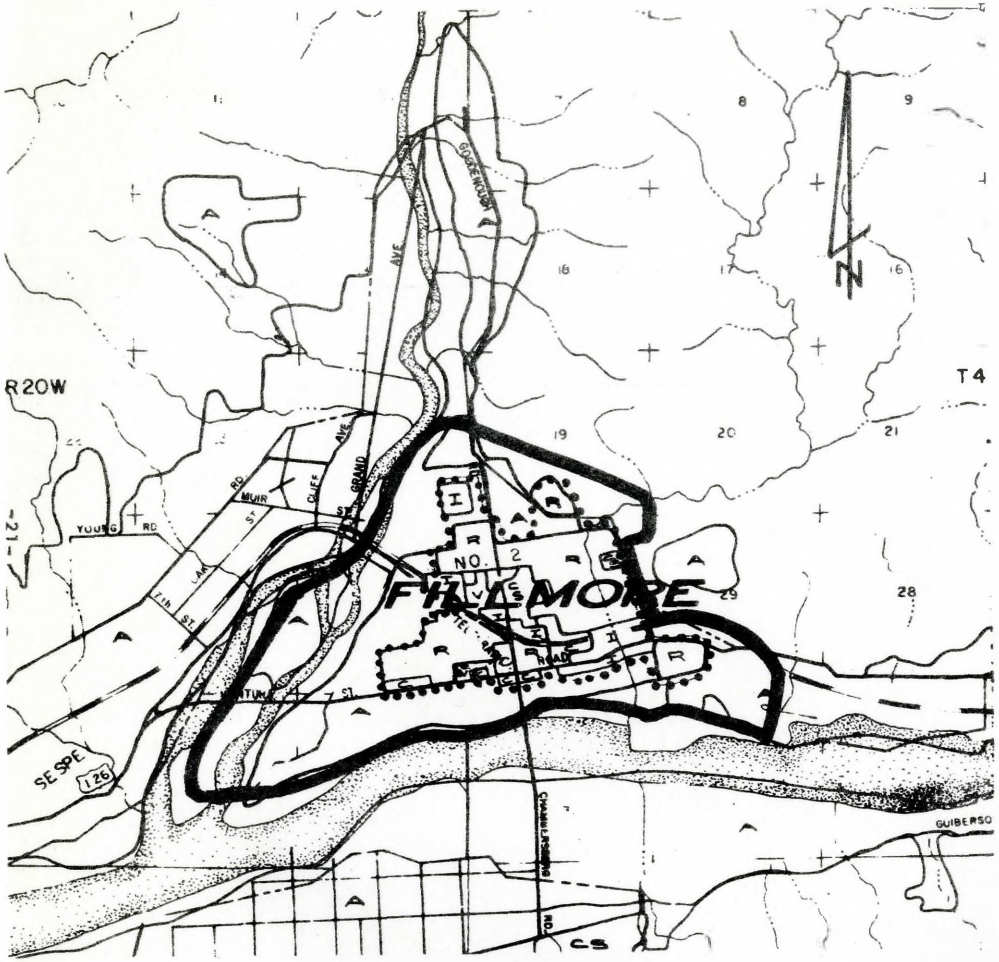
[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

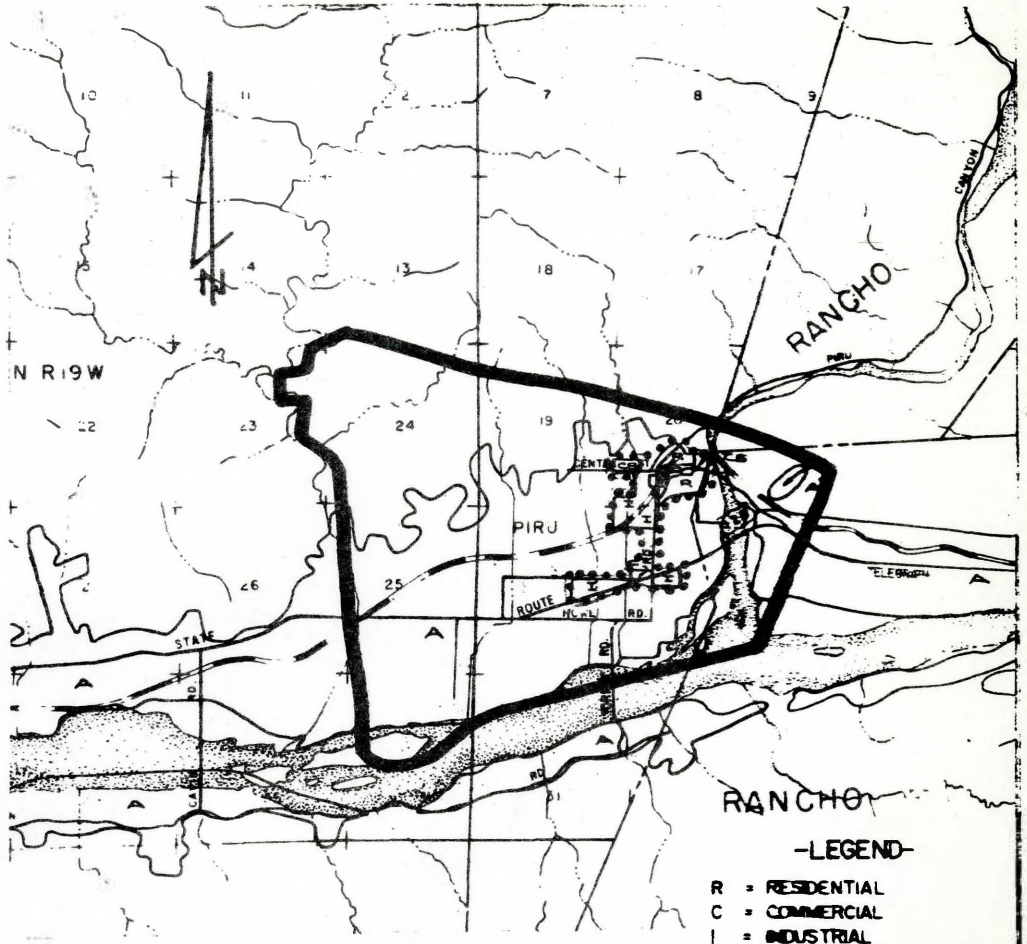
[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] 3.0 persons per dwelling unit



FILLMORE



PIRU

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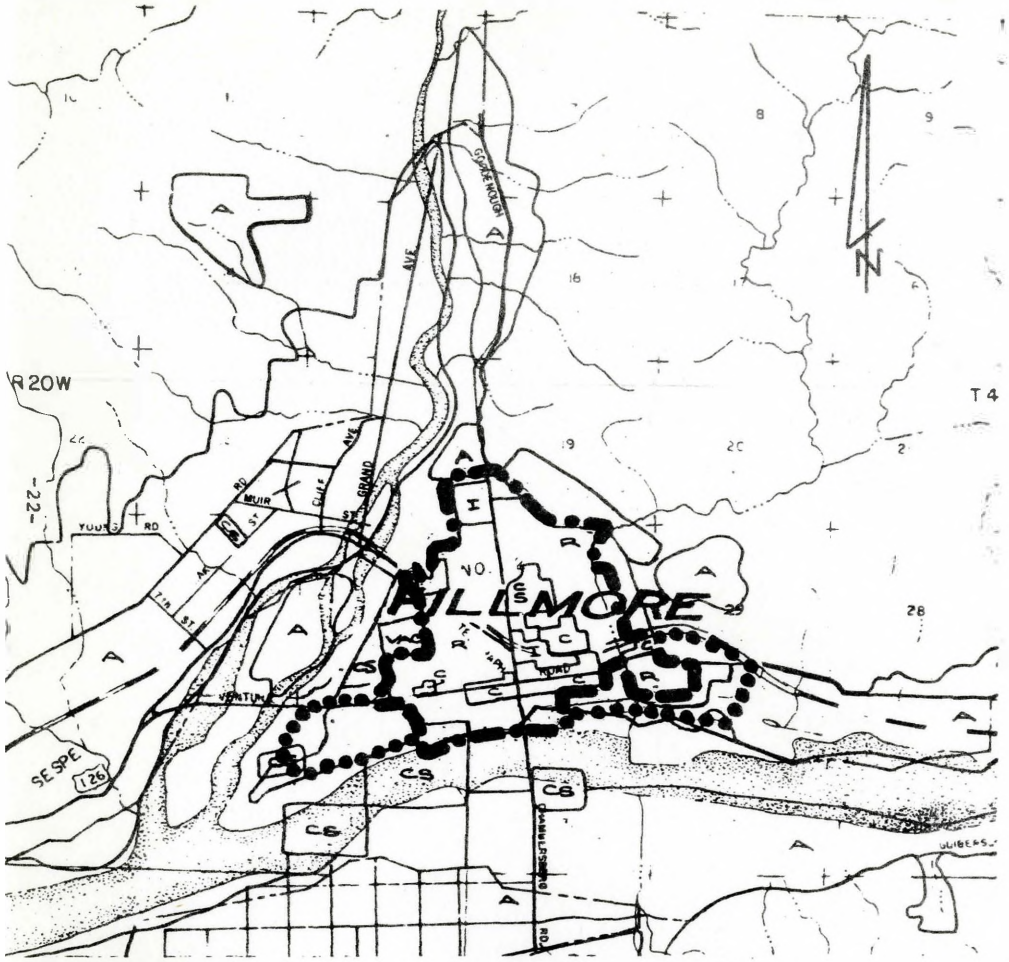
EXISTING LAND USE

..... EXISTING URBANIZATION

GROWTH AREA BOUNDARY

2000

1990 & 2000



FILLMORE

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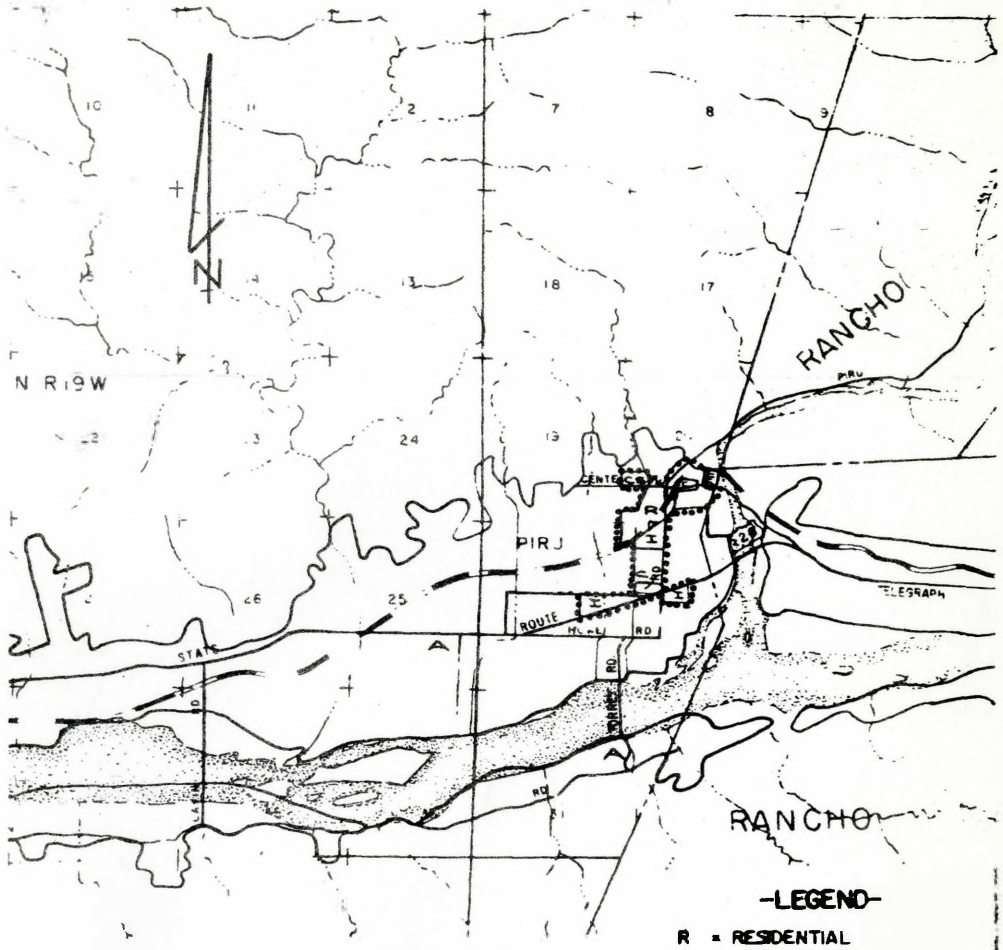

PIRU

I

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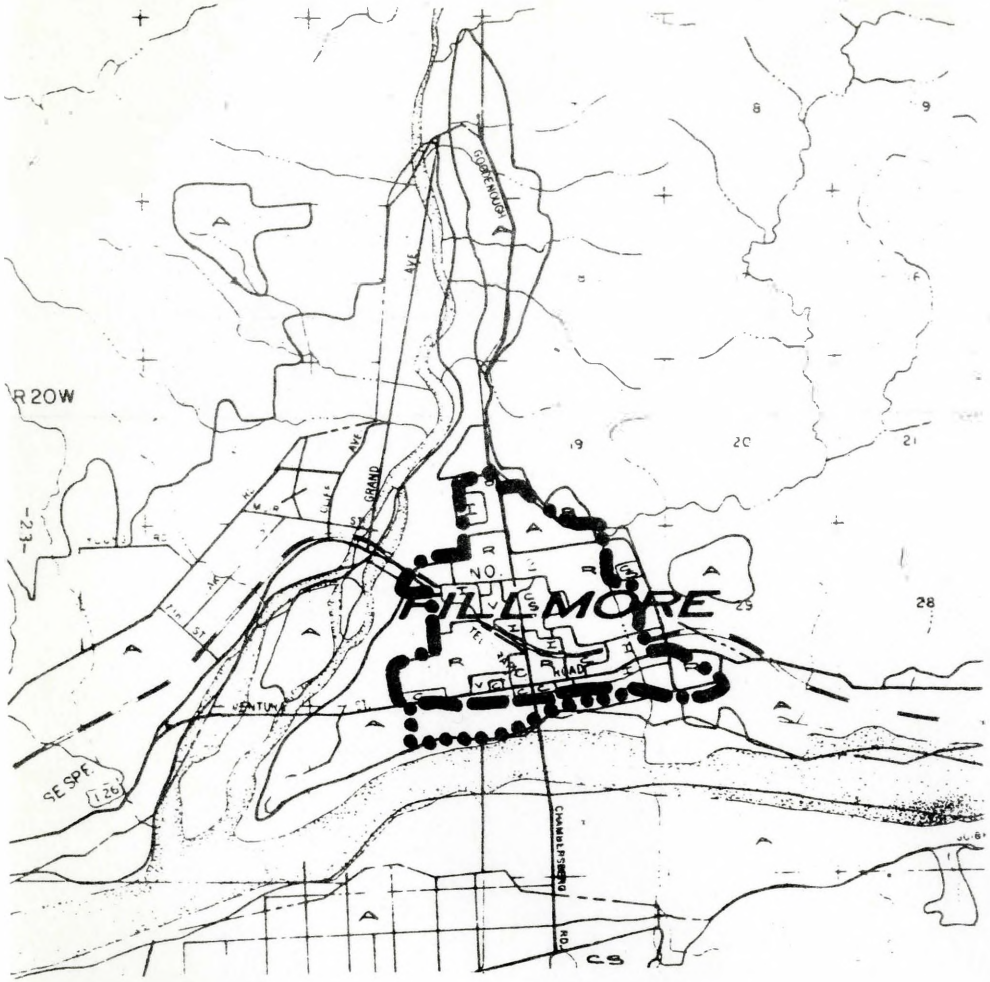
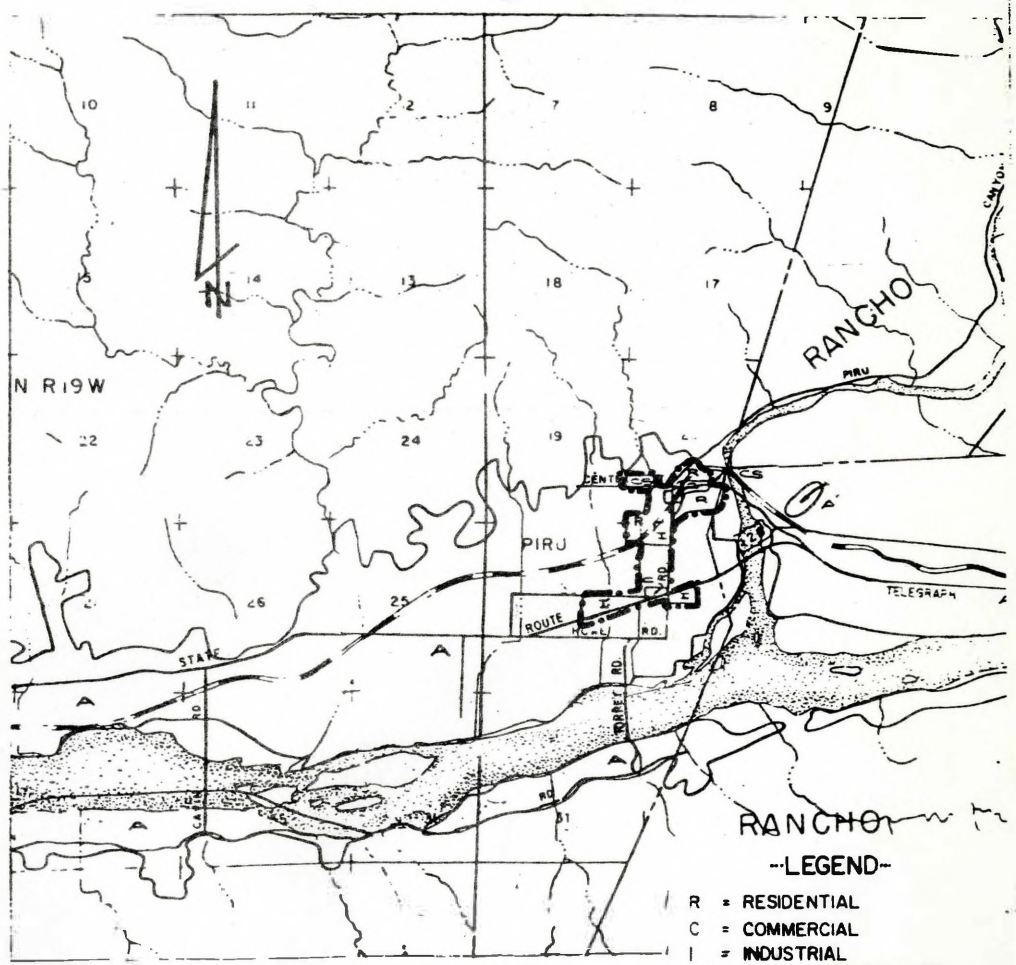


FILLMORE

II



PIRU

II

2000

1990 & 2000

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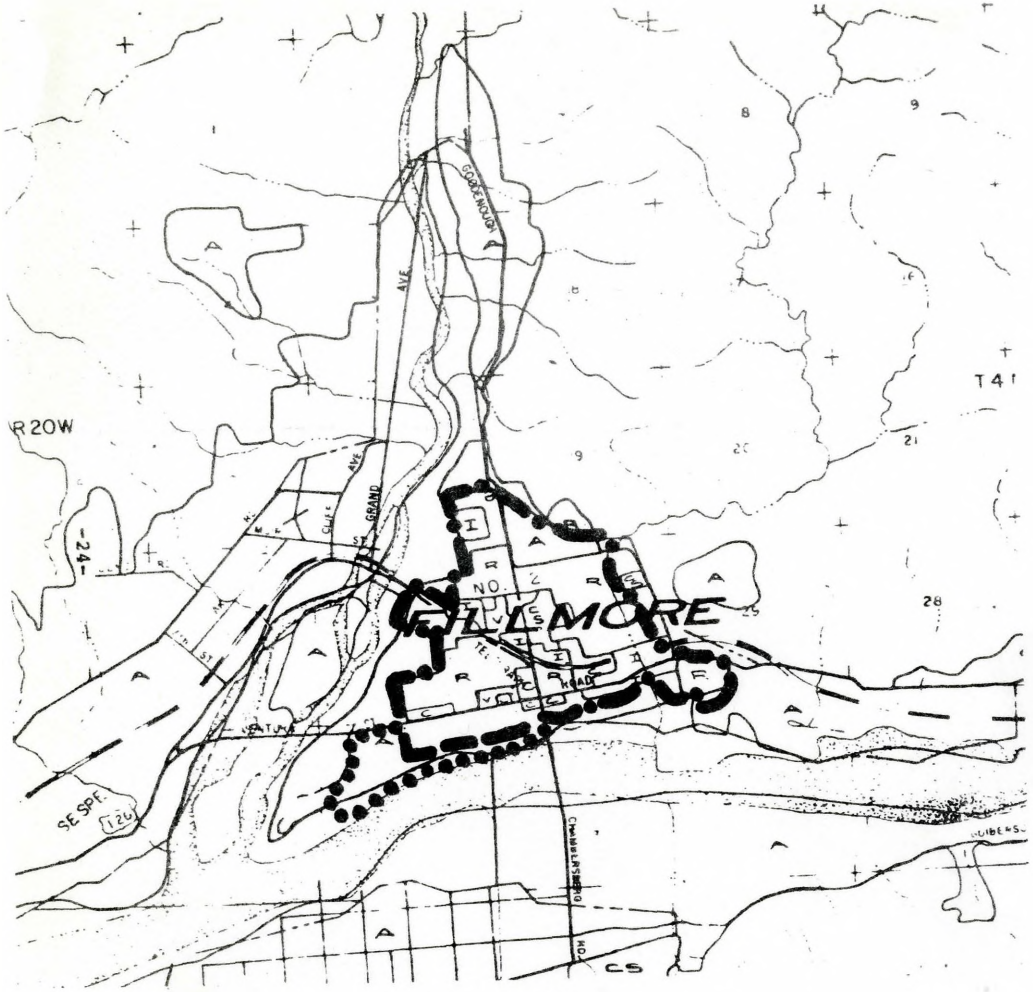
LAND USES PORTRAYED ARE EXISTING LAND USES

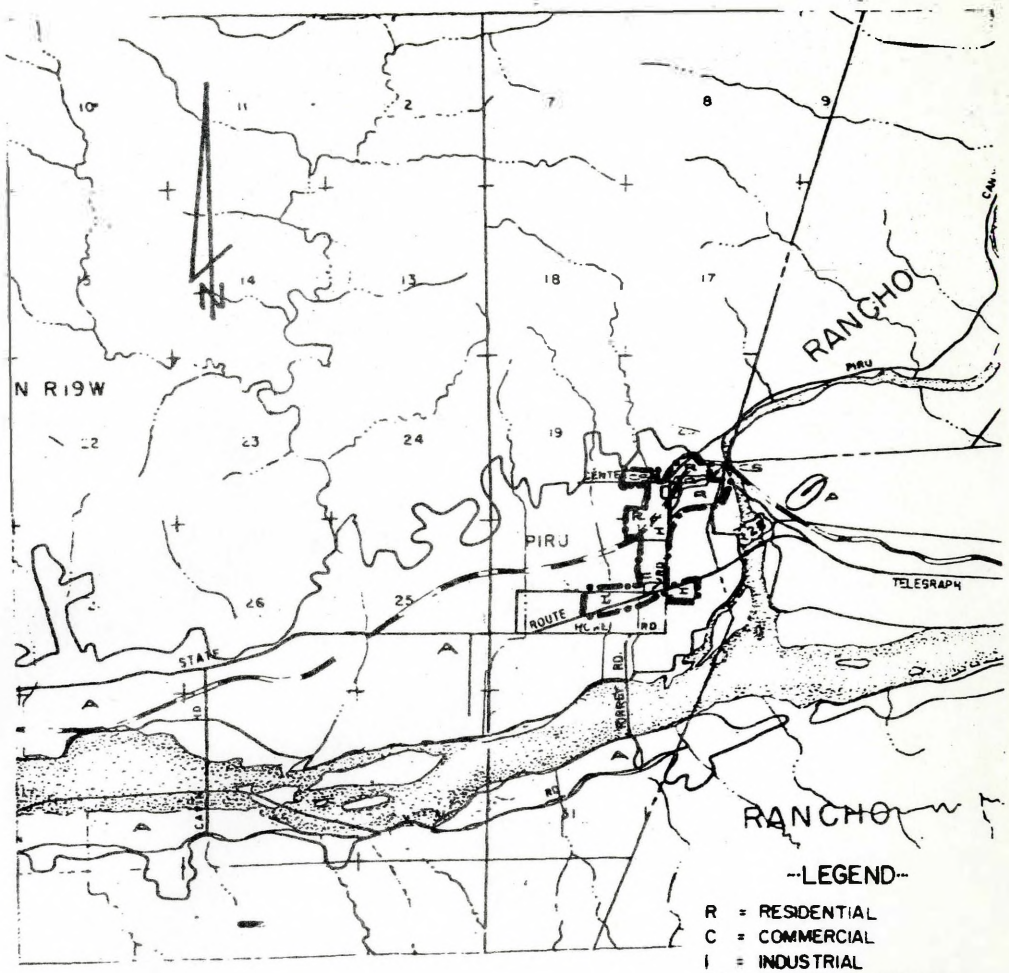
2000

1990 & 2000



FILLMORE

III



PIRU

III

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LAND USES PORTRAYED ARE EXISTING LAND USES

Moorpark Growth Area

Alternative 1

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

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

Alternative 2

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

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

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

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

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

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

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

Alternative 3

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

RLUP MAJOR MILESTONE #8

DATA SHEET

MOORPARK GROWTH AREA

EXISTING AND PROJECTED ACRES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	4,258	870	N/A	4,258	870	N/A	4,258	870	N/A
1990	10,000	1,700	1,860	10,000	1,400	1,500	9,450	1,600	1,740
2000	13,000	~~1,240~~ 2,110	2,100	13,000	1,690	1,850	11,750	1,900	2,100

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,7] OVERALL RES. AC.	HOUSES/[5,7] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[6,7] OVERALL RES. AC.	HOUSES/[6,7] NEW RES. AC.
1975	4.9	5.5	---	4.9	5.5	---	4.9	5.5	---
1990	5.9	4.0	3.3	7.1	5.7	5.9	5.9	4.2	4.0
2000	6.2	3.8	3.3	7.7	5.8	5.9	6.2	4.2	4.0

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] 3.4 persons per household

[6] The proposed residential acres to total acres increases from 26% to 63% to create a balanced community

[7] The proposed residential acres to total acres increases from 26% to 53% to create a balanced community

T3N R19W
TRACT
TRACT
VALLETTE
MOORPARK
RANCH
TERRA

--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

N

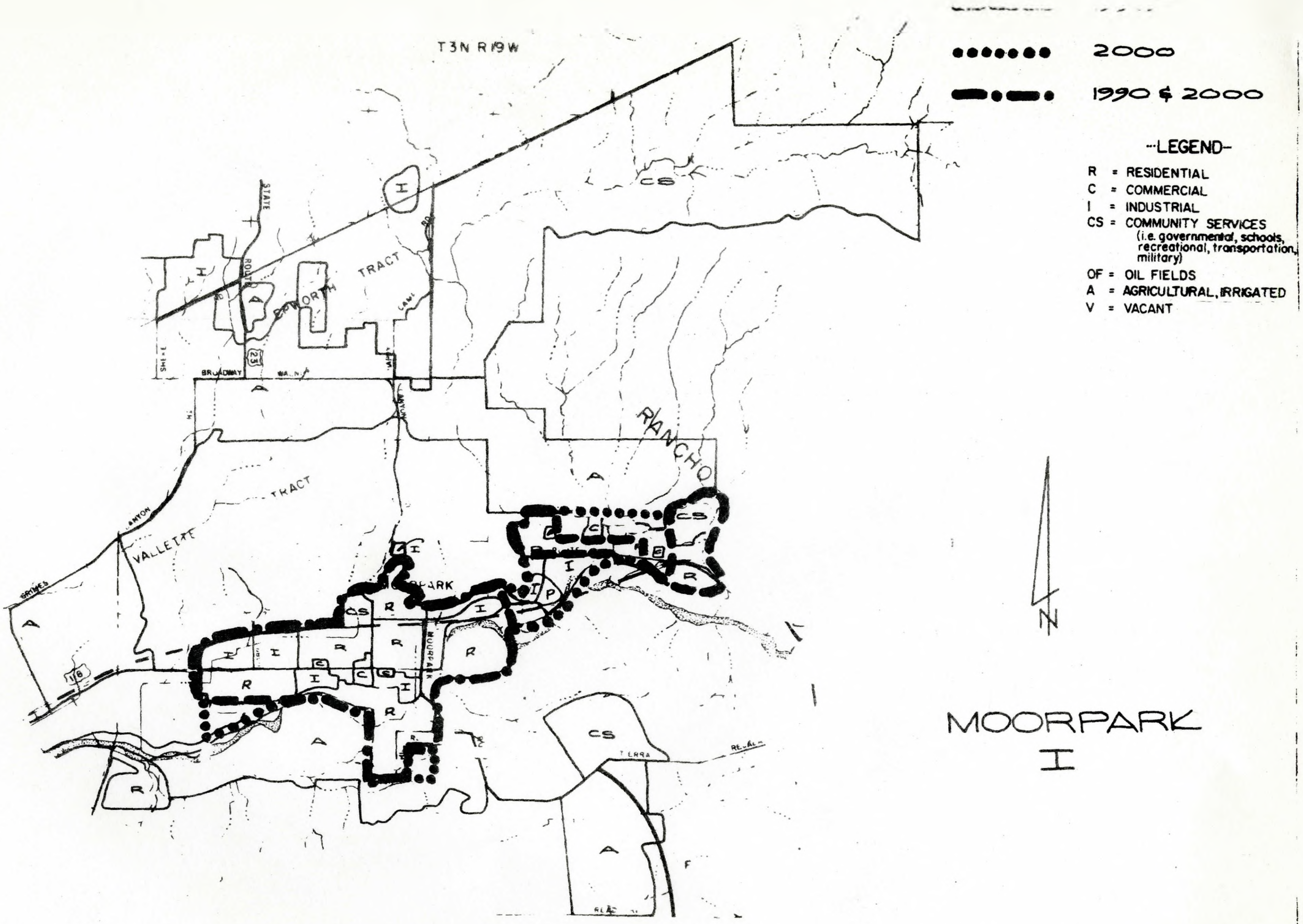
MOORPARK

EXISTING LAND USE

GROWTH AREA BOUNDARY

NON-GROWTH AREA

EXISTING URBANIZATION



T3N R19W
2000
1990 & 2000
--LEGEND-
R = RESIDENTIAL
C = COMMERCIAL
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OF = OIL FIELDS
A = AGRICULTURAL, IRRIGATED
V = VACANT
EPWORTH TRACT
BROADWAY
RANCHO
TRACT
VALLETTE
MOORPARK
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MOORPARK
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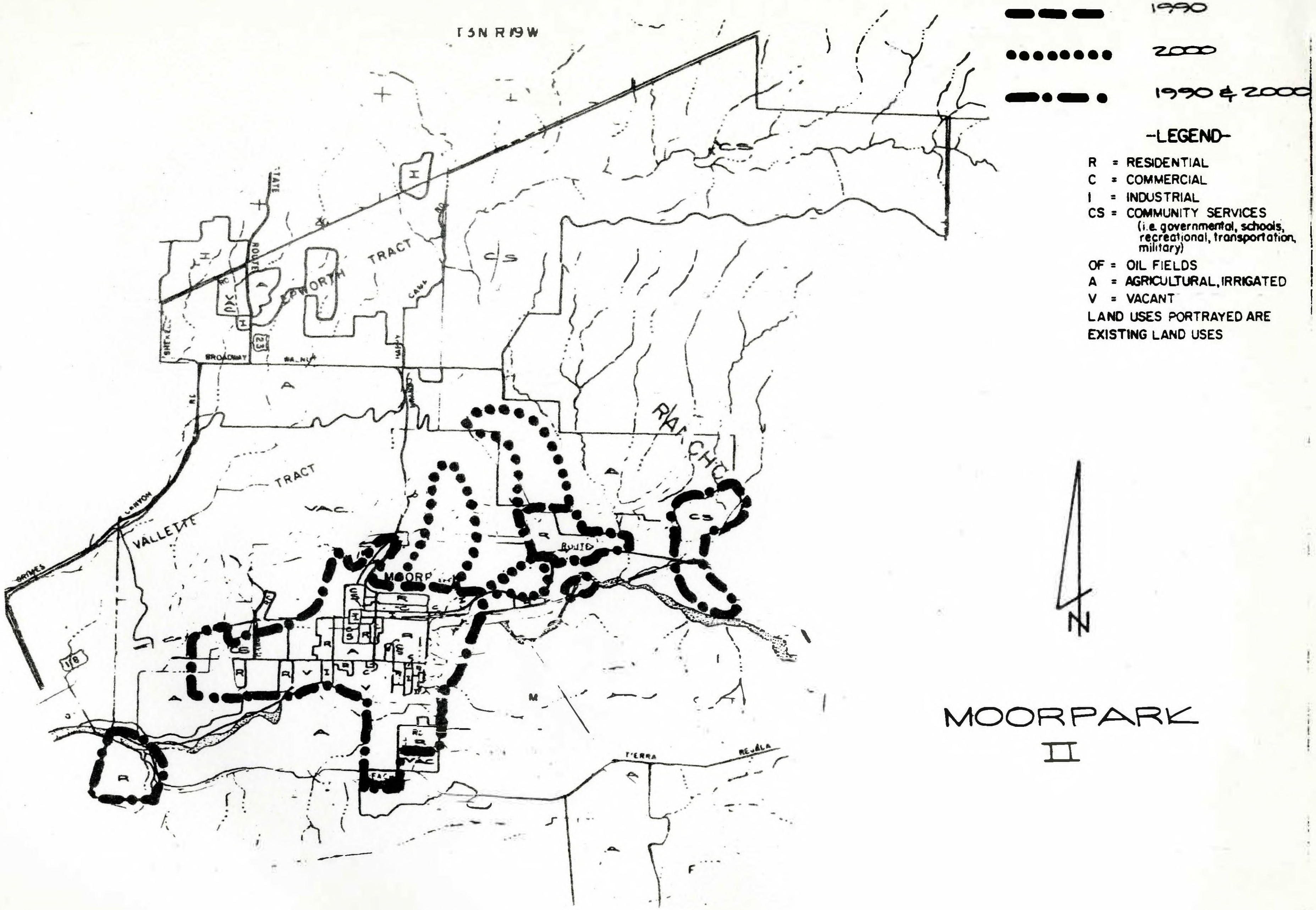
T3N R19W
1990
2000
1990 & 2000
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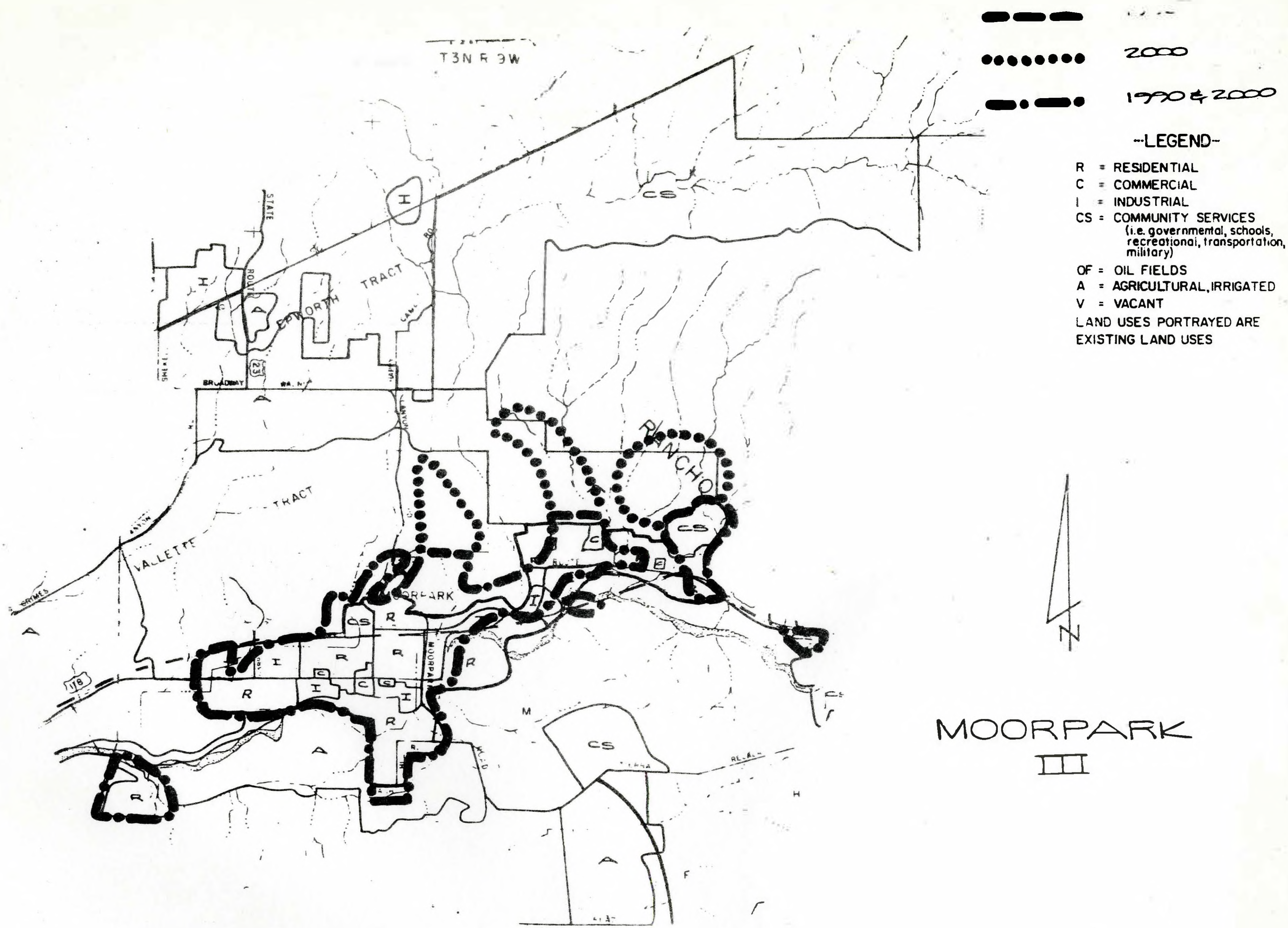
LAND USES PORTRAYED ARE
EXISTING LAND USES
EPWORTH TRACT
VALLETTE TRACT
RANCHO
BROADWAY
N

MOORPARK II



2000
1990 & 2000
--LEGEND--
R = RESIDENTIAL
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I = INDUSTRIAL
CS = COMMUNITY SERVICES
(i.e. governmental, schools, recreational, transportation, military)
OF = OIL FIELDS
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LAND USES PORTRAYED ARE
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T3N R 9W
EPWORTH TRACT
VALLETTE TRACT
RANCHO
MOORPARK
BROADWAY
STATE ROUTE 23
118
CS
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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, commerical, and industrial uses.

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

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

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

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

Alternative 3

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

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

RLUP MAJOR MILESTONE #8

DATA SHEET

OAK PARK GROWTH AREA

EXISTING AND PROJECTED ACRES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	2,294	180	N/A	2,750	180	N/A	2,750	180	N/A
1990	9,300	660	760	9,300	590	680	8,850	630	720
2000	14,000	1,030	1,030	14,000	870	1,000	11,850	870	1,000

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.
1975	12.9	4.0	---	12.9	4.0	---	12.9	4.0	---
1990	14.0	4.4	4.5	15.7	4.9	5.3	14.0	4.4	4.5
2000	13.6	4.3	4.3	16.1	5.0	5.6	13.6	4.3	4.3

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] 3.8 persons per household

[6] Additional commercial and industrial acres are added overall to achieve a balanced community

...LEGEND...

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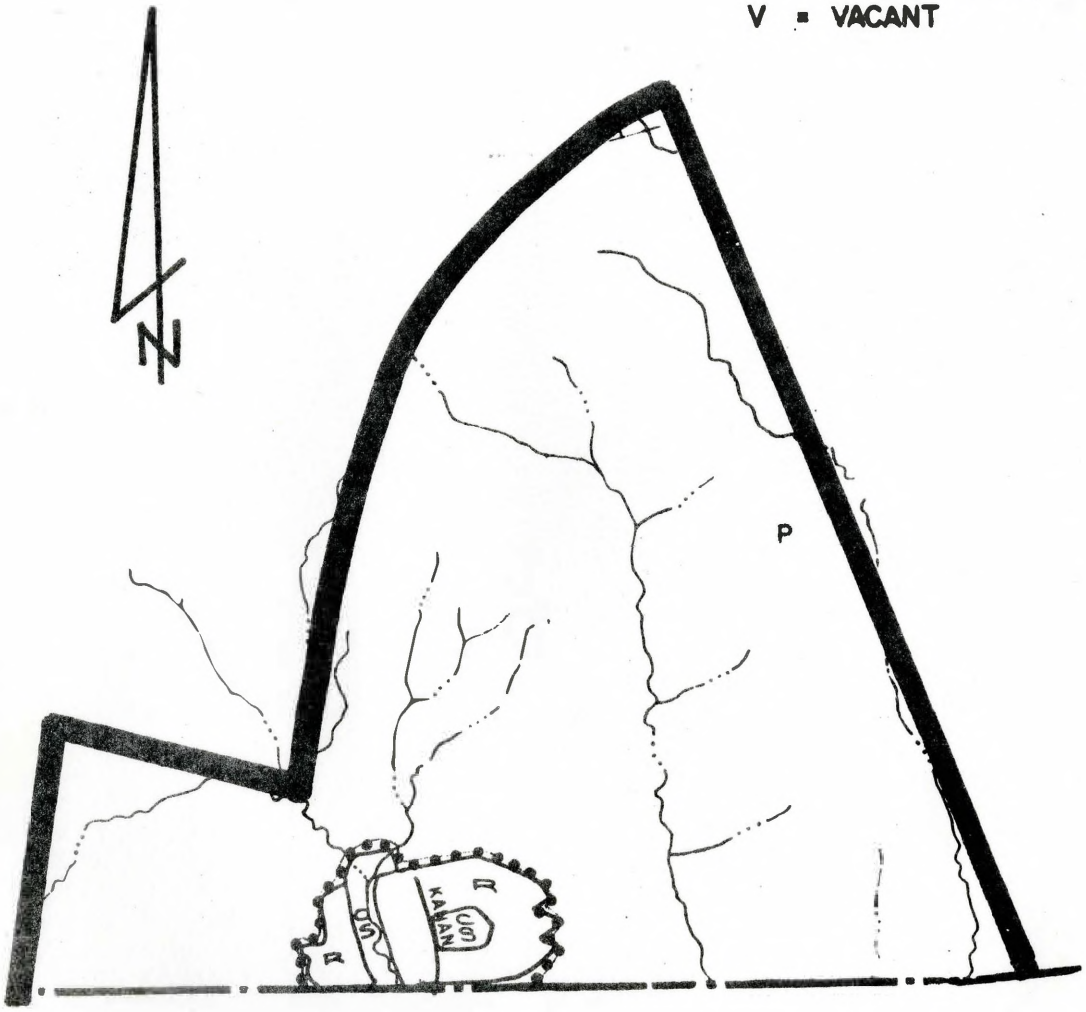

OAK PARK
EXISTING LAND USE

GROWTH AREA BOUNDARY
..... EXISTING URBANIZATION

1990

2000

1990 & 2000

···LEGEND···

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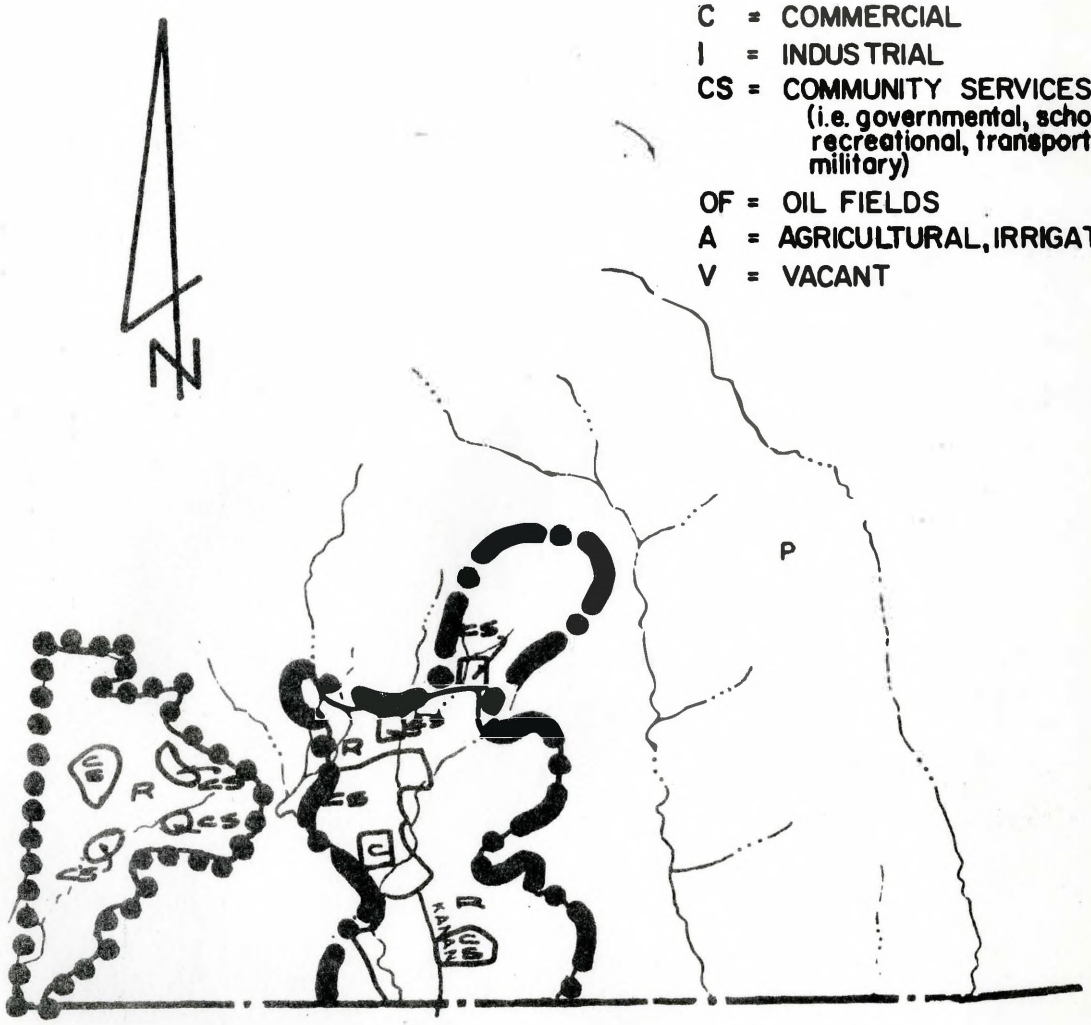
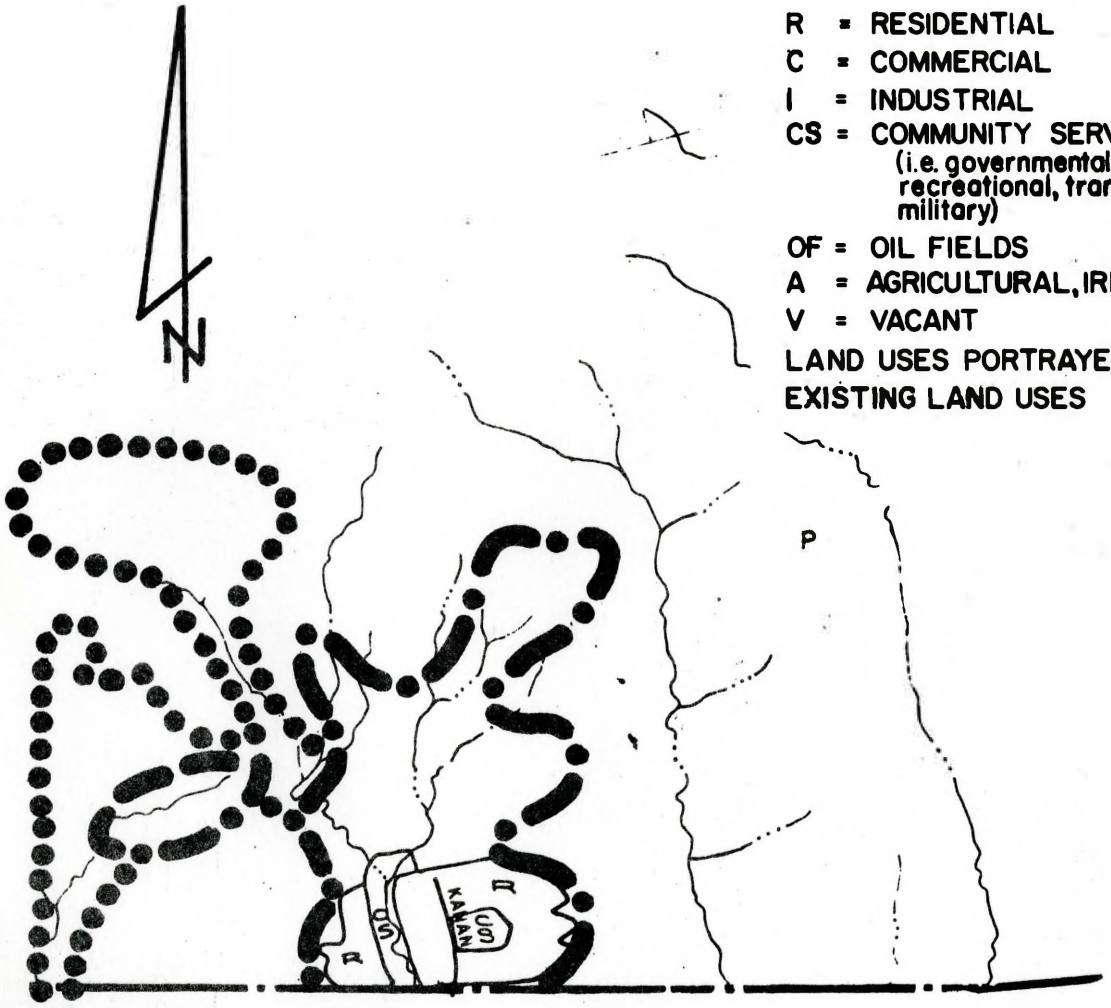


OAK PARK
I

1990

2000

1990 & 2000



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LAND USES PORTRAYED ARE EXISTING LAND USES

OAK PARK II

2000

1990 & 2000

···LEGEND···

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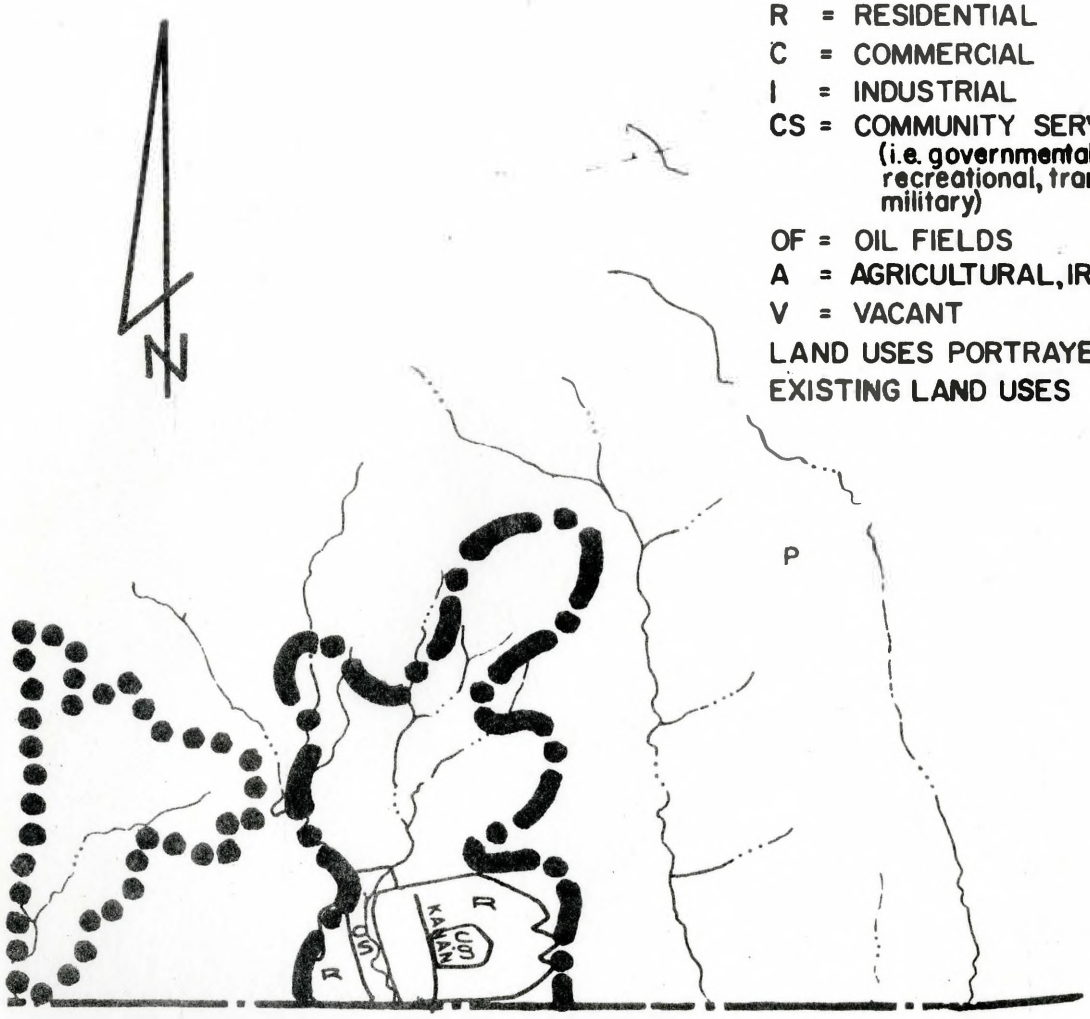
LAND USES PORTRAYED ARE EXISTING LAND USES



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.

RLUP MAJOR MILESTONE #8

DATA SHEET

OJAI VALLEY GROWTH AREA

EXISTING AND PROJECTED ACRES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	17,454	2,770	N/A	17,454	2,770	N/A	17,454	2,770	N/A
1990	21,000	3,100	3,100	21,000	3,100	3,100	19,650	3,100	3,100
2000	23,300	3,100	3,100	23,300	3,100	3,100	20,800	3,100	3,100

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[4,5] OVERALL RES. AC.	HOUSES/[4,5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[4,5,6] OVERALL RES. AC.	HOUSES/[4,5,6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[4,5,6] OVERALL RES. AC.	HOUSES/[4,5,6] NEW RES. AC.
1975	6.3	3.4	---	6.3	3.4	---	6.3	3.4	---
1990	6.3	3.4	3.4	6.6	3.8	4.0	6.3	3.7	3.8
2000	6.3	3.4	3.4	6.8	4.6	4.8	6.3	4.2	4.4

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] 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.

[5] 2.6 persons per household

[6] Residential land as a proportion of total land would decrease from 71% to 65% in order to create a balanced community


OJAI
MEINERS OAKS
OAK VIEW
---LEGEND---
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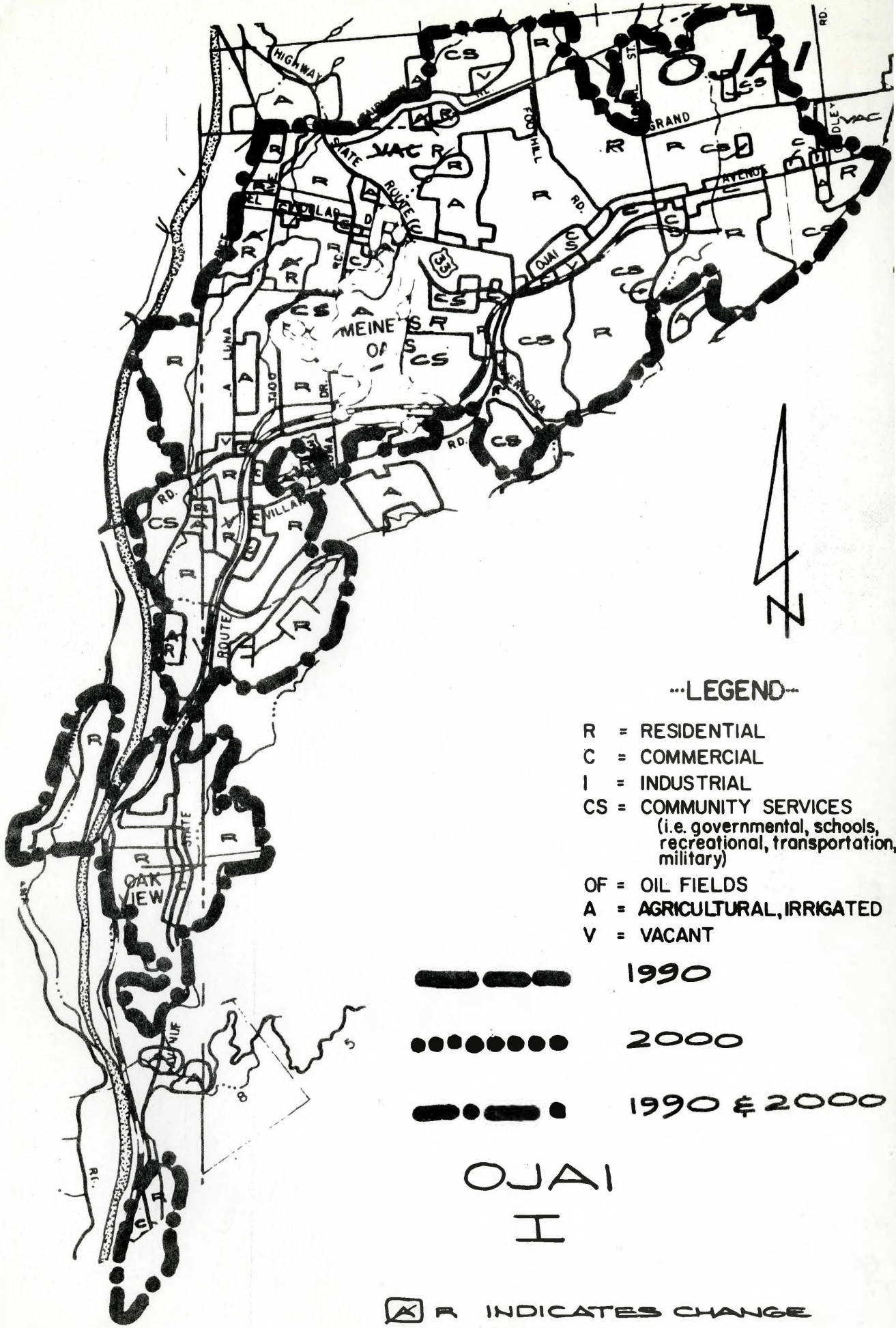
OJAI
EXISTING LAND USE
GROWTH AREA BDRY.
EXISTING URBANIZATION



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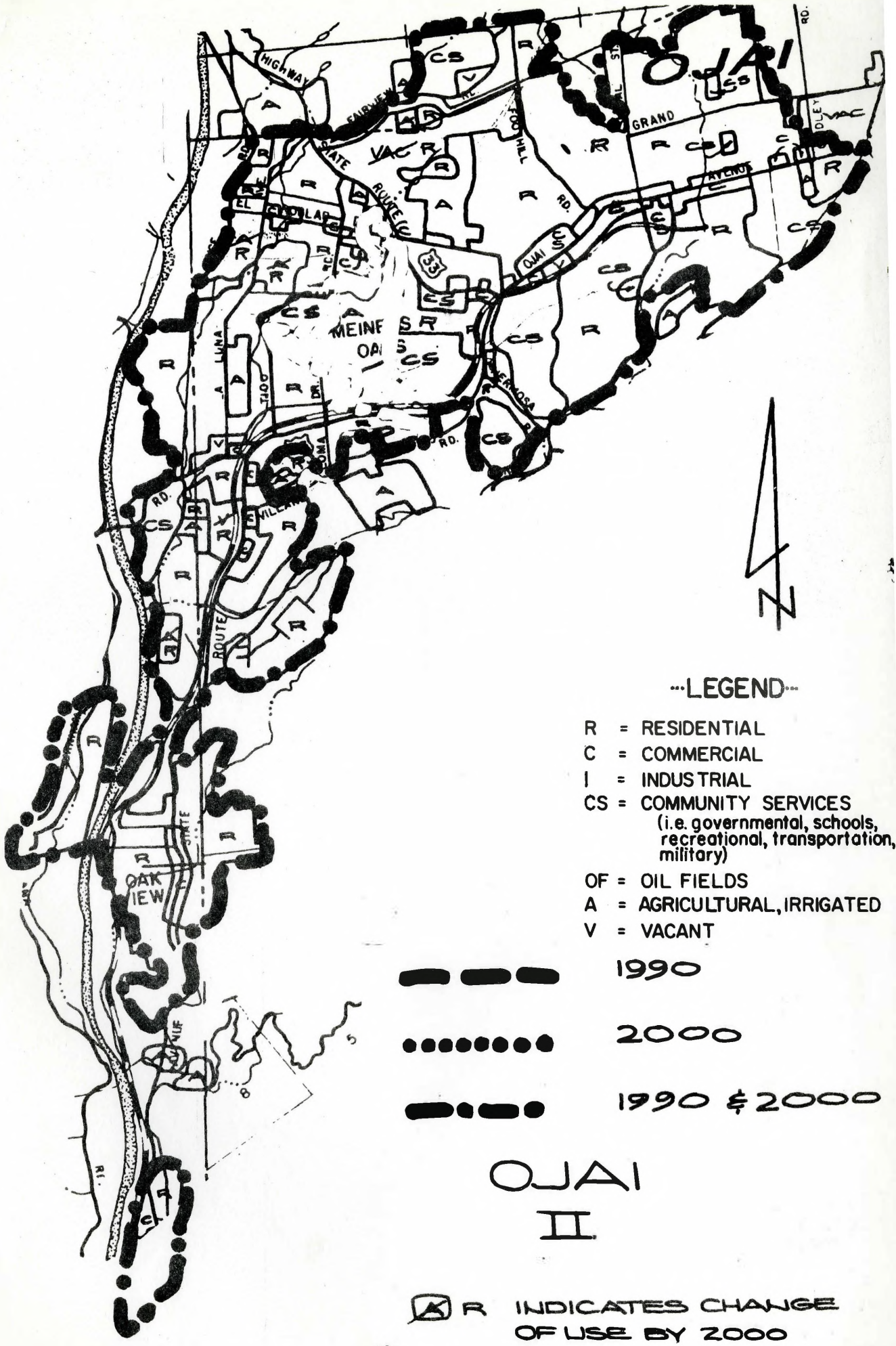
1990

2000

1990 & 2000

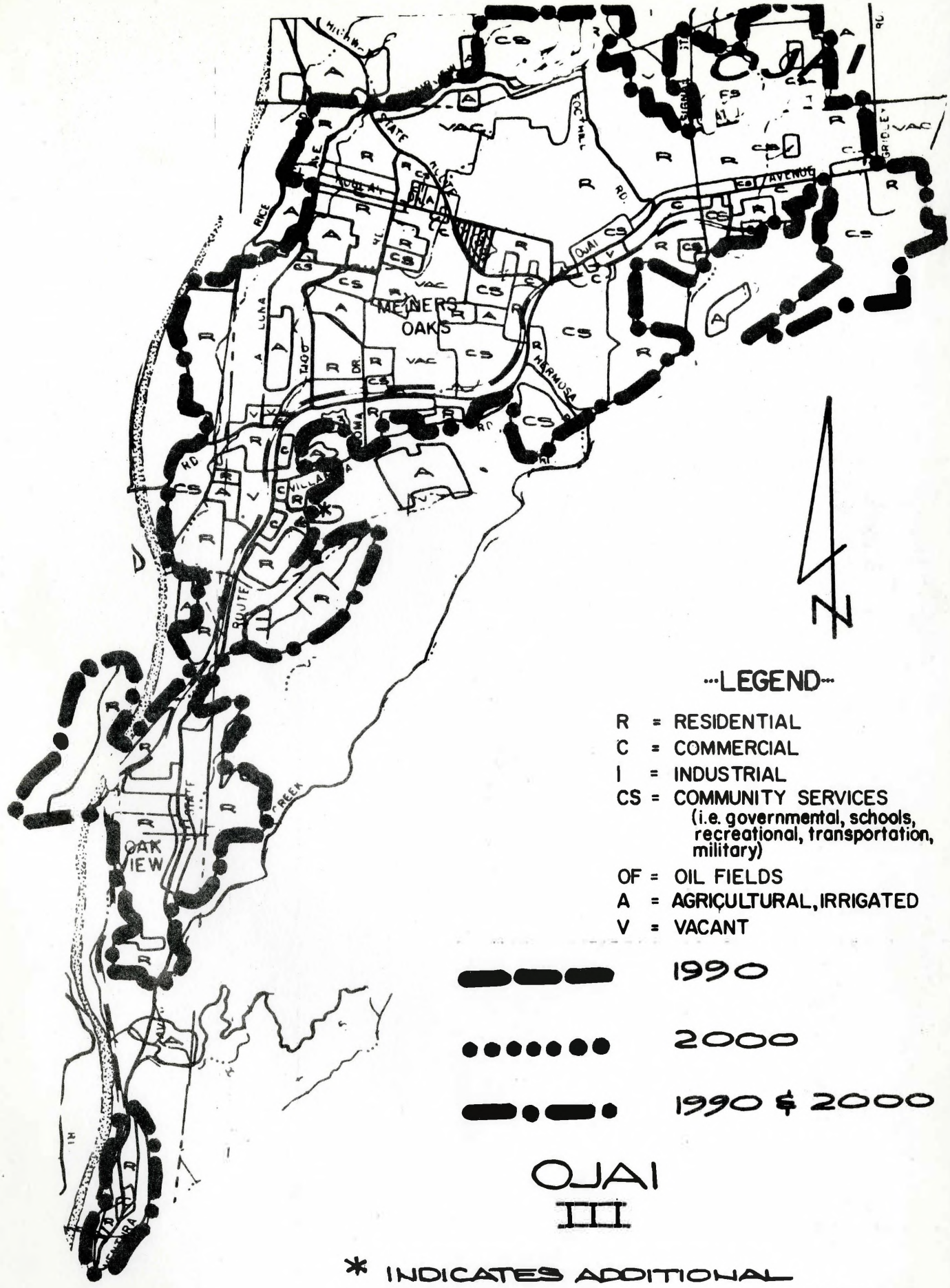
OJAI
I

A R INDICATES CHANGE OF USE BY 2000



OJAI II

R INDICATES CHANGE OF USE BY 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 agricultual 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 accomodated 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 accomodated 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 agribultural land in "Fringe" areas.

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

1. Internal vacant areas and agricultural land consistent with the set of policies for this alternative.

2. Areas occupied by substandard housing units.

The key development strategy difference between this alternative and alternative 2, would be that the entire growth projection would be 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.

RLUP MAJOR MILESTONE #8

DATA SHEET

OXNARD GROWTH AREA

EXISTING AND PROJECTED ACRES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED[5]	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	96,106	8,840	8,840	96,106	8,840	8,840	96,106	8,840	8,840
1990	138,000	11,160	11,620	138,000	10,700	10,700	134,050	10,450	10,450
2000	173,000	13,950	14,970	144,400	10,700	10,700	155,000	10,450	10,450

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[6] OVERALL RES. AC.	HOUSES/[6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[6] OVERALL RES. AC.	HOUSES/[6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[6] OVERALL RES. AC.	HOUSES/[6] NEW RES. AC.
1975	10.9	6.9	6.9	10.9	6.9	6.9	10.9	6.9	6.9
1990	12.4	7.9	11.5	12.9	8.3	10.9	12.8	8.2	10.6
2000	12.4	7.9	9.6	13.6	8.7	11.1	14.8	9.5	13.1

[1] Existing Population Trends/Existing Trends Density

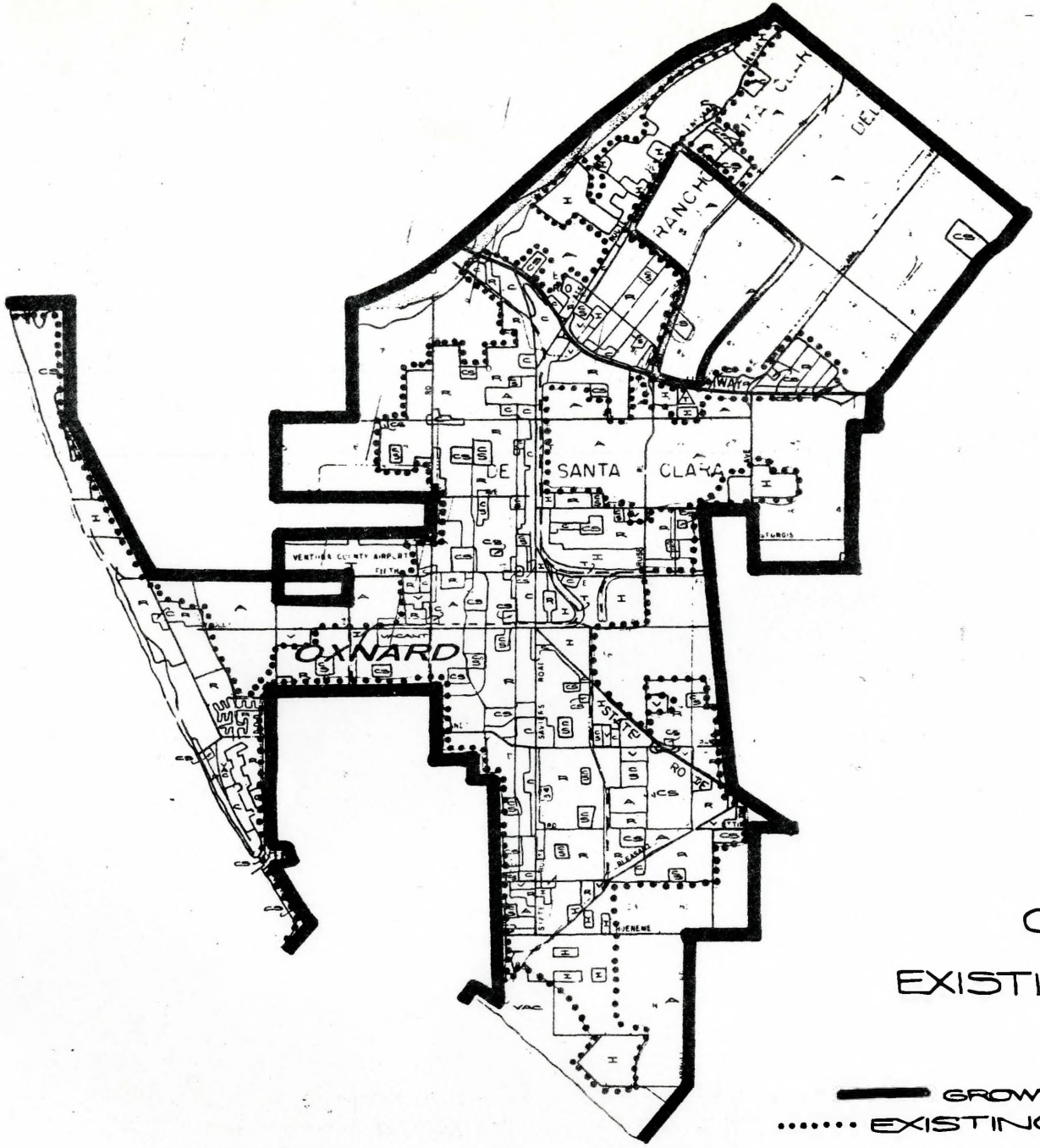
[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

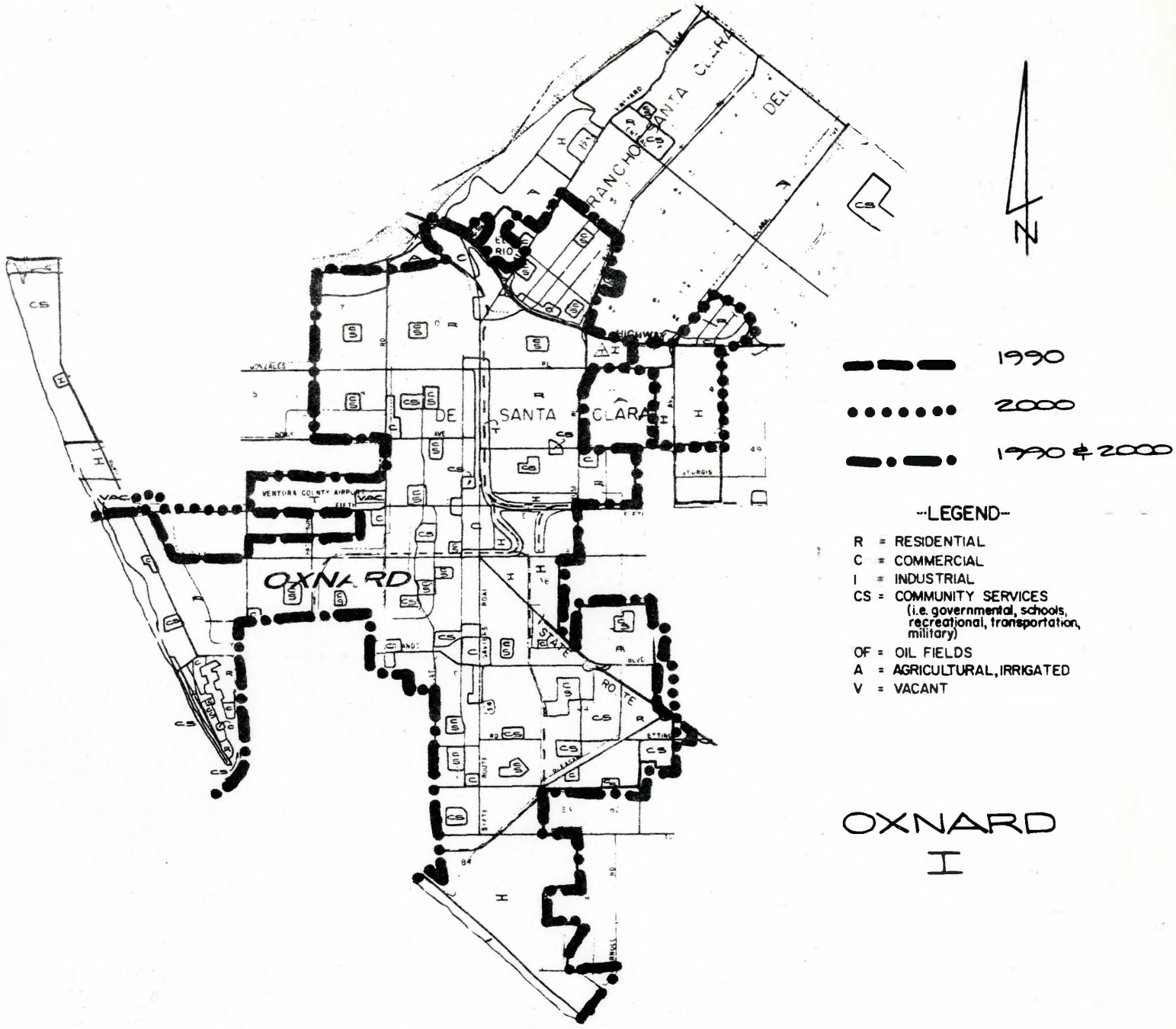
[5] Includes 1676 acres of redevelopment of substandard housing

[6] 2.9 persons per household



OXNARD

EXISTING LAND USE


RANCHO SANTA CLARA DEL
RIO
DE SANTA CLARA
VENTURA COUNTY AIRPORT
OXNARD
STATE
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N
1990
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1990 & 2000
--LEGEND--
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OXNARD
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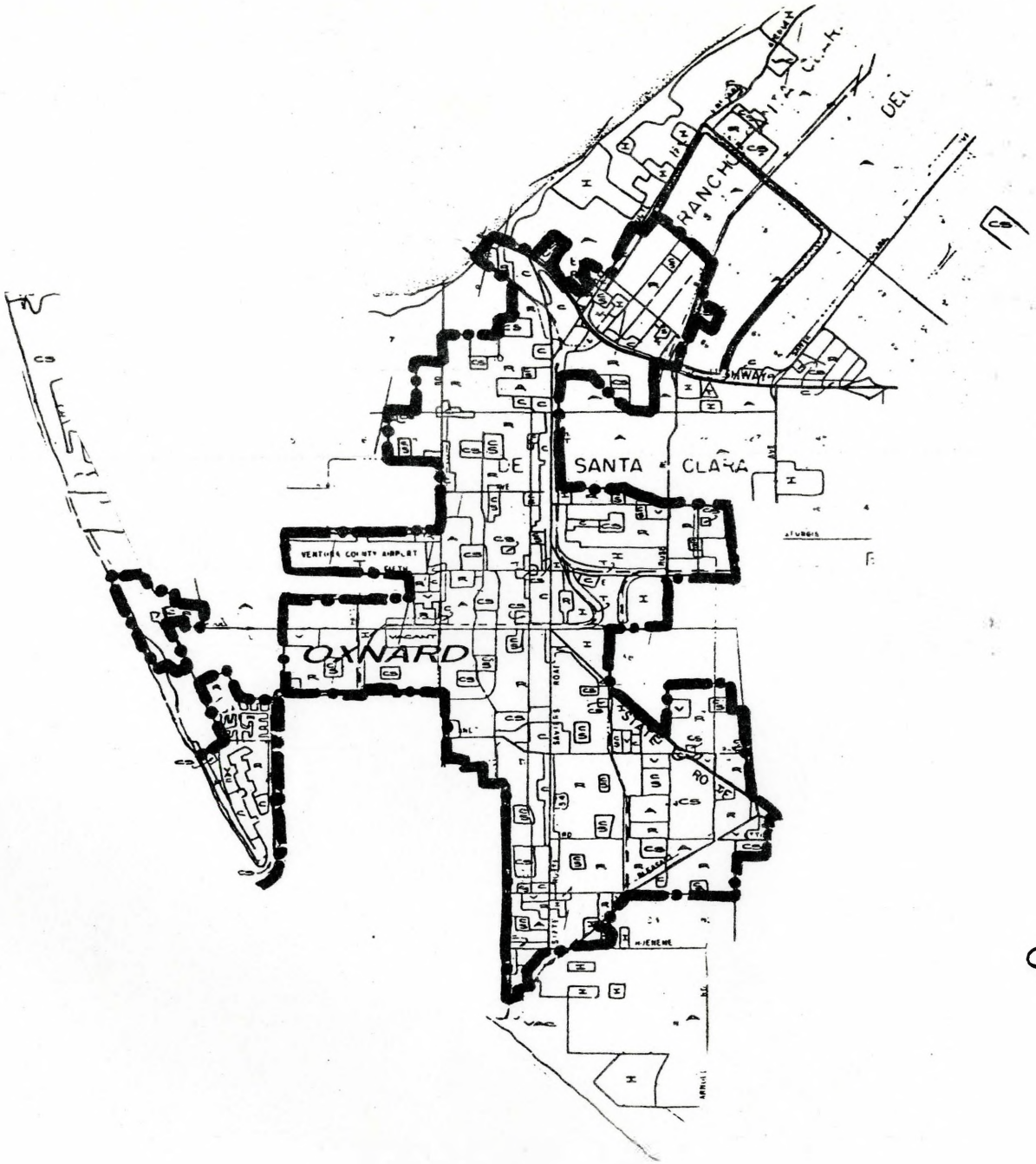
OXNARD
SANTA CLARA
1990
2000
1990 & 2000
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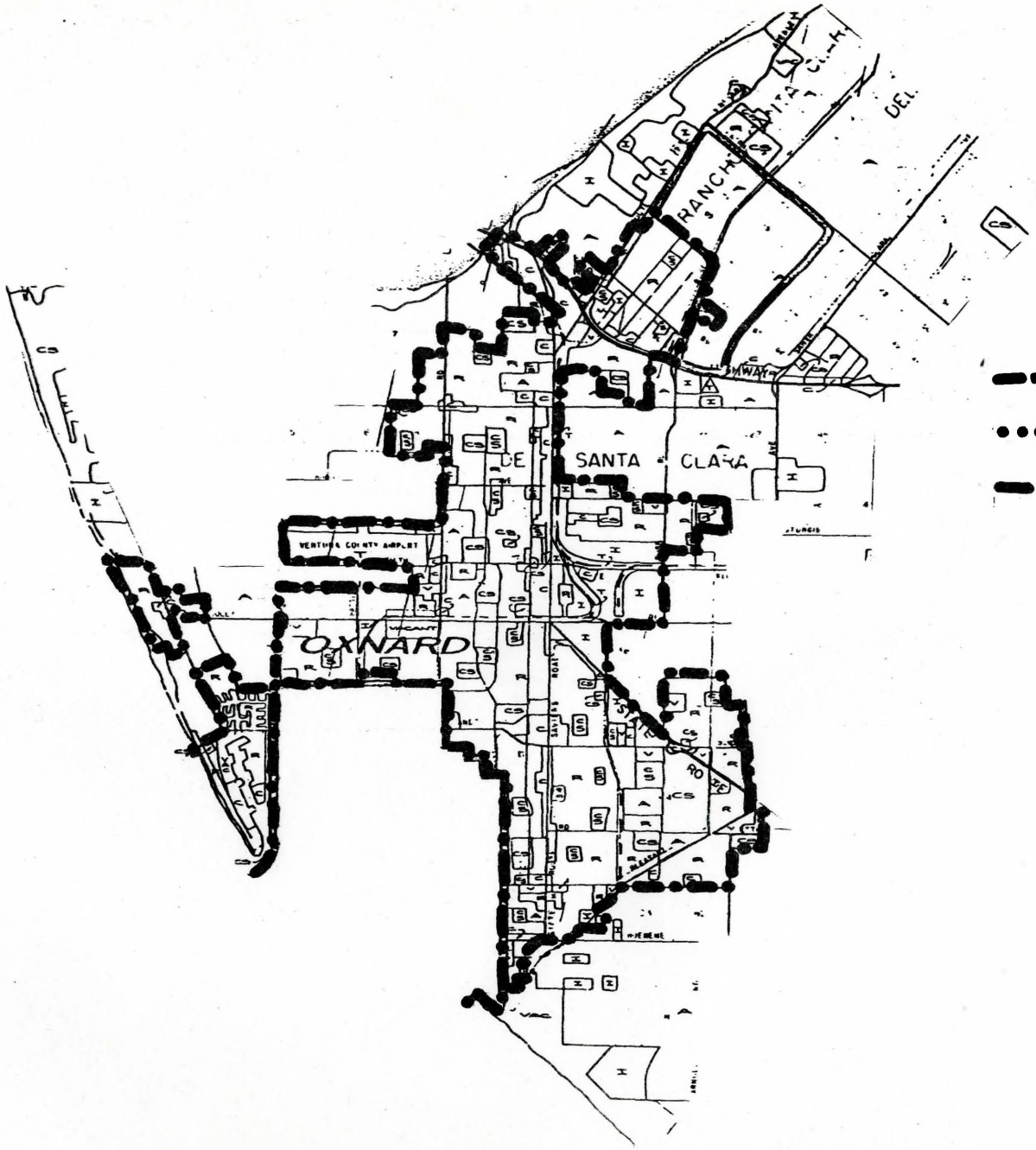
LAND USES PORTRAYED ARE EXISTING LAND USES
N

OXNARD
II


RANCH
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OXNARD
1990
2000
1990 & 2000
-LEGEND-
R = RESIDENTIAL
C = COMMERCIAL
I = INDUSTRIAL
CS = COMMUNITY SERVICES
(i.e. governmental, schools, recreational, transportatio military)
OF = OIL FIELDS
A = AGRICULTURAL, IRRIGATED
V = VACANT
LAND USES PORTRAYED ARE EXISTING LAND USES
N

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)

RLUP MAJOR MILESTONE #8

DATA SHEET

PIRU GROWTH AREA

EXISTING AND PROJECTED ACRES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	715	125	N/A	715	125	N/A	715	125	N/A
1990	800	140	140	800	125	125	700	125	125
2000	800	140	140	800	125	125	700	125	125

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.
1975	5.8	4.0	---	5.8	5.8	---	5.8	5.8	---
1990	5.8	4.1	4.1	7.2	4.5	5.0	5.8	5.8	N/A
2000	5.8	4.1	4.1	7.2	4.5	5.0	5.8	5.8	N/A

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] 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[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	17,746	2,530	N/A	17,746	2,530	N/A	17,746	2,530	N/A
1990	24,400	2,750	2,750	24,400	2,750	2,750	23,650	2,700	2,750
2000	26,500	2,750	2,750	26,500	2,750	2,750	24,500	2,750	2,750

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.	POP/ALL DEV. ACRES[7]	HOUSES/[5,6,7] OVERALL RES. AC.	HOUSES/[5,6,7] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.
1975	7.1	6.4	---	7.1	6.4	---	7.1	6.4	---
1990	8.9	8.2	28.4	8.9	8.2	28.4	8.7	8.1	28.4
2000	9.6	8.9	37.4	9.6	8.9	37.4	8.9	8.2	28.9

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

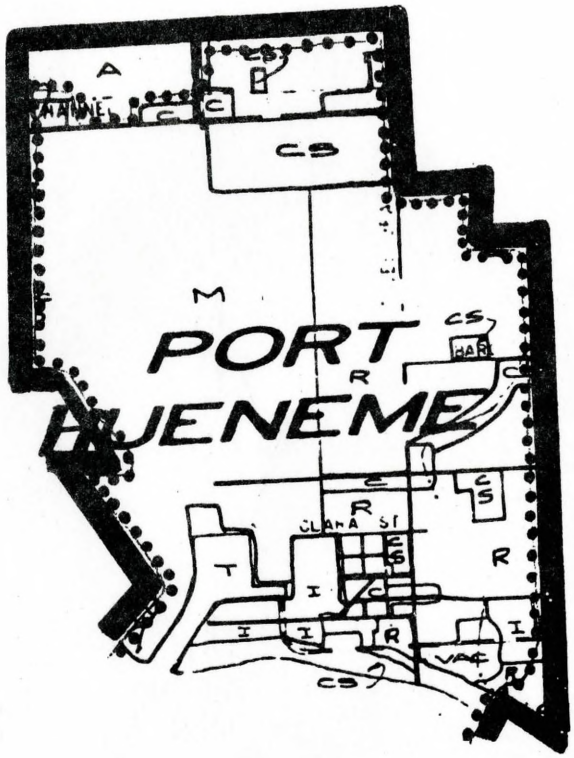
[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] 3.0 persons per household

[6] 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

[7] 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

PORT HUENEME EXISTING LAND USE

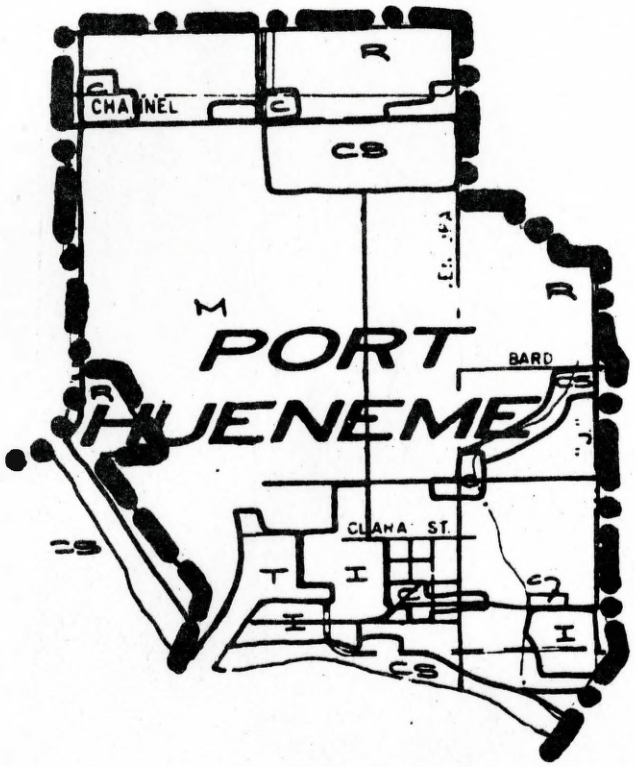
...LEGEND...

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

1990

2000

1990 & 2000



PORT HUENEME

I

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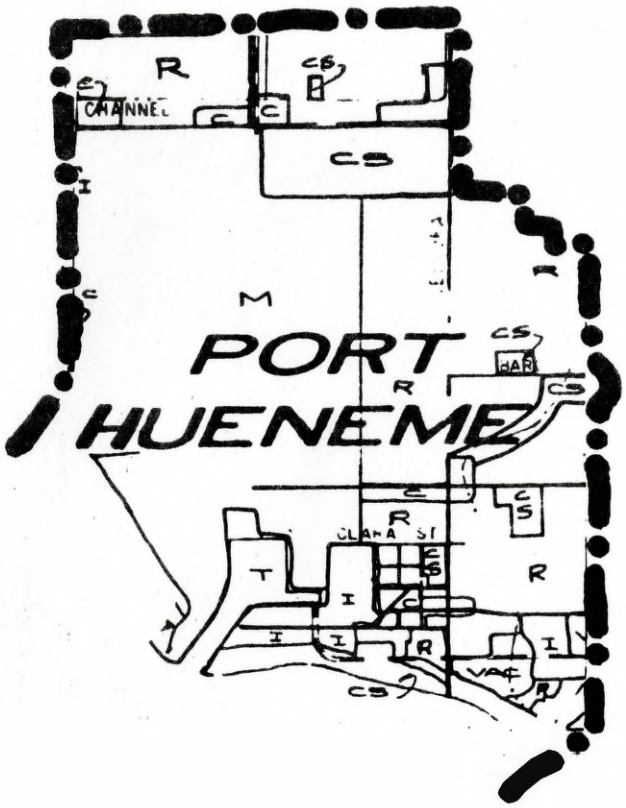
1990

2000

1990 & 2000



N

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LAND USES PORTRAYED ARE EXISTING LAND USES

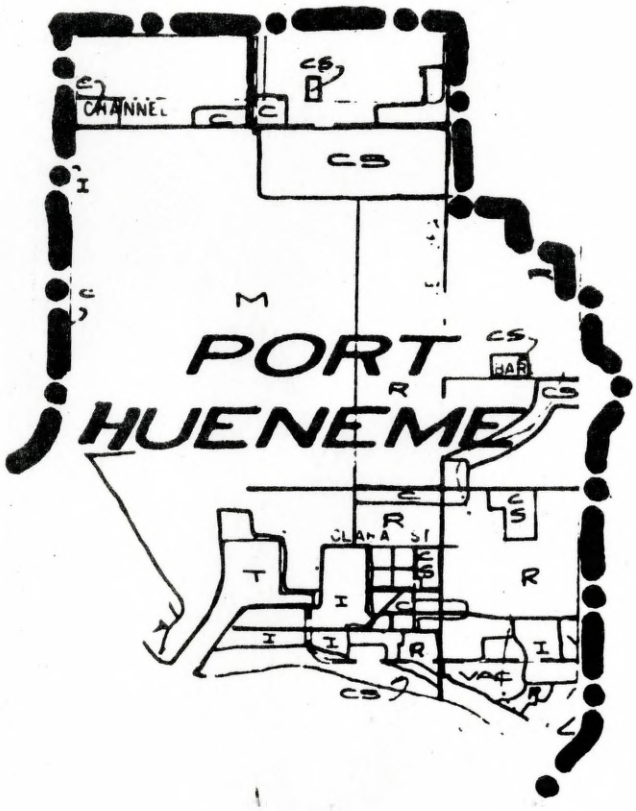
PORT HUENEME II

1990

2000

1990 & 2000

N



PORT HUENEME III

...LEGEND...

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

LAND USES PORTRAYED ARE EXISTING LAND USES

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[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	71,596	8,800	N/A	71,596	8,800	N/A	71,596	8,800	N/A
1990	89,000	13,000	13,000	89,000	10,500	12,100	89,000	10,400	12,100
2000	107,000	13,260	13,330	107,000	11,300	12,100	107,000	12,000	13,200

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES.AC.	HOUSES/[5] NEW RES.AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES.AC.	HOUSES/[5] NEW RES.AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES.AC.	HOUSES/[5] NEW RES.AC.
1975	8.1	5.4	---	8.1	5.4	---	8.1	5.4	N/A
1990	7.8	4.5	2.8	8.7	5.6	10.4	7.8	5.3	4.6
2000	7.8	5.3	5.2	9.5	6.3	10.8	7.8	5.3	5.1

[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes 860 hillside acres where development is uncertain pending local review of hazards and costs. Also includes existing developed acreage east of 1990 and 2000 Line.

[5] 2.6 persons per dwelling unit


SAN BUENAVENTURA
EX MISSION
MONTALVO
MIGUEL

--LEGEND--

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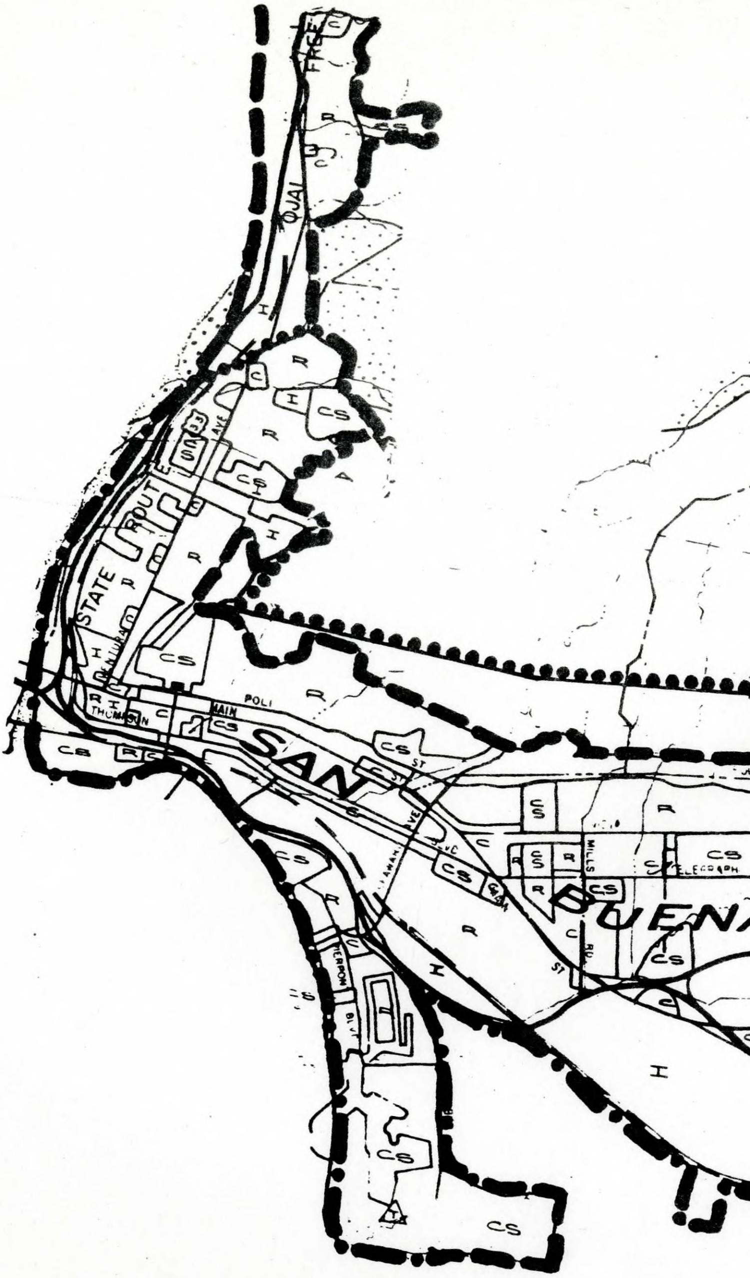
SAN BUENAVENTURA

EXISTING LAND USE

GROWTH AREA BOUNDARY
EXISTING URBANIZATION



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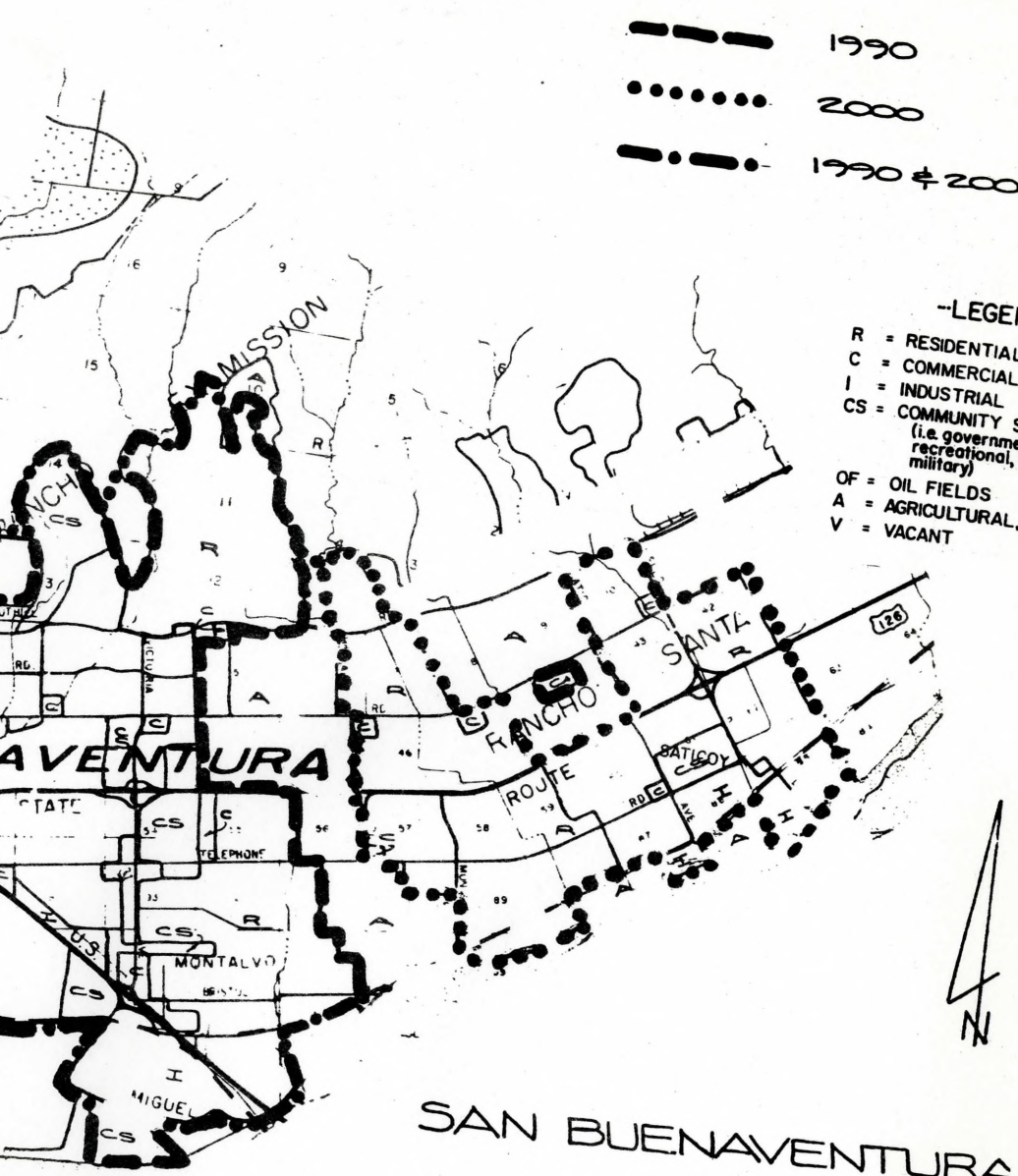
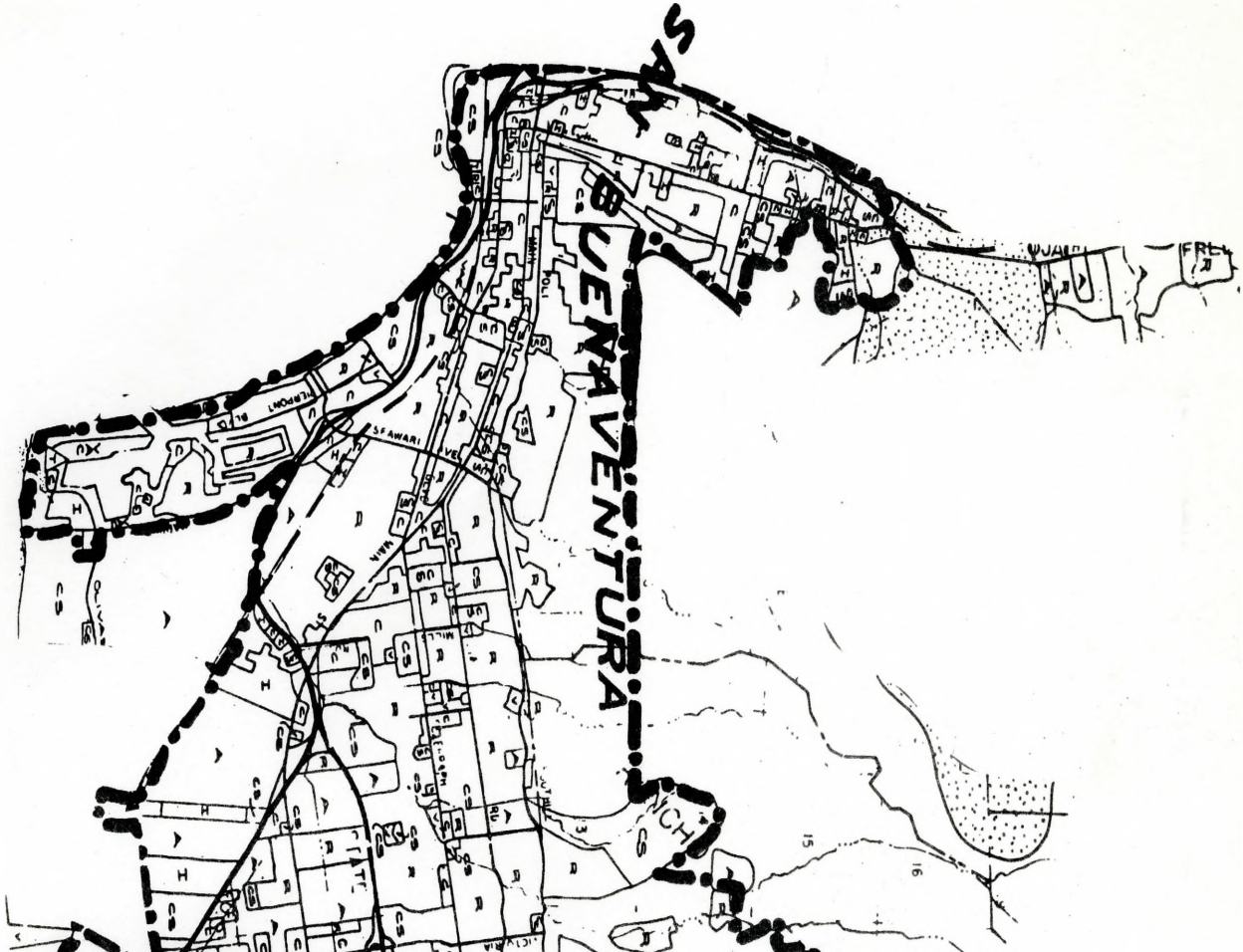


SAN BUENAVENTURA
I


SAN BUENAVENTURA

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

1990

1990 & 2000

-LEGEND-

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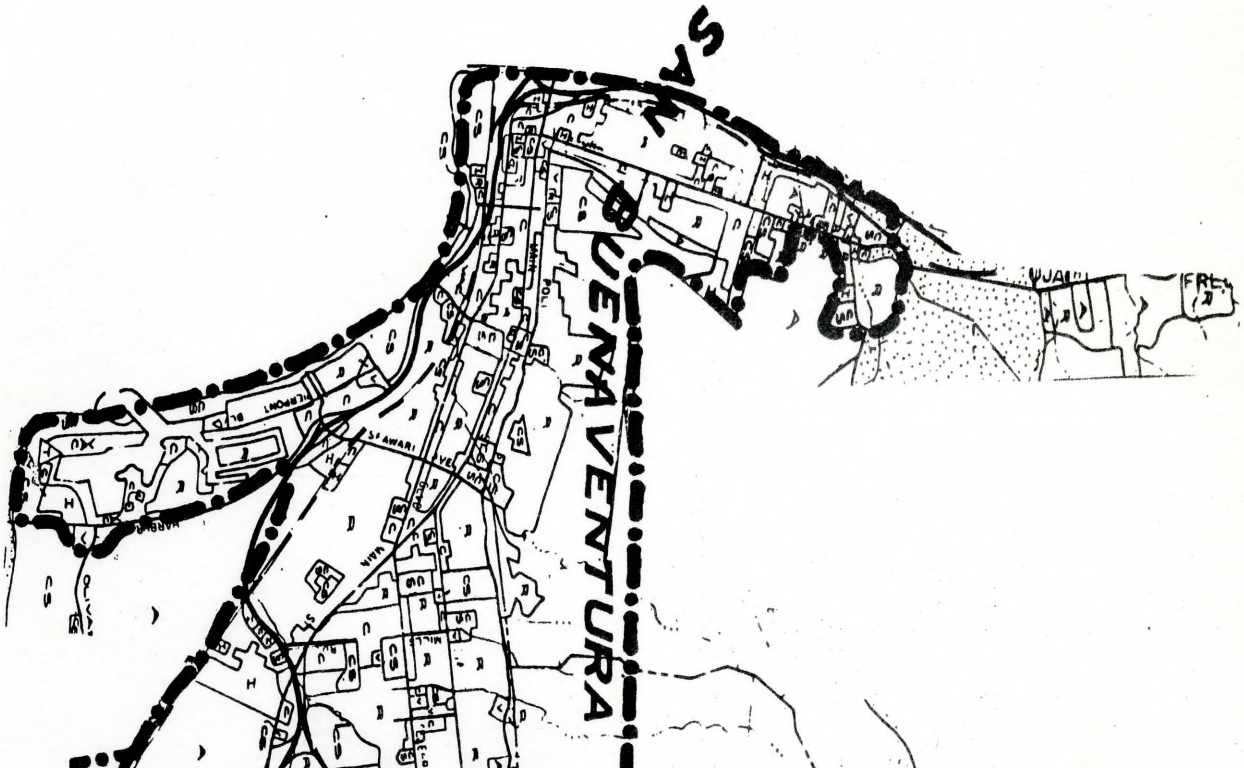
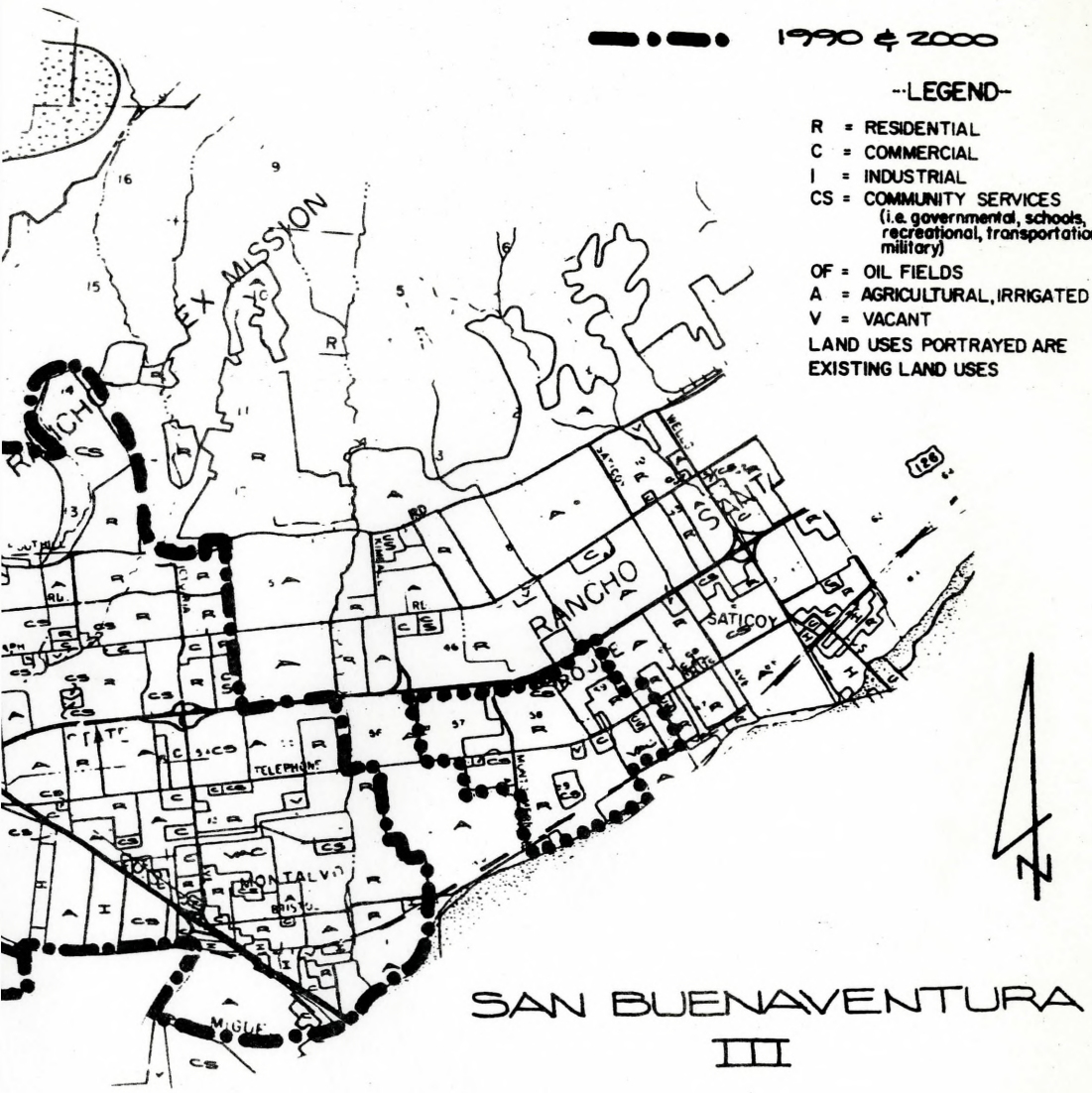
LAND USES PORTRAYED ARE EXISTING LAND USES

SAN BUENAVENTURA II


SAN BUENAVENTURA



SAN BUENAVENTURA
III

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.

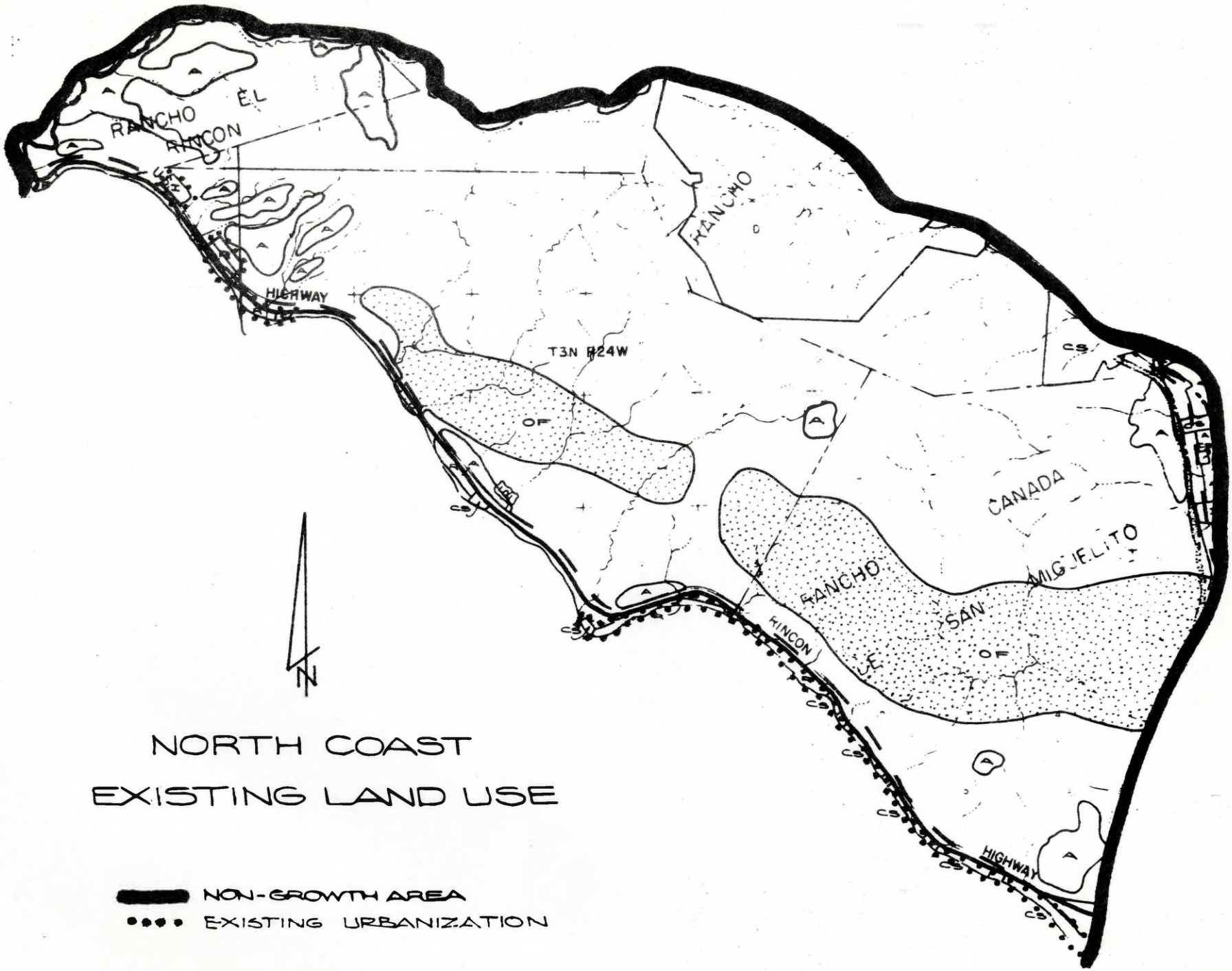
Alternative 2

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.

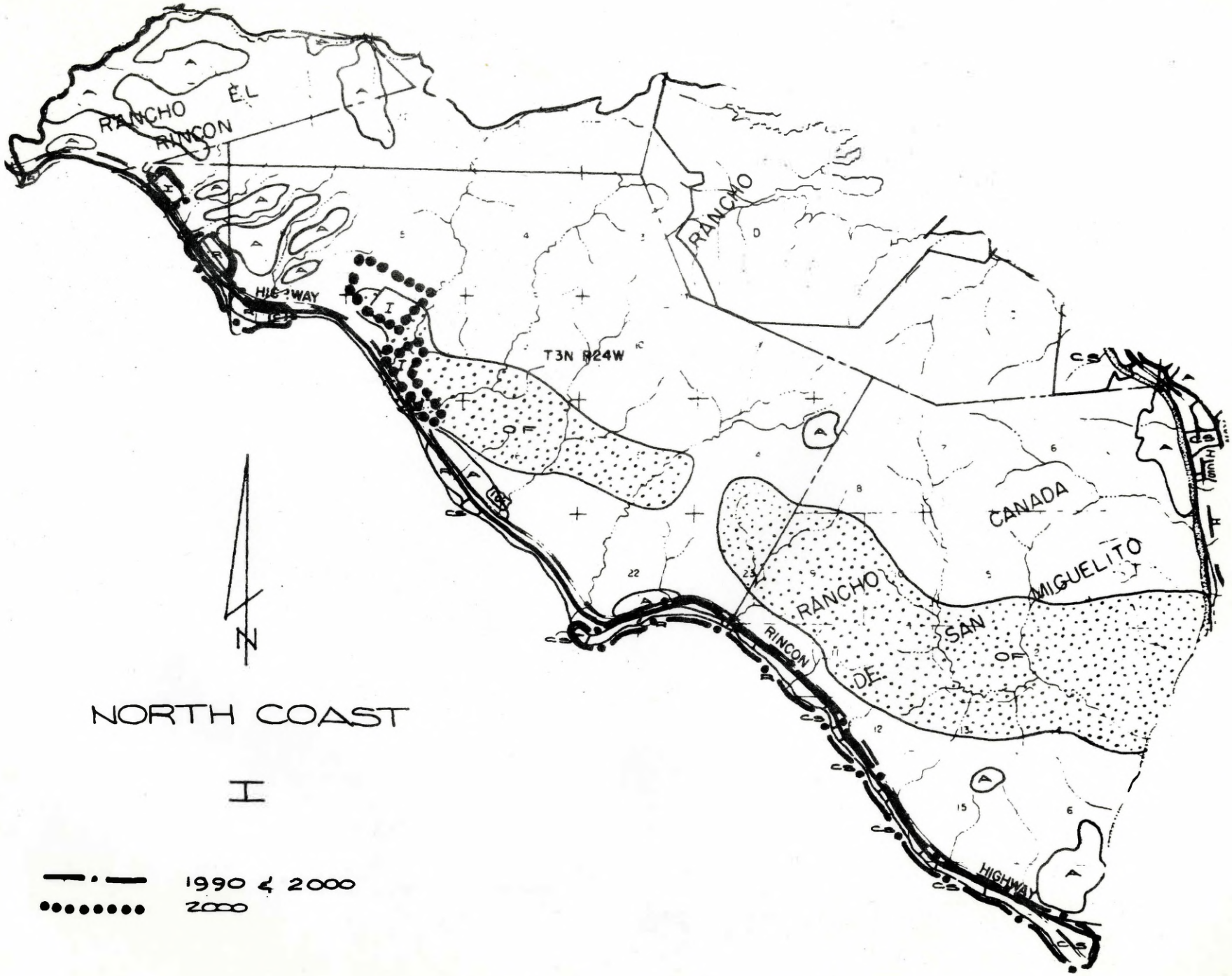
Alternative 3

This is the same as Alternative 2.



NORTH COAST

EXISTING LAND USE

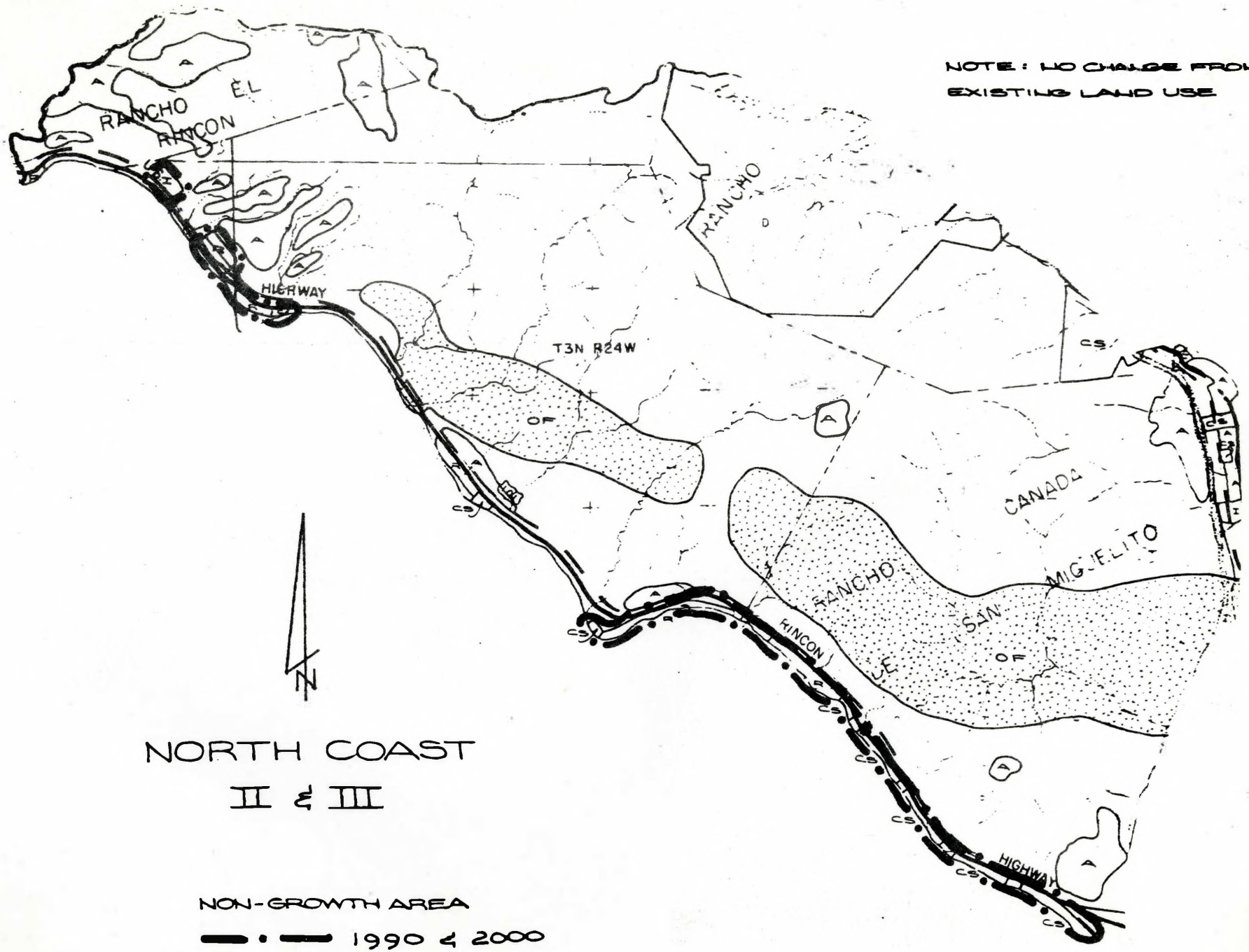


NORTH COAST

I

1990 & 2000

2000



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[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	19,505	2,240	N/A	19,505	2,240	N/A	19,505	2,240	N/A
1990	23,000	2,550	2,550	23,000	2,370	2,480	21,600	2,380	2,380
2000	24,850	2,830	2,830	24,850	2,670	2,670	23,400	2,600	2,600

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.
1975	8.7	4.5	---	8.7	4.5	---	8.7	4.5	---
1990	9.0	4.6	5.8	9.3	5.0	14.7	9.1	4.7	7.8
2000	8.8	4.5	4.7	9.3	4.8	8.0	8.9	4.6	5.2

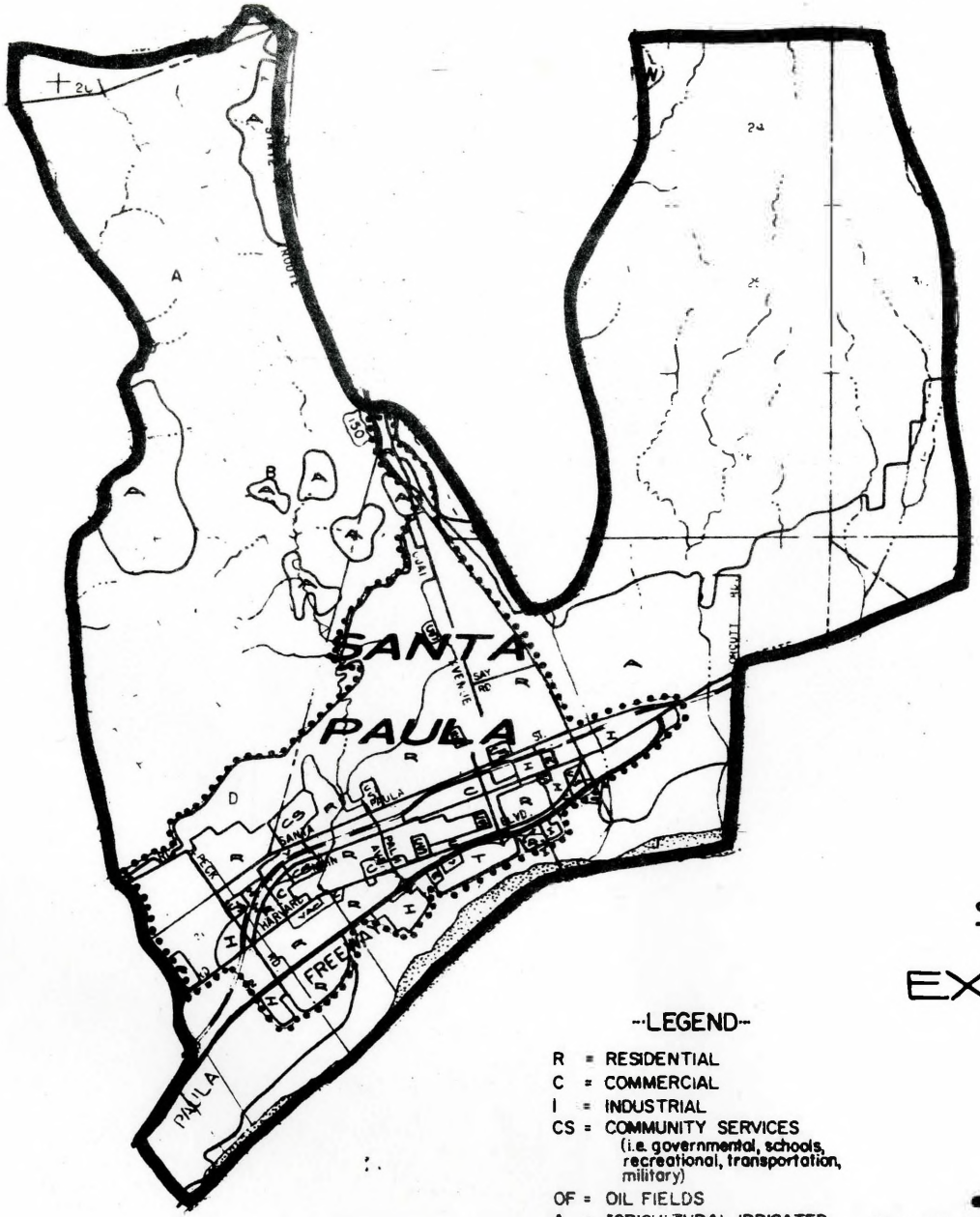
[1] Existing Population Trends/Existing Trends Density

[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] 2.9 persons per household



SANTA PAULA
EXISTING LAND USE

--LEGEND--

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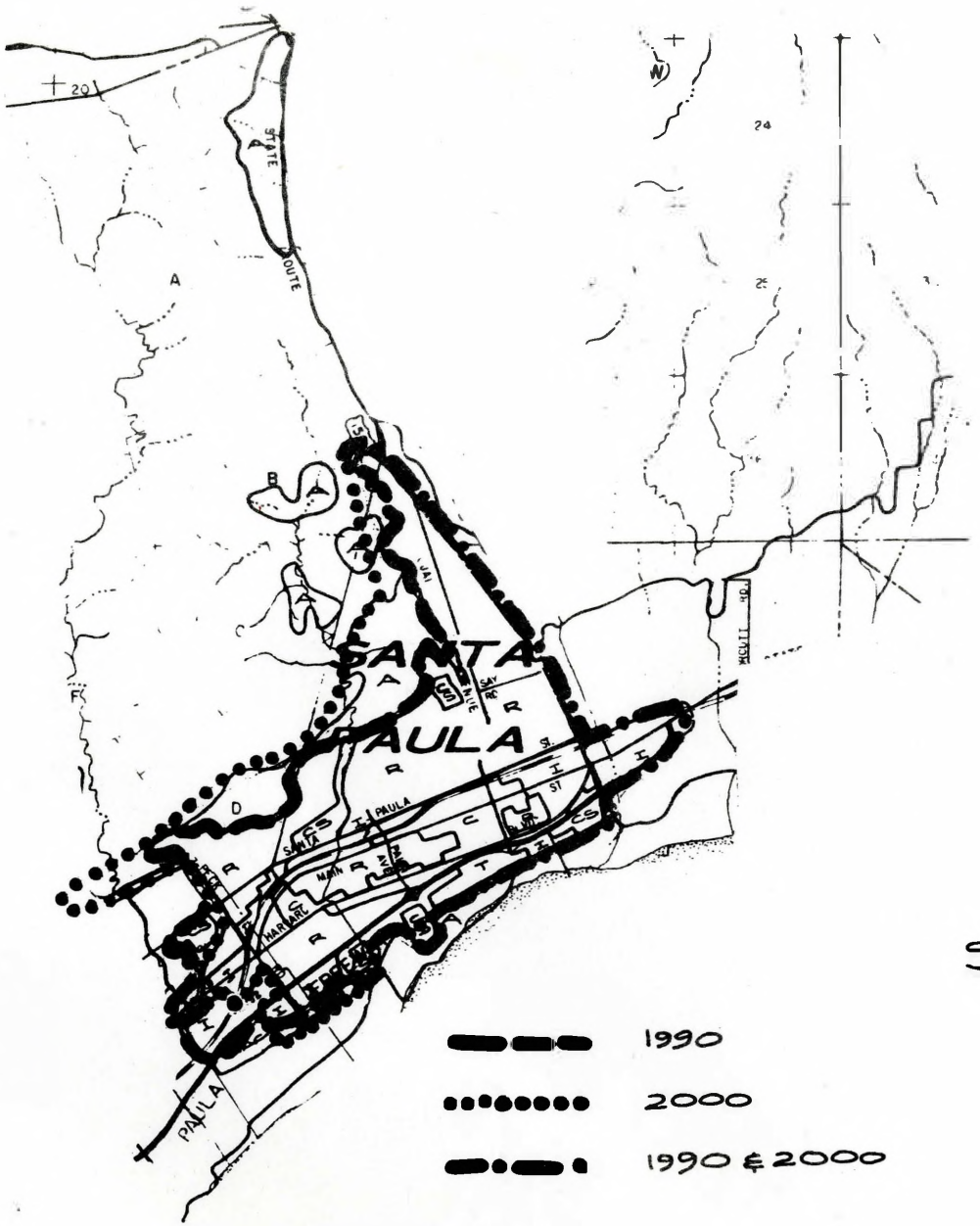
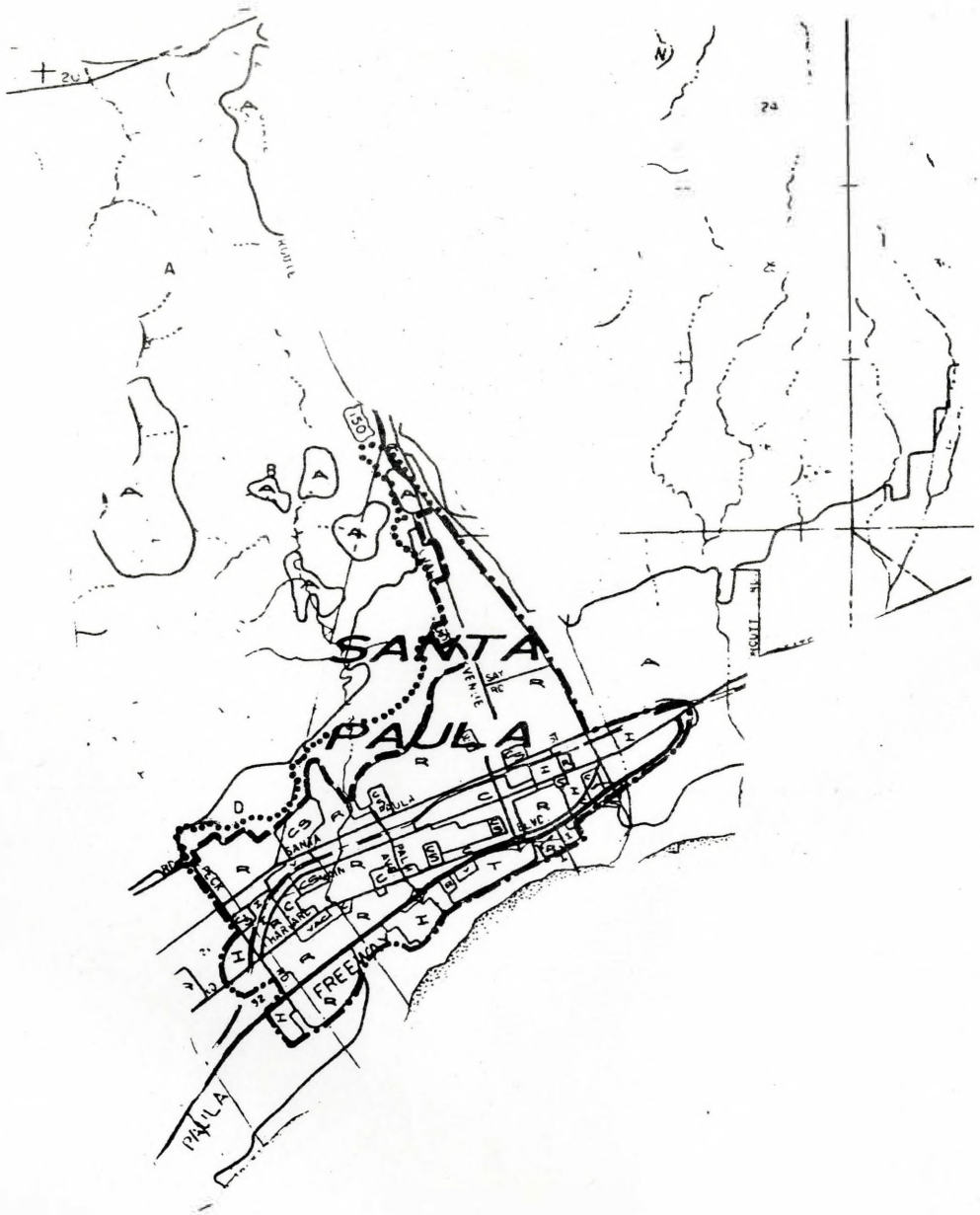
GROWTH AREA BOUNDARY
EXISTING URBANIZATION



SANTA PAULA
I



1990

2000

1990 & 2000

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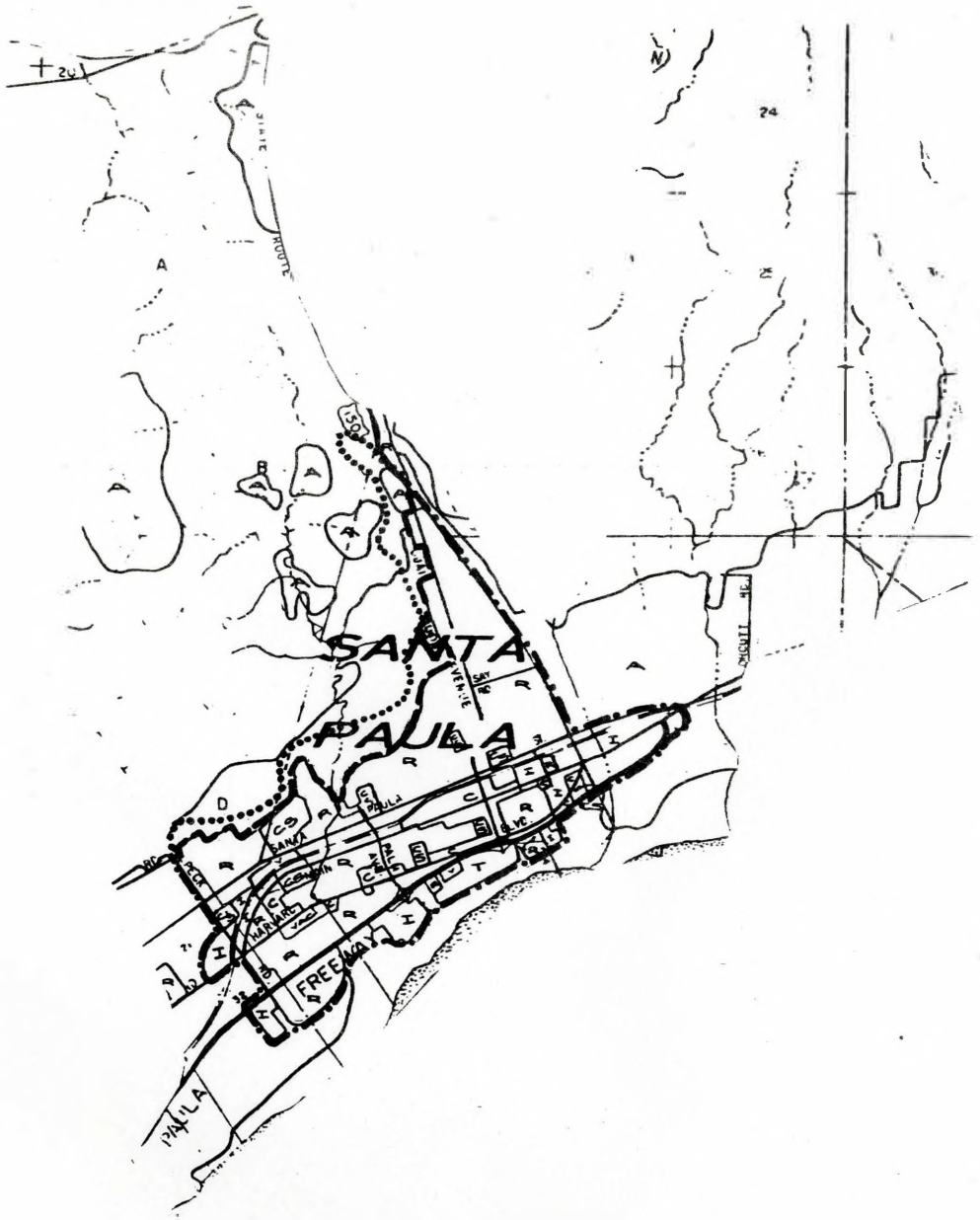
N

SANTA PAULA
II



1990

2000

1990 & 2000

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LAND USES PORTRAYED ARE EXISTING LAND USES

N

SANTA PAULA
III

Simi Valley Growth Area

Alternative 1

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

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

Alternative 2

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

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

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

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

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

Alternative 3

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

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

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

RLUP MAJOR MILESTONE #8

DATA SHEET

SIMI VALLEY GROWTH AREA

EXISTING AND PROJECTED ACRES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 1[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	71,789	9,000	N/A	71,789	9,000	N/A	71,789	9,000	N/A
1990	103,000	14,870	16,420	103,000	11,840	15,000	97,300	12,650	15,000
2000	122,000	15,870	17,420	122,000	13,550	15,000	108,400	14,260	16,320

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.
1975	8.0	3.1	---	8.0	3.1	---	8.0	3.1	---
1990	6.3	3.0	2.3	8.7	3.8	5.4	7.7	3.4	3.4
2000	7.6	3.3	3.1	9.0	4.0	5.4	7.6	3.4	3.4

[1] Existing Population Trends/Existing Trends Density

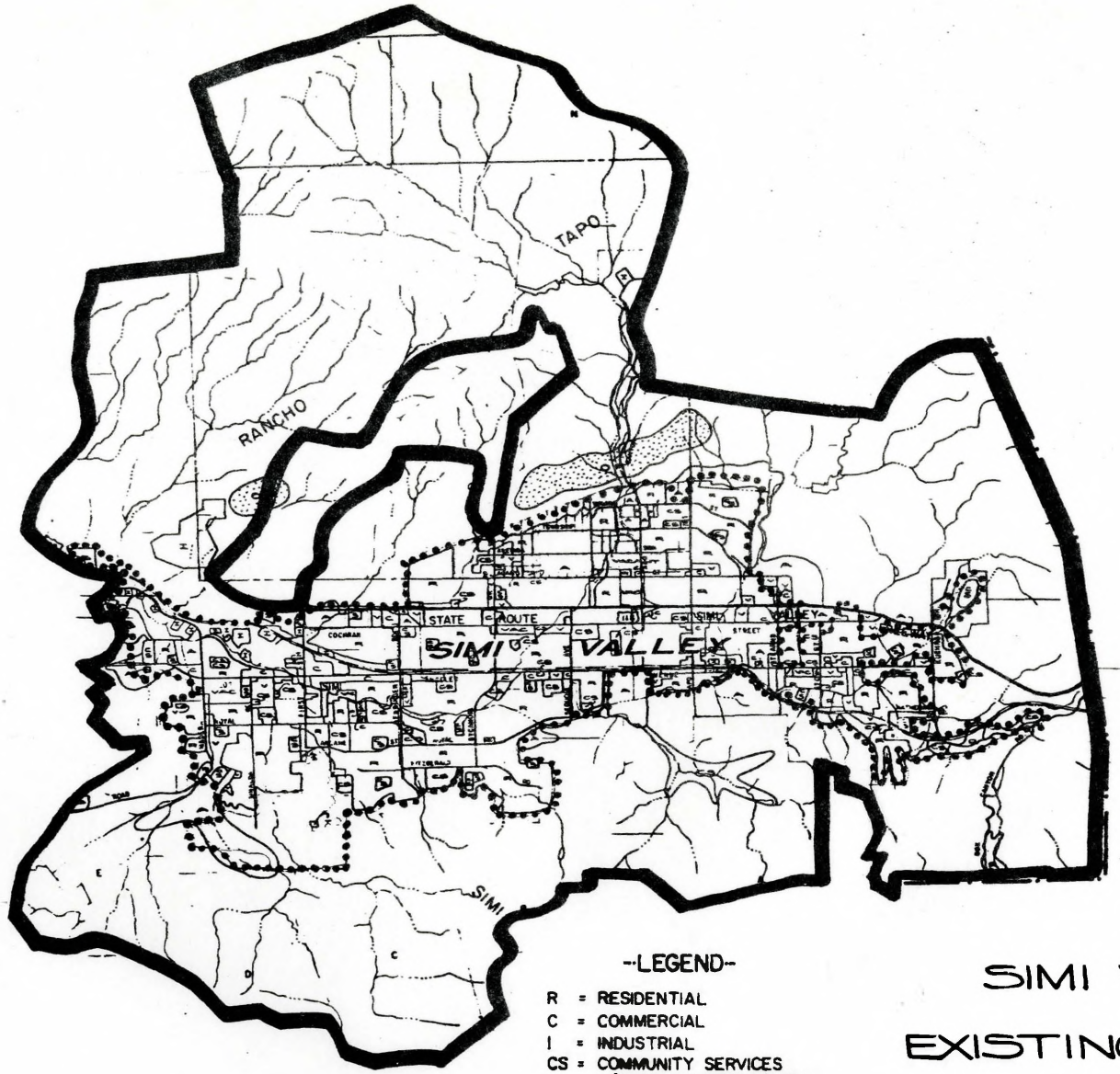
[2] Existing Population Trends/Higher Density

[3] Lower Population Trends/Existing Trends Density

[4] Includes 1550 acres of steep slopes

[5] 3.7 persons per household in 1975, decreasing to 3.4 persons per household in 2000

[6] 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--

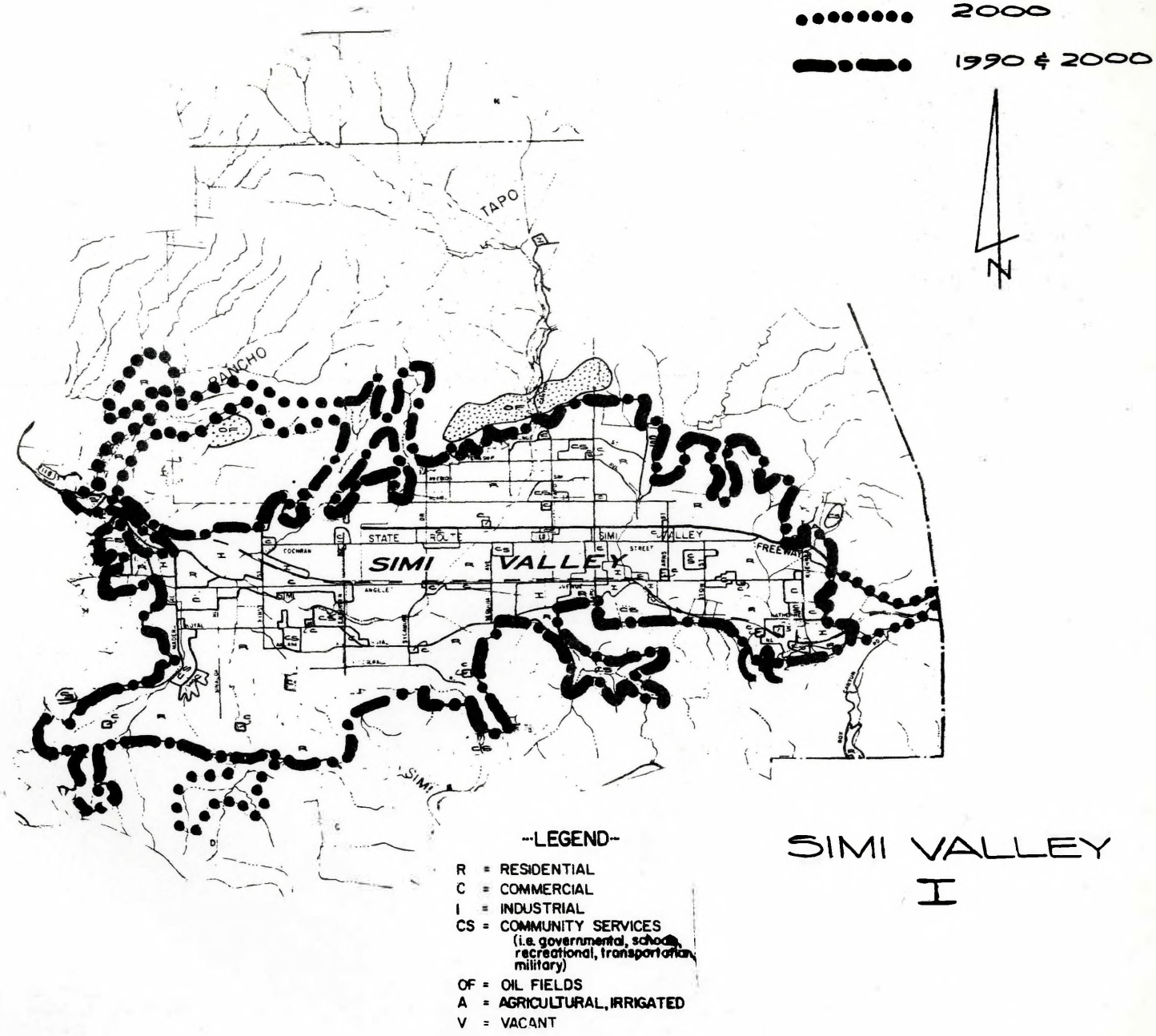
R = RESIDENTIAL
C = COMMERCIAL
I = INDUSTRIAL
CS = COMMUNITY SERVICES (i.e. governmental, schools, recreational, transportation, military)
OF = OIL FIELDS
A = AGRICULTURAL, IRRIGATED
V = VACANT

SIMI VALLEY

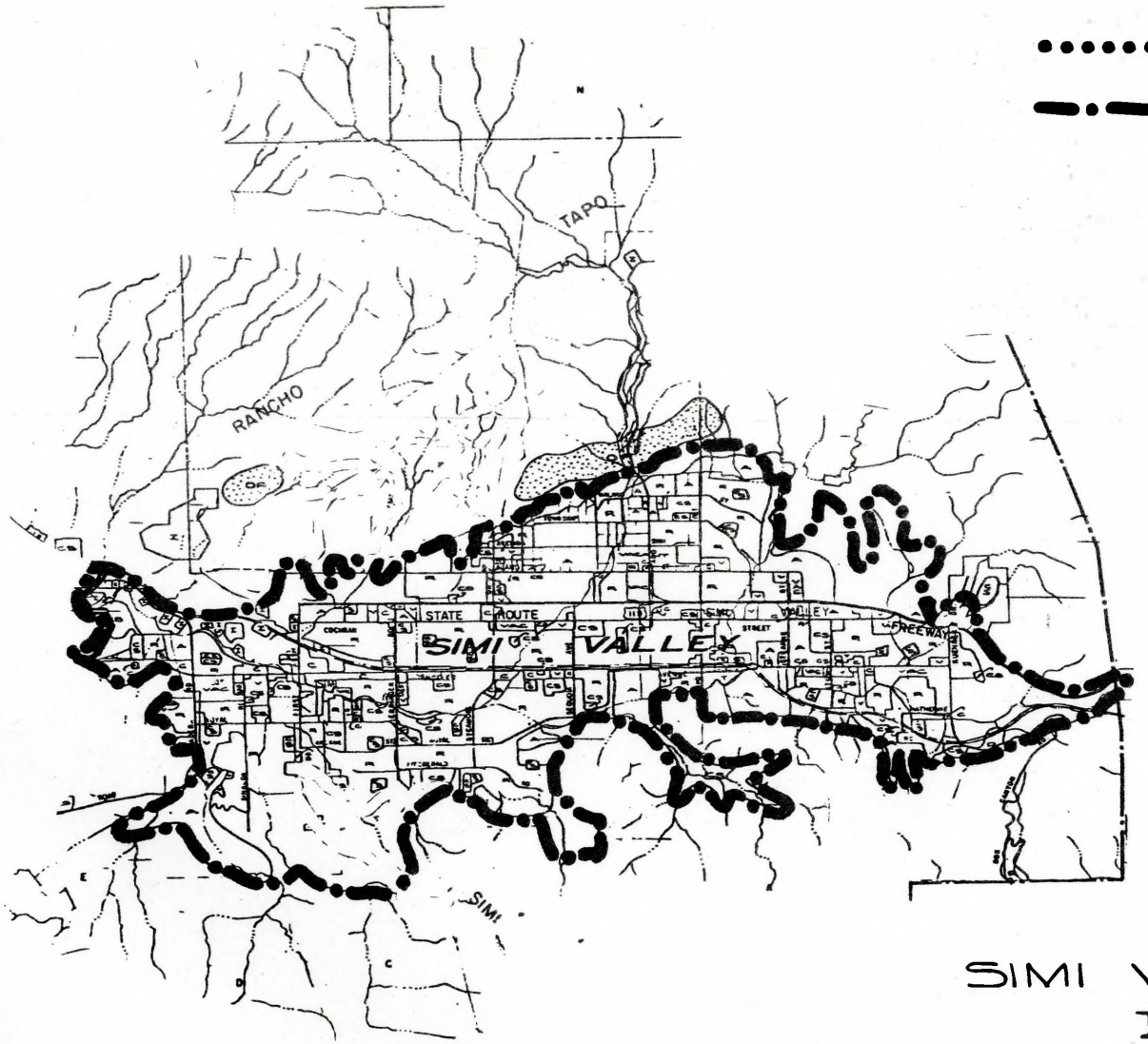
EXISTING LAND USE

GROWTH AREA BOUNDARY

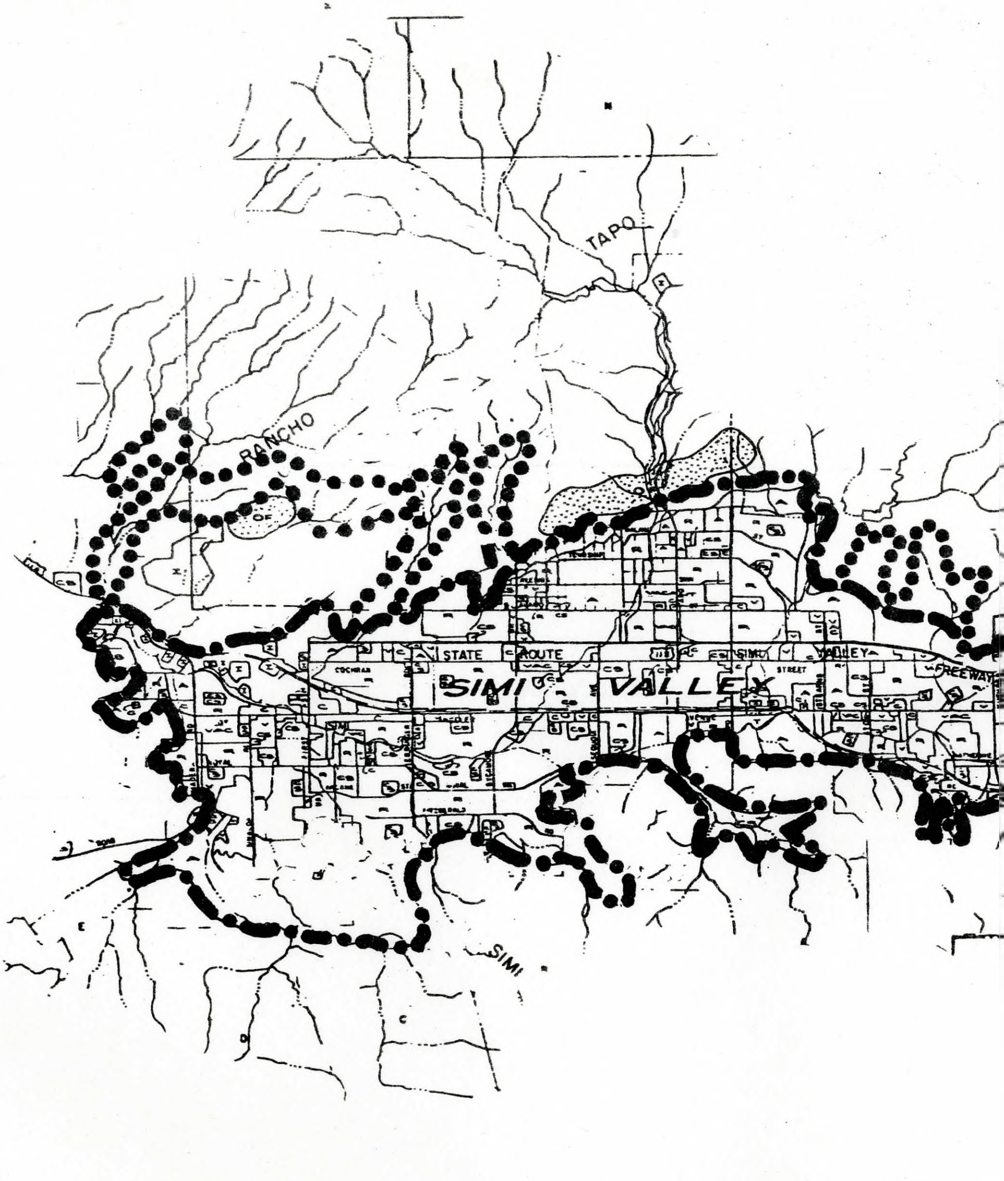
EXISTING URBANIZATION



SIMI VALLEY
I



SIMI VALLEY
II


TAPO
RANCHO
STATE ROUTE
SIMI VALLEY
FREEWAY
SIMI VALLEY
SIMI

1990

2000

1990 & 2000

--LEGEND--

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

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

Alternative 2

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

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

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

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

Alternative 3

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

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

RLUP MAJOR MILESTONE #8

DATA SHEET

THOUSAND OAKS GROWTH AREA

EXISTING AND PROJECTED ACRES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]
1975	69,466	11,350	N/A	69,466	11,350	N/A	69,466	11,350	N/A
1990	122,500	20,000	35,000	122,500	16,900	32,000	116,000	19,000	34,000
2000	151,500	25,000	39,000	151,500	20,000	35,000	128,500	21,100	35,000

EXISTING AND PROJECTED DENSITIES

	ALTERNATIVE FUTURE 1[1]			ALTERNATIVE FUTURE 2[2]			ALTERNATIVE FUTURE 3[3]		
YEAR	POP/ALL DEV. ACRES	HOUSES/[5] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.	POP/ALL DEV. ACRES	HOUSES/[5,6] OVERALL RES. AC.	HOUSES/[5,6] NEW RES. AC.
1975	6.1	3.0	---	6.1	3.0	---	6.1	3.0	---
1990	6.1	3.0	3.0	7.2	3.6	5.1	6.1	3.1	3.2
2000	6.1	3.0	3.0	7.6	3.8	5.1	6.1	3.2	3.2

[1] Existing Population Trends/Existing Trends Density

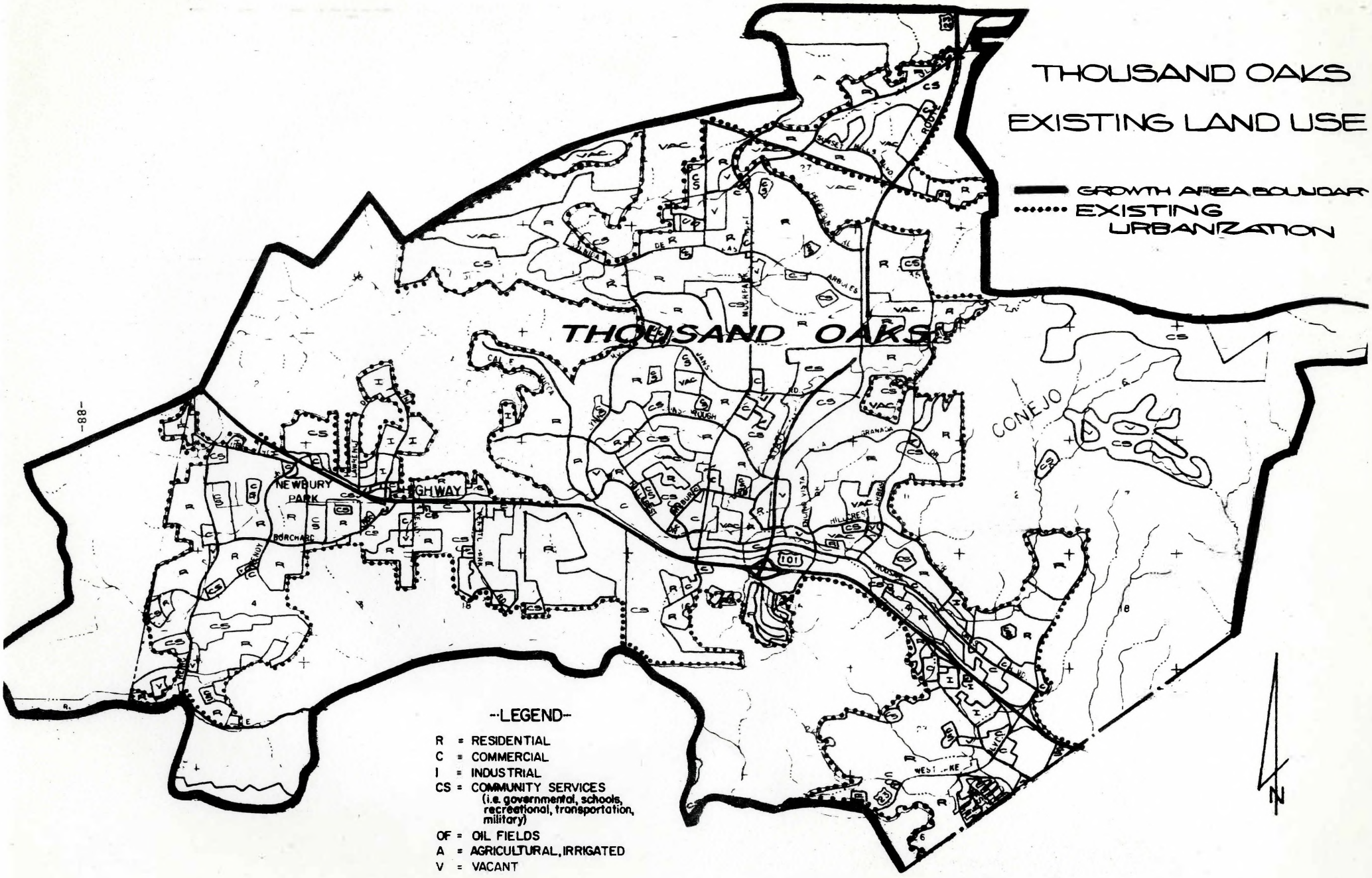
[2] Existing Population Trends/Higher Density

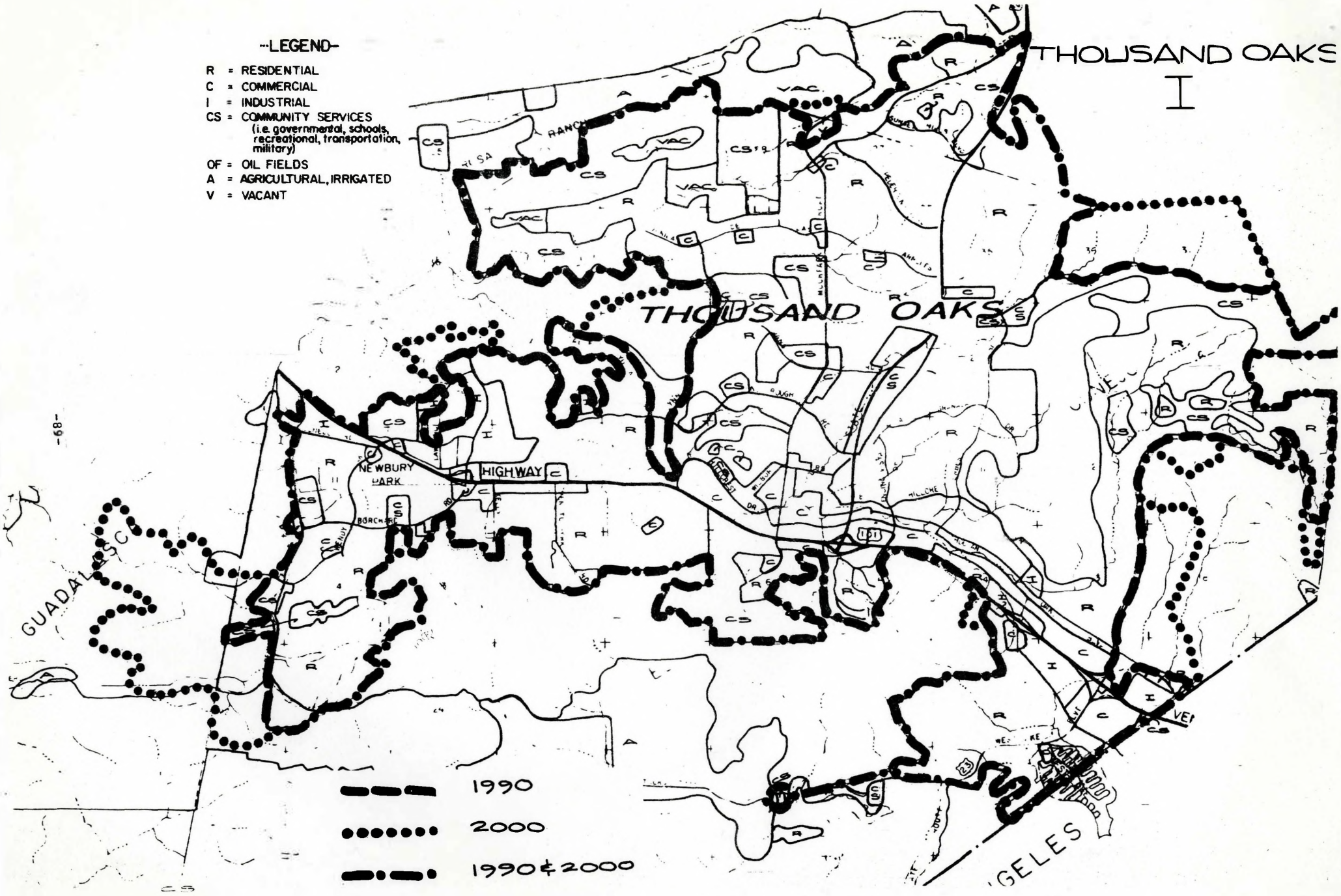
[3] Lower Population Trends/Existing Trends Density

[4] Includes approximately 15,000 steep slopes, i.e., over 25%

[5] 3.1 persons per dwelling unit

[6] The proportion of residential acres to total acres decreases from 66% to 61% to accommodate additional industrial acres needed to create a balanced community


THOUSAND OAKS
EXISTING LAND USE
GROWTH AREA BOUNDARY
EXISTING URBANIZATION
THOUSAND OAKS
CONEJO
NEWBURY PARK
HIGHWAY
101
--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
N


--LEGEND--
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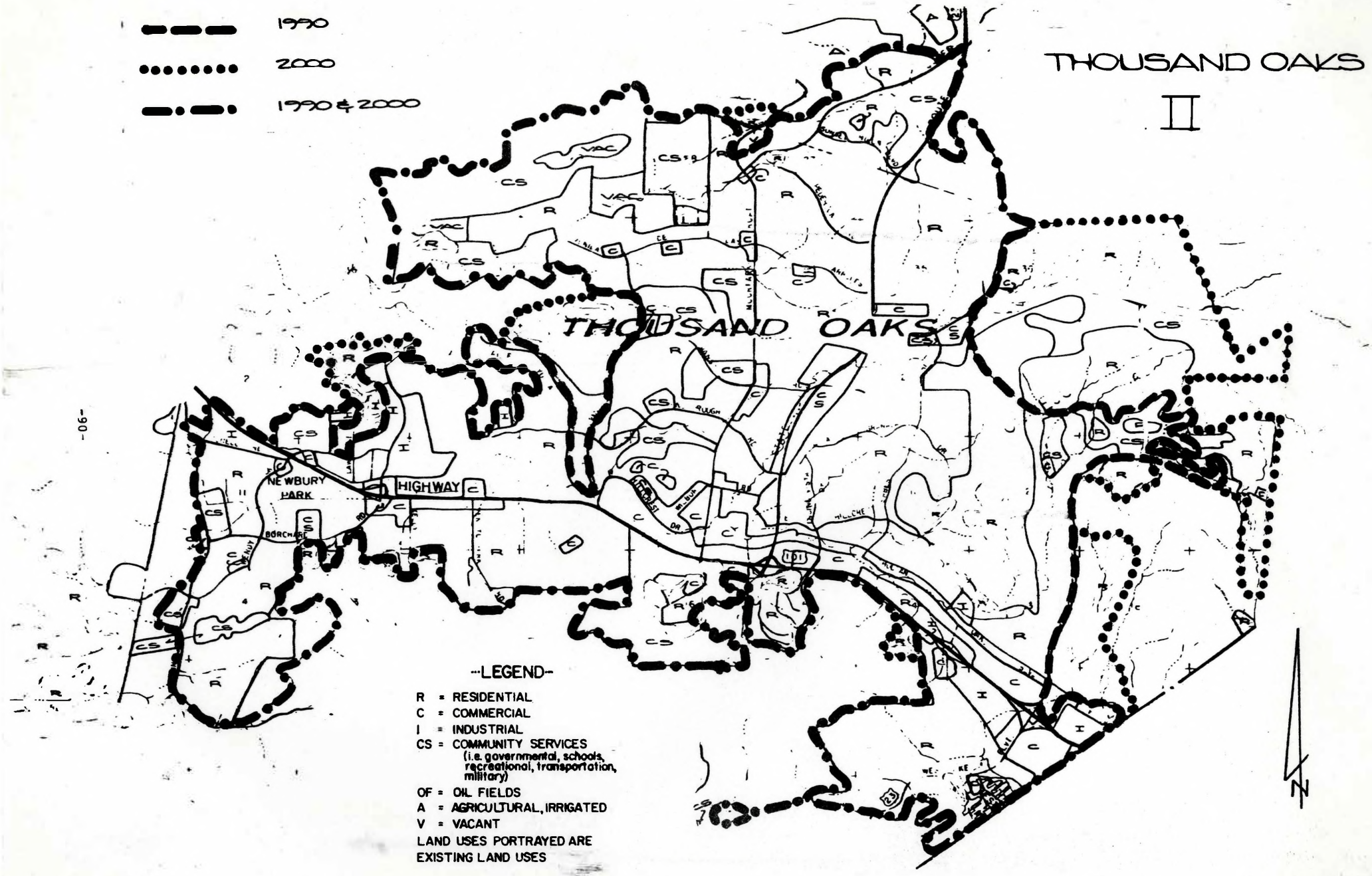
OF = OIL FIELDS
A = AGRICULTURAL, IRRIGATED
V = VACANT
THOUSAND OAKS
I
THOUSAND OAKS
NEWBURY PARK
HIGHWAY
GUADALASC
1990
2000
1990 & 2000


1990
2000
1990 & 2000
THOUSAND OAKS
II
THOUSAND OAKS
NEWBURY PARK
HIGHWAY
--LEGEND--
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OF = OIL FIELDS
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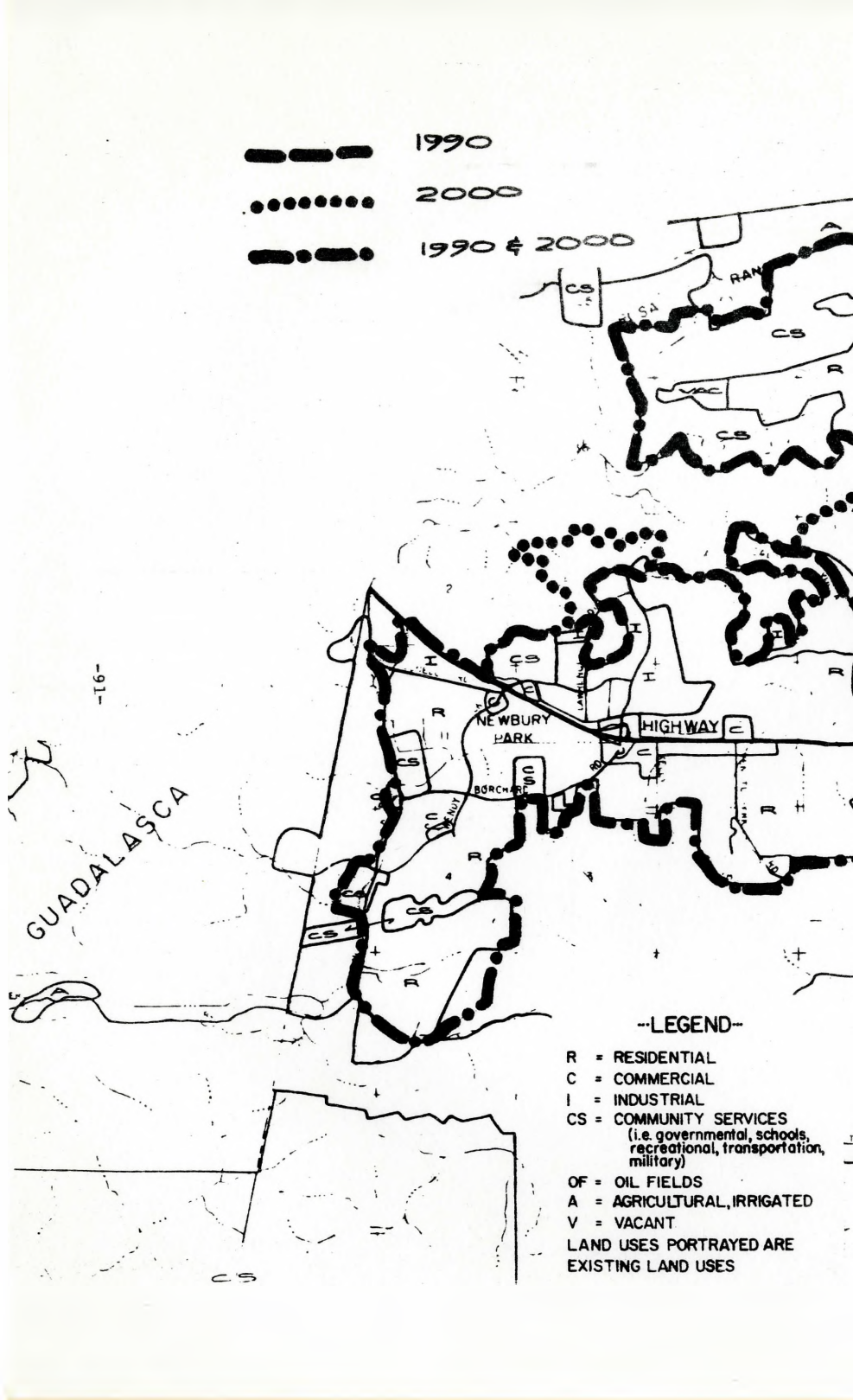
V = VACANT
LAND USES PORTRAYED ARE EXISTING LAND USES


1990
2000
1990 & 2000
NEWBURY PARK
HIGHWAY
GUADALASCA
--LEGEND--
R = RESIDENTIAL
C = COMMERCIAL
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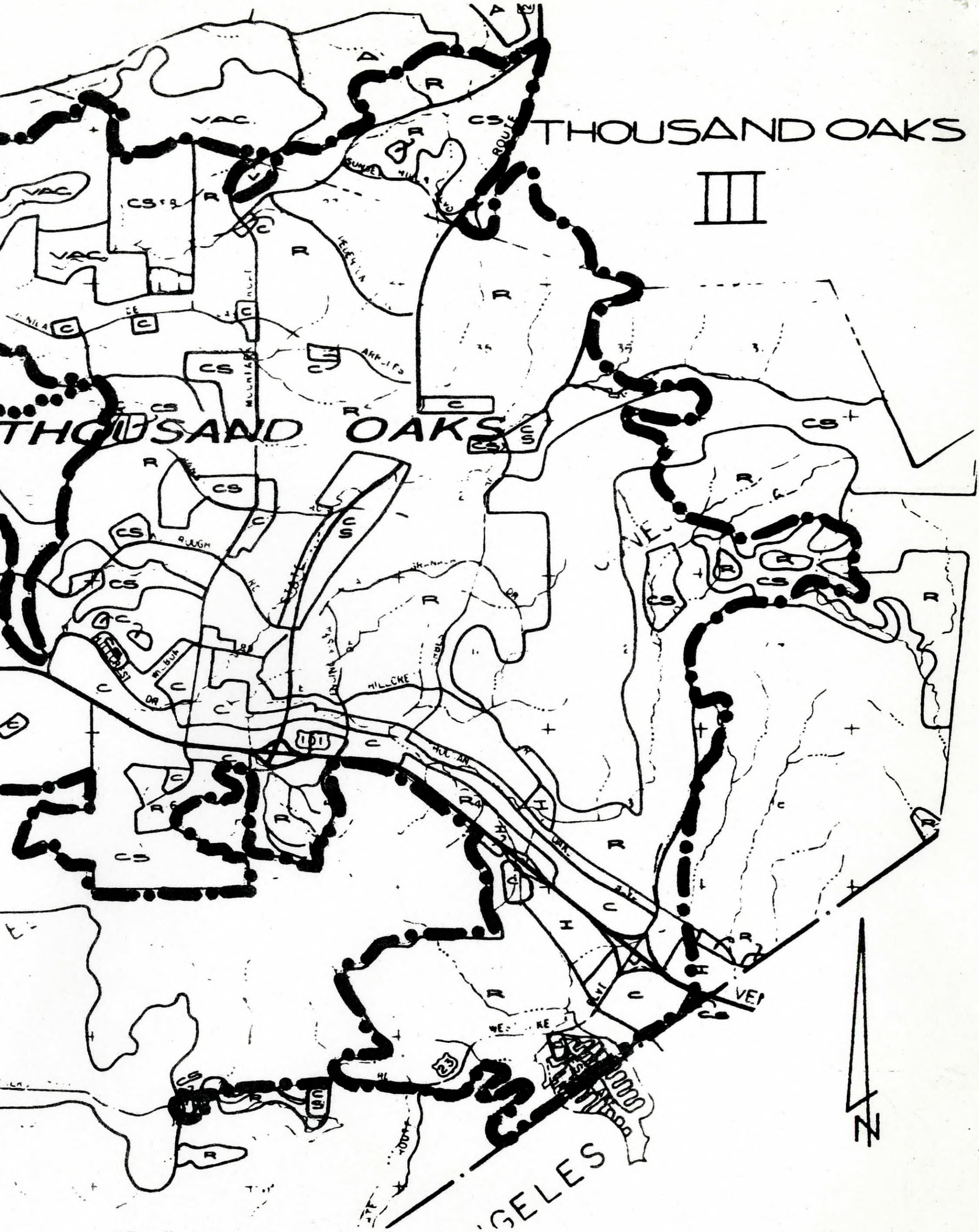
V = VACANT
LAND USES PORTRAYED ARE EXISTING LAND USES


THOUSAND OAKS
III
THOUSAND OAKS
101
23
VEN
ANGELES
N

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.

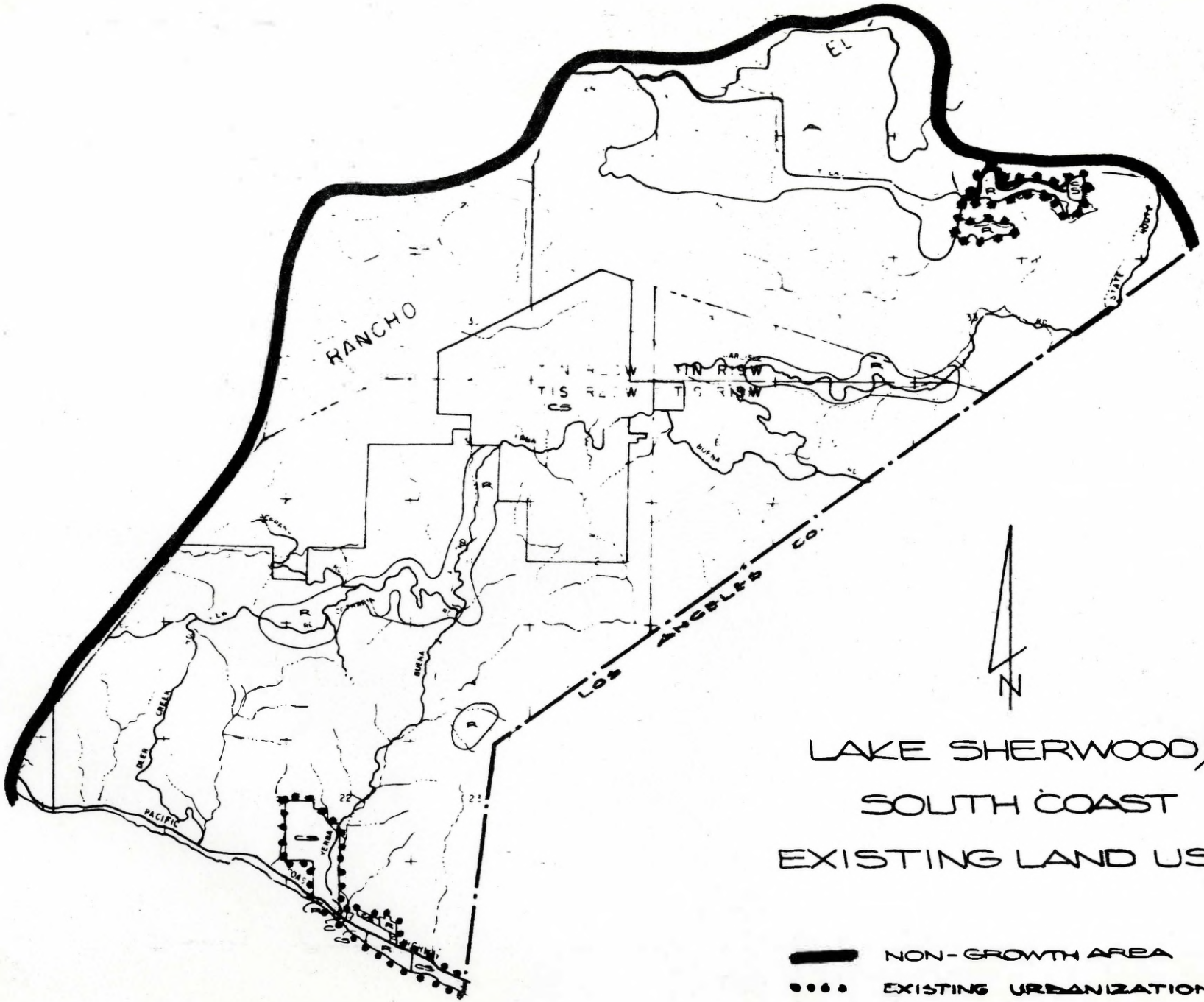
Alternative 2

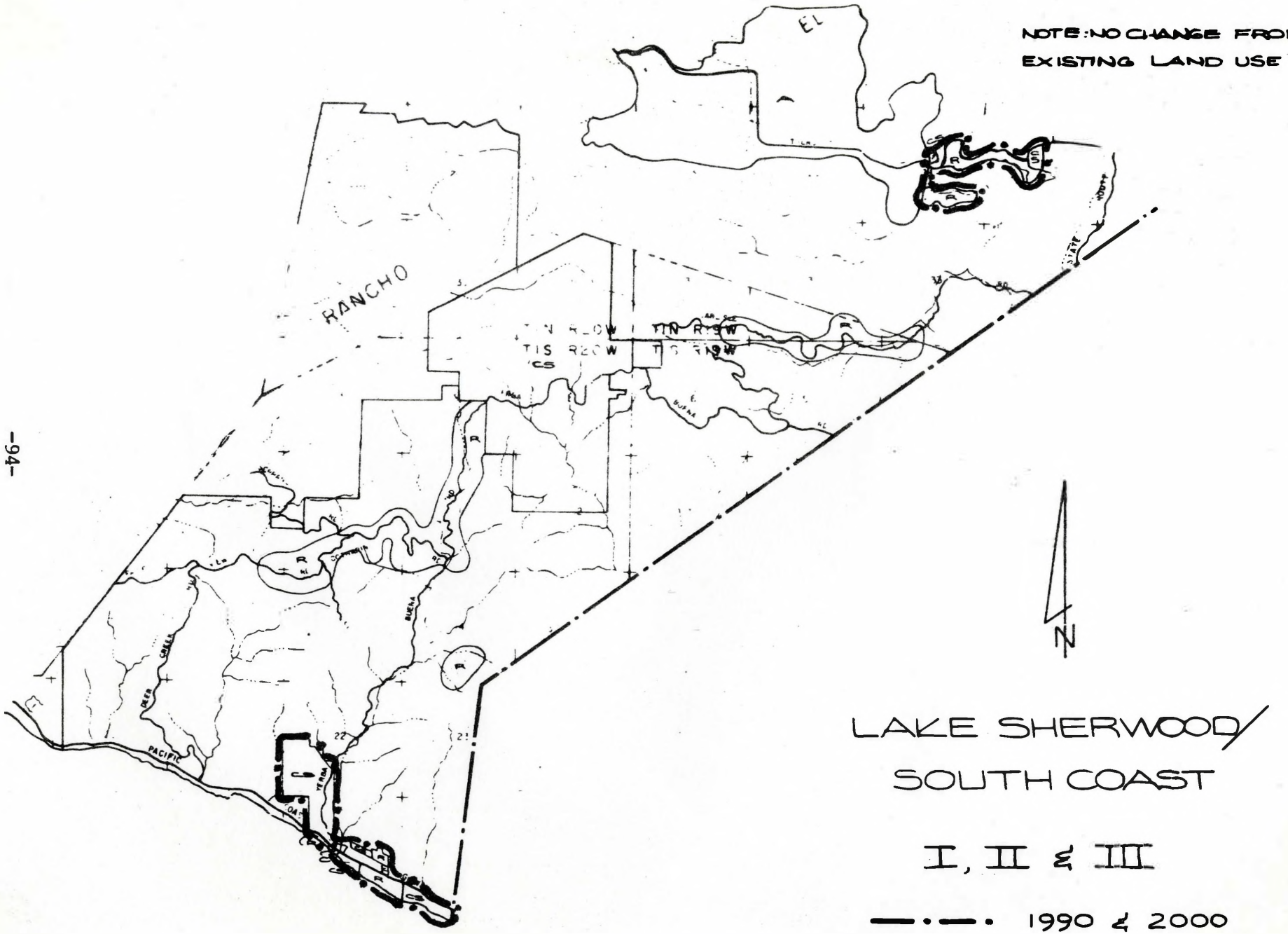
This alternative would envision no new urban development in the area based on the policy to confine urban development to existing urban areas and the urban development public service policy. Furthermore, the policy prohibiting urban development on steep slopes unless hazards can be significantly mitigated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


RANCHO
LOS ANGELES CO.
N
LAKE SHERWOOD/
SOUTH COAST
EXISTING LAND USE
NON-GROWTH AREA
EXISTING URBANIZATION



LAKE SHERWOOD/
SOUTH COAST

I, II & III

—·—· 1990 & 2000

North Half

Alternative 1

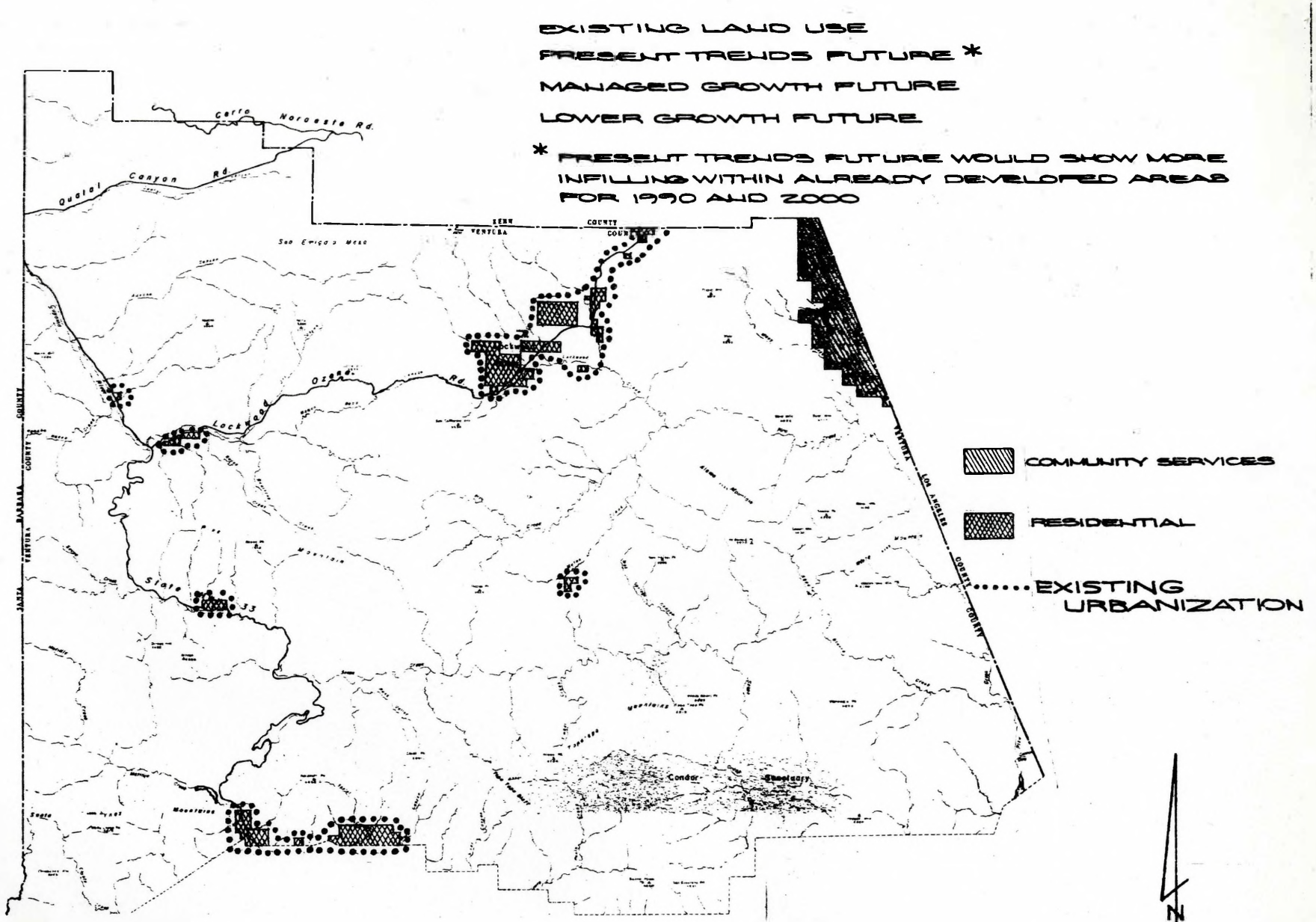
The 1975 population of the North Half is approximately 700 people. Adopted policies permit some urban development, as portrayed in the accompanying figure. The additional growth would be accommodated by reducing the area's vacancy rate, which in 1975 was approximately 60%.

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.



NORTH HALF OF VENTURA COUNTY

	NG	14420	14500	15200	16000		14400	14500	15200	15900		14400	14500	15200	15900
	PORT HUENEME	15600	17500	17700	17900		15600	17520	17900	17900		14500	16200	16300	16500
	NG	0	0	0	0		0	0	0	0		0	0	0	0
	CAMARILLO	10000	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	20810	23000	25100
	NG	4000	4050	4100	4100		4000	4050	4100	4100		4000	4050	4100	4100
	MOORPARK	1500	2000	2450	2950		3000	4000	5950	5950		2700	3600	5300	5400
	NG	0	0	0	0		0	0	0	0		0	0	0	0
	COUNTYWIDE TOTAL*	180900	196500	215300	234000		189,370	219,520	232,700	255,200		175,200	144,300	214,900	235,500
	*DATA AND TOTALS HAVE BEEN ROUNDED.														

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

MAJOR MILESTONE # 8 - EMPLOYMENT - TABLE 2

REGIONAL STATISTICAL AREA	GROWTH AREA	ALTERNATIVE 1				ALTERNATIVE 2				ALTERNATIVE 3			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
1	NORTH HALF	100	100	100	100	100	100	100	100	100	100	100	100
6	—												
	PIRU	300	300	300	300	300	300	300	300	300	300	300	300
	NON-GROWTH PART (NG)	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
	FILLMORE	3700	4300	4900	5300	3800	4400	4900	5300	3800	4400	4900	5300
	NG	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
2	—												
	SANTA PAULA	5900	6500	7200	7500	5900	6600	7200	7600	5300	5800	6400	6700
	NG	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
	OJAI VALLEY	3400	3900	4000	4400	3400	3900	4000	4400	3000	3500	3600	4000
	NG	530	550	520	520	530	530	520	520	530	530	560	560
	SAN BUENAVENTURA	28100	30200	33600	37000	28100	30100	33600	37000	25900	26600	29700	32700
	NG	530	590	650	700	570	590	650	700	530	590	650	700
3	—												
	OXNARD	43900	49300	55300	61100	39,470	44,220	49,500	54,800	39300	44100	44400	54200

VENTURA COUNTY
REGIONAL LAND USE PROGRAM

725 East Santa Clara Street, Ventura, CA 93001 (805) 648-6131

MAJOR MILESTONE # 8 - Housing - TABLE 3 -*

Regional Statistical Area	Growth Area	Alternative 1				Alternative 2				Alternative 3			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
1	NORTH HALF	278	278	278	278					278	278	278	278
6	—	4738	6358	5880	6448					4834	4370	5286	5600
	PIRU	264	271	271	271					229	237	237	237
	Non-Growth Part (NG)	100	100	100	100					100	100	100	100
	FILLMORE	3676	4200	4725	5250					3532	3905	4025	4333
	NG	717	733	783	767					683	683	683	683
2	—	48865	52425	56738	61688	Same #1				47703	49275	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	1996	2017	2037					1874	1874	1874	1874
	SAN BUENAVENTURA	33056	34611	37722	41611					30370	32122	34708	37294
	NG	648	648	693	707					609	609	619	629
3	—	68256	76438	83081	90923	68256	75182	80128	83046	65651	72877	77372	81867
	OXNARD	40339	45281	50839	56766	40339	44825	46729	47381	39963	43985	47422	50859
	NG	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189
	PORT HUENEME	8588	9150	9750	9958					8270	8865	9028	9188
	NG	— N/A —								— N/A —			
	CAMARILLO	15881	18339	20442	22181					16331	17981	18900	19819
	NG	2239	2279	2318	2357					2177	2200	2200	2200
5	—	37308	43389	49202	54633	Same #1				35687	41278	43821	46364
	THOUSAND OAKS	34748	40195	44505	49711					33248	38063	40115	42164
	NG	334	354	354	373					346	354	354	354
	OAK PARK	1858	2504	3177	3760					1751	2383	2787	3190
	NG	11	11	11	11					11	11	11	11
4		28074	31624	34526	37717	Same #1				26952	29870	31721	33572
	SIMI VALLEY	25200	28461	30947	33711					24516	26886	28419	29953
	NG	174	180	180	203					168	174	174	174
	MOORPARK	2700	3000	3450	3500					2247	2835	3180	3525
	NG	267	267	267	267					250	250	250	250
	COUNTYWIDE TOTAL	186028	208283	227720	251673	[illegible]	207,677	226,752	243,802	180865	198398	210808	223069

7/77

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

MAJOR MILESTONE # 8. TABLE 4 SCHOOL POPULATION (AGES 5-17) *

REGIONAL STATISTICAL AREA	GROWTH AREA	ALTERNATIVE 1				ALTERNATIVE 2				ALTERNATIVE 3			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
1	NORTH HALF		94		97								
6	—												
	PIRU		189		193						182		102
	NON-GROWTH PART (NG)												
	FILLMORE		3360		3785	Same as #1					2698		2993
	NG												
2	—												
	SANTA PAULA		6058		6624						5040		5485
	NG												
	OJAI VALLEY		5506		5891						4544		4908
	NG												
	SAN BUENAVENTURA		24,185		27,057						19,740		21,175
	NG												

REGIONAL STATISTICAL AREA	GROWTH AREA	PRESENT TREND GROWTH FUTURE-1				RLUP MANAGED GROWTH FUTURE-2				RLUP LOWER GROWTH FUTURE			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
3	—												
	OXNARD		34,407		43,744		36,400		36,400		31,954		35,520
	NG												
	PORT HUENEME		6014		6663						5384		5706
	NG					Same as #1							
	CAMARILLO		14,088		17,092						12,869		14,113
	NG												
5	—												
	THOUSAND OAKS		30,542		35,298						27,255		29,076
	NG												
	OAK PARK		2934		3534						2213		2736
	NG												

REGIONAL STATISTICAL AREA	GROWTH AREA	PRESENT TREND GROWTH FUTURE-1				RLUP MANAGED GROWTH FUTURE-2				RLUP LOWER GROWTH FUTURE			
		1985	1990	1995	2000	1985	1990	1995	2000	1985	1990	1995	2000
4	—												
	SIMI VALLEY		25,683		30,843						22,980		25,072
	NG												
	MOORPARK		2493		3283	Same as #1					2301		2705
	NG												
	~~		(2147)		6028 (remainder)								
	COUNTYWIDE TOTAL		157,759		193,132						142,044		166,409

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

TABLE 5

PROJECTED WASTEWATER FLOWS - 1990/2000
(ALL FIGURES IN MILLIONS OF GALLONS DAILY)
REFER TO FIGURE 1 FOR PORTRAYAL OF GROWTH AREAS

SERVICE AREA	GROWTH AREA	EXISTING FLOW	ALTERNATIVE #1		ALTERNATIVE #2		ALTERNATIVE #3	
			1990	2000	1990	2000	1990	2000
VENTURA	VENTURA (1)	7.1	9.5	11.5	9.5	11.5	8.8	10.2
	OXNARD	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
OXN./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
THOUSAND OAKS								
OLSEN ROAD	(2)	0.1	0.5	0.5	0.5	0.5	0.5	0.5
THOUSAND OAKS								
HILL CYN	(3)	5.9	10.8	13.3	10.9	13.6	10.6	12.1
SIMI VALLEY	SIMI VALLEY	5.3	10.7	11.7	10.7	12.7	10.2	11.4
PIRU	PIRU	0.1	0.1	0.1	0.1	0.1	0.1	0.1
FILLMORE	FILLMORE	0.6	1.3	1.5	1.3	1.5	1.2	1.4
SANTA PAULA	SANTA PAULA	2.2	2.6	2.9	2.6	2.8	2.5	2.6
OAK VIEW	OVAI (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 MONTALVO MID AND SATICOY SAN. DI
2 INCLUDES ANALYSIS ZONES 6403, 6404, AND 6405
3 EXCLUDES T.O./OLSEN ROAD AREA AND ANALYSIS ZONES 5907, 5908, 590 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;

 REGIONAL LAND USE PROGRAM POPULATION/LAND USE PROJECTIONS AUGUST 19

MAJOR MILESTONE - B

TABLE 6* - WATER DEMAND

	Growth Area	Alter. 1				Alter. 2				Alter. 5			
		1975	1990	1995	2000	1975	1990	1995	2000	1975	1990	1995	2000
1	North Half	80	80		80	80	80		80	80	80		80
6	—	53,110	53,330		48,770	53,110	53,810		50,100	53,110	54,300		50,900
	Piru	4360	4390		4590	4360	4520		4570	4360	4520		4520
	Non-Growth Part (NG)	9870	9870		9870	9870	9870		9870	9870	9870		9870
	Fillmore	4640	4780		4250	4640	5260		5220	4640	4860		4550
	NG	31,270	31,310		31,530	31,270	31,306		31,330	31,270	31,300		31,330
2	—	80,300	89,570		96,440	80,300	90,960		97,740	80,300	88,890		97,140
	Santa Paula	14,200	15,090		15,700	14,290	15,720		15,630	14,200	14,800		15,190
	NG	18,590	18,550		18,550	18,510	18,550		18,550	18,510	18,520		18,520
	Ojai Valley	5,400	6,330		6,240	5400	5910		6400	5400	5710		6280
	NG	8570	10,640		14,820	8,570	10,820		14,820	8570	10,510		14,720
	San Buenaventura	27,680	32,770		34,930	28,680	34,610		37,280	28,680	33,070		33,560
	NG	4970	6150		6190	4970	6150		6180	4970	6120		6100
	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
3	—	177,780	172,530		167,080	178,780	188,180		189,210	178,780	187,230		182,510
	Oxnard	46,400	49,800		47,350	46,400	52,070		52,650	46,400	50,800		55,000
	NG	27,920	27,920		27,920	27,920	27,920		27,920	27,920	27,920		27,920
	Port Hueneme	4,220	5,610		6,100	4220	5,810		6,100	4220	5440		5,640
	NG												
	Camarillo	20,170	15,690		14,870	20,170	23,100		23,090	20,170	23,650		23,990
	NG	79,320	79,400		67,590	79,320	79,400		79,520	79,320	79,400		79,400
5	—	16,770	28,410		34,530	16,770	29,900		37,310	16,770	28,370		31,700
	Thousand Oaks	16,090	27,180		33,300	16,090	27,640		37,020	16,090	26,210		28,980
	NG	170	200		210	180	200		200	180	200		200
	Oak Park	500	2200		3200	500	2050		3070	500	1950		2640
	NG	10	10		10	10	10		10	10	10		10
	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
4	—	28,010	29,910		37,230	27,710	30,250		34,460	27,760	28,780		31,690
	Simi Valley	15,790	22,600		26,870	15,790	22,660		26,840	15,790	21,910		23,850
	NG	110	140		150	110	140		150	110	130		130
	Moorpark	3,240	3,510		3,620	3240	3620		4,390	3240	3,620		4040
	NG	3,600	3,630		3,650	3,620	3,650		3,650	3,620	3,620		3,620
	Countywide Total	348,150	377,130		390,310	348,150	390,130		418,270	348,150	380,710		408,570

* Refer to Figure 1 for boundaries of Growth Areas

Demand in acre-feet per year.