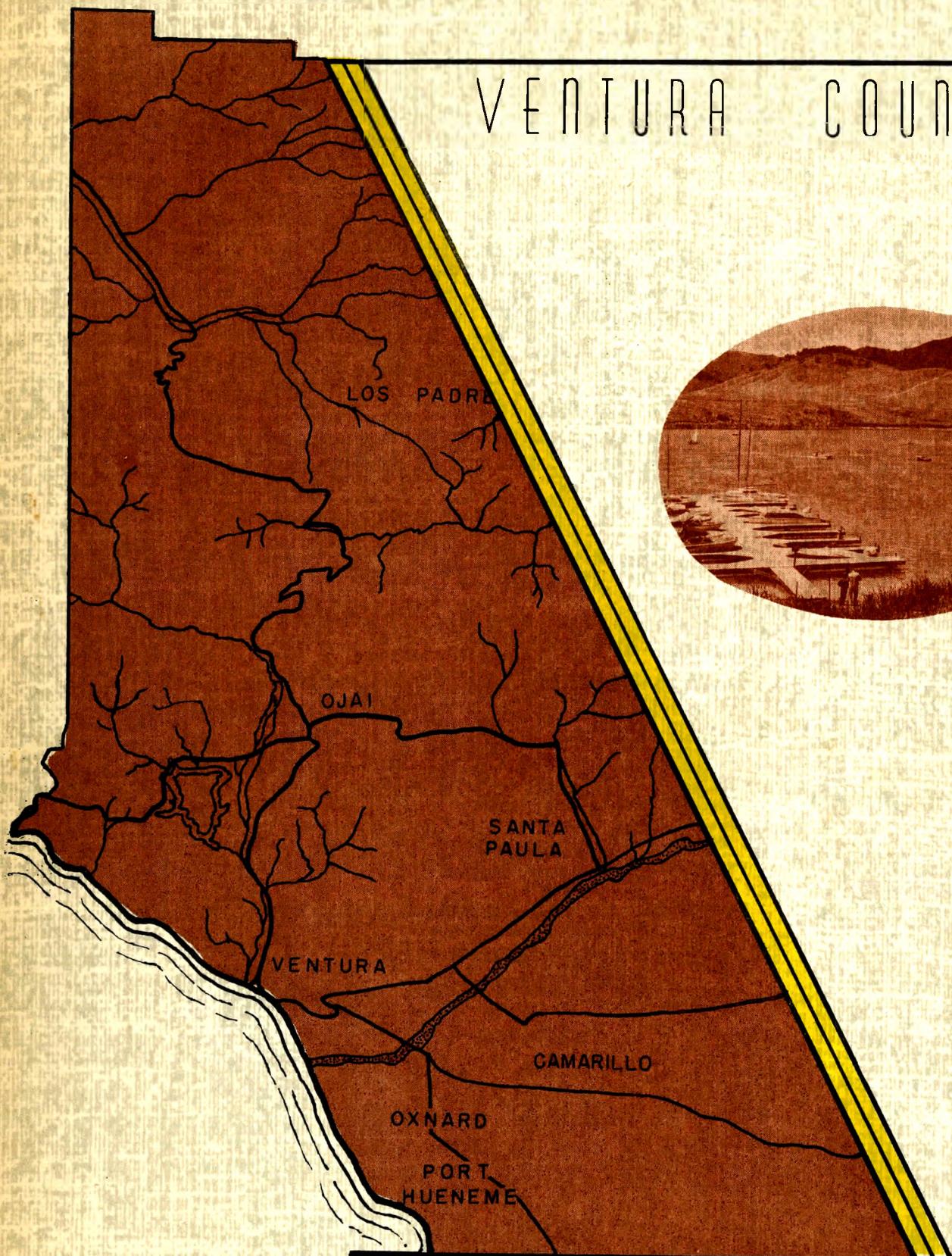


PLANNING

VENTURA COUNTY



ANNUAL REPORT 1960-61

VENTURA, CALIFORNIA

September 22, 1961

The Honorable Board of Supervisors
County of Ventura

Gentlemen:

In compliance with Title 7, Chapter 1.5 of the Government Code, the Ventura County Planning Commission herewith submits its Annual Report covering activities for the fiscal year 1960-1961.

This synthesis of the activities of the Commission and the Planning staff during the past fiscal year reveals the scope and complexity of the problems which were confronted. The Commission has continued to broaden its objectives, and has attempted to provide for the constantly increasing population of Ventura County.

The Planning Department staff, in addition to handling the great volume of work, placed increasing emphasis on improving the quality and depth of studies in order to make more thorough recommendations to the Commission. Though not apparent in this report, a large amount of staff time was devoted to conducting studies which will be completed subsequent to the 1960-1961 fiscal year.

Respectfully submitted,

VENTURA COUNTY PLANNING COMMISSION

Martin R. Miller

MARTIN R. MILLER, Chairman

Organization

PLANNING COMMISSION

Members

Martin R. Miller.....	Chairman
	District No. 2
Joseph C. Nesbitt.....	Vice Chairman
	District No. 4
Alan Robertson	District No. 2
K. H. Johnson	District No. 3
J. N. Sweetland	District No. 5
E. E. Perkins, Sr.	District No. 4
Martin Mears	District No. 1

Advisory Members

Bruce Thompson ...	District Attorney
Merrill C. Lorenz	Director of Public Works
Howard F. Robinson	Board of Supervisors
Harvey Boller.....	County Assessor

Planning Director and Secretary to Commission

John D. Tapking

Assistant Planning Director William Johannsen

Assistant Secretary to Planning Commission Edna Johnson

Deputy District Attorney James C. Basile

PLANNING COMMISSION COMMITTEES

Land Use

E. E. Perkins, Sr., Chairman
K. H. Johnson
J. N. Sweetland

Airports

Martin Mears, Chairman
Joseph C. Nesbitt
J. N. Sweetland

Parks and Recreation

Alan Robertson, Chairman
Martin Mears
Joseph C. Nesbitt
E. E. Perkins, Sr.
J. N. Sweetland

Subdivision

K. H. Johnson, Chairman
Martin Mears
Alan Robertson

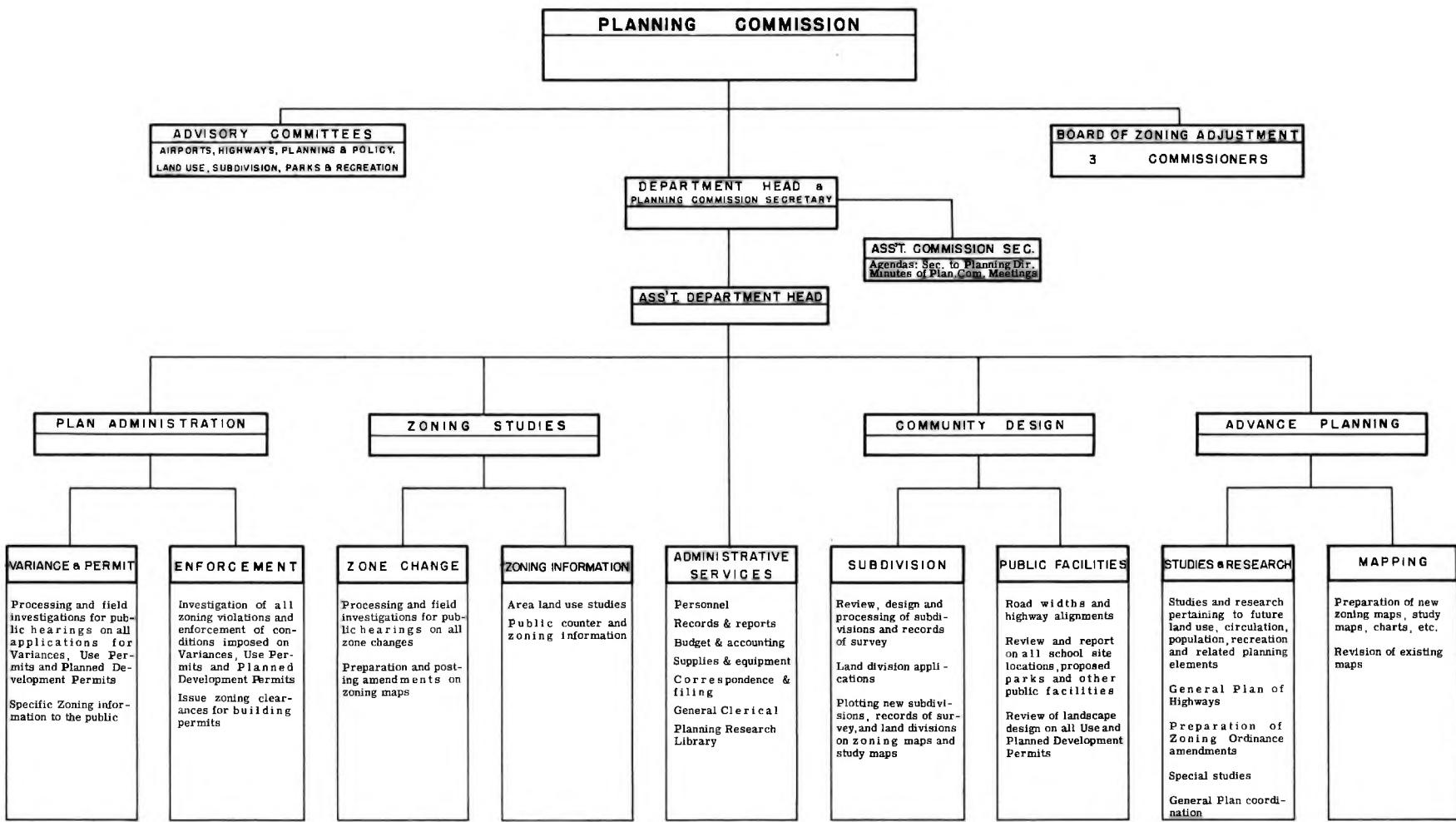
Highways

Joseph C. Nesbitt, Chairman
Martin Mears
E. E. Perkins, Sr.

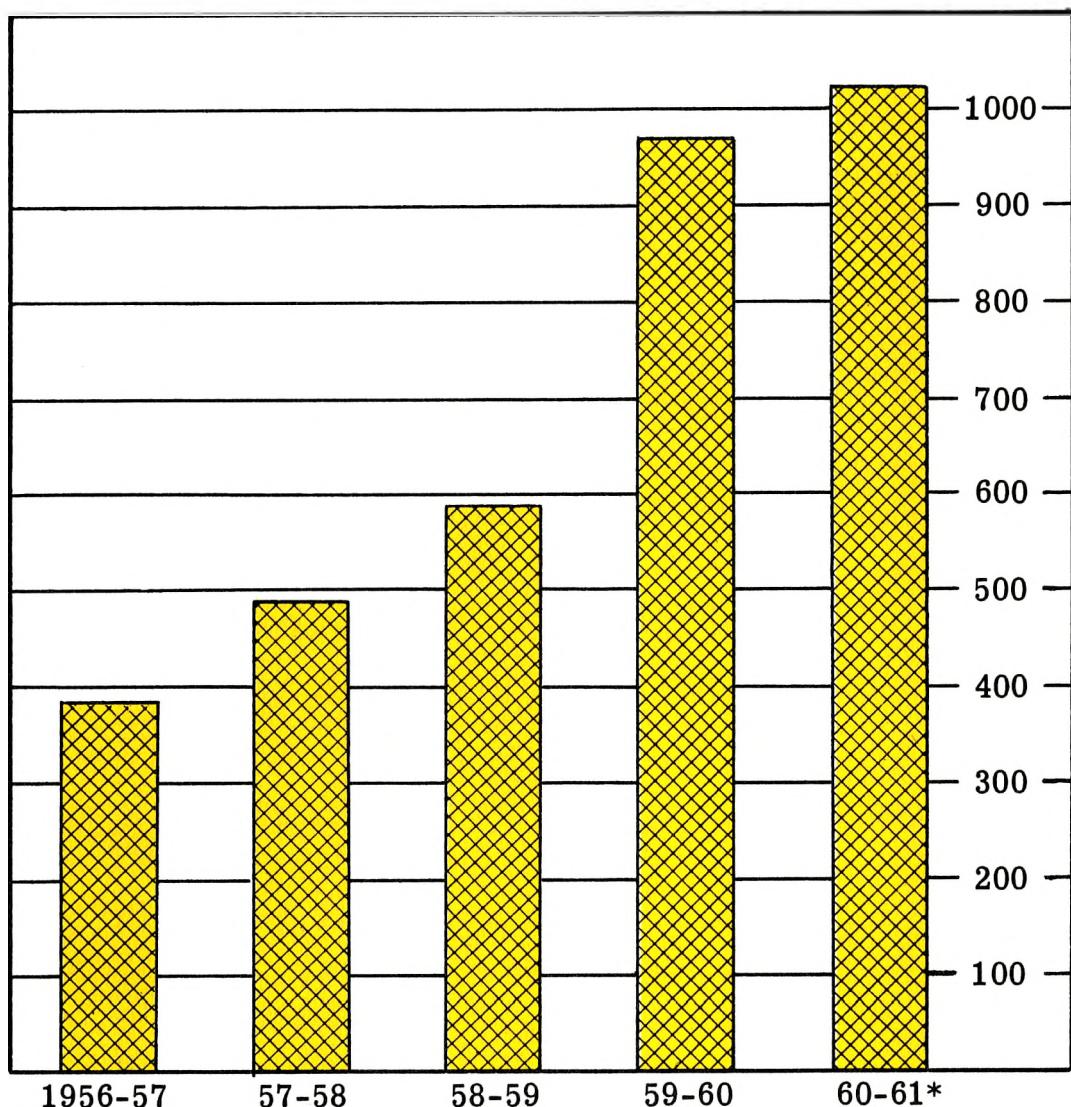
Planning and Policy

Martin R. Miller, Chairman
K. H. Johnson
Martin Mears
Joseph C. Nesbitt
E. E. Perkins, Sr.
Alan Robertson
J. N. Sweetland

ORGANIZATION CHART



NUMBER OF AGENDA ITEMS FOR REGULAR
PLANNING COMMISSION MEETINGS



* also includes items for the Board of Zoning Adjustment

and Functions

The Ventura County Planning Commission is the Advisory Agency to the Board of Supervisors on all planning matters related to the physical development of the unincorporated areas of Ventura County. The Commission administers county ordinances pertinent to planning as well as provisions of the State Planning Law and Subdivisions Map Act, and it conducts public hearings on zoning cases. It also encourages the coordination of the county planning activities with those of the Planning Departments of the various incorporated cities.

The Planning Commission is composed of seven commissioners appointed by the Board of Supervisors for four-year terms. The four advisory members to the Commission are the District Attorney, Director of Public Works, County Assessor and a representative of the Board of Supervisors.

The Planning Department, comprised of professionally trained personnel, provides technical information to the Planning Commission, enforces planning ordinances, conducts special studies and answers public inquiries. To accomplish these functions the Planning Department is organized into four divisions: Advance Planning, Community Design, Plan Administration and Zoning Studies.

Accomplishments

GENERAL PROGRESS

During the past year, Ventura County continued to grow at an exceedingly rapid pace. According to figures reported in 1960 at the National Convention of American Society of Planning Officials, the only area in the United States experiencing a more rapid percentage growth in population is the Miami, Florida area. As would be expected, the problems accompanying this rapid population growth have significantly intensified all phases of planning activities in Ventura County.

The problem of accommodating the increased workload was somewhat alleviated through the authorization of five additional technical positions and two more stenographic-clerical positions. The larger staff created an even more crowded office. It is hoped this pressure will soon be relieved by expanding into office space adjoining the present location.

The Planning Department was reorganized in October of 1960 to reflect a more functional use of the increased staff, and to incorporate several procedural changes made to streamline the processing and analyses of the large volume of work.

Important among these changes was the development of a method of photographing and projecting maps on a large screen to more effectively present cases before the

Planning Commission and Board of Supervisors.

The Planning Commission was relieved of a large volume of detail and the necessity for conducting many local area meetings through the creation of the Board of Zoning Adjustment in October, 1960. This Board consists of three members of the Planning Commission who are nominated by the Commission and appointed by the Board of Supervisors. The members serve non-consecutive twelve-month terms of office.

The Board of Zoning Adjustment is empowered to hear and decide on variances and special use permits, to revoke or modify permits and variances, and to hear appeals. Decisions rendered by the Board of Zoning Adjustment can be appealed to the Board of Supervisors.

An indication of the usefulness of the Board of Zoning Adjustment is its intense activity during the first nine months of its existence. During that period, 136 Variances, 46 Special Use Permits and 48 Planned Development Permits were acted upon. In addition, 137 Variances and Permits were modified, extended, revoked or expired through action by this Board.

Of potentially great impact is the General Plan that is being developed for the county. In March of 1960, the Planning Commission recommended, and the Board of Supervisors approved a resolution that funds be budgeted during the 1960-1961 fiscal year for the preparation of a general plan.

This culminated in an agreement between the County and Wilsey, Ham and Blair, planning consultants of Millbrae, California, to prepare a general plan in cooperation with the Planning Department and the Planning Commission.

The cost of the General Plan, which is to be developed over a three-year period is \$135,000.00. The charge for the first year's work, almost completed in the 1960-1961 fiscal year, is \$40,000.00. A Federal Grant of \$63,340.00 will appreciably assist in meeting the expense of the second and third years of the development of the Plan.

To coordinate the General Plan as much as possible with public sentiment, a Citizens Advisory Committee was appointed by the Board of Supervisors in May of 1961. This committee, comprised of representatives from 38 diverse civic associations and government agencies throughout the county, held numerous meetings with the consultants to discuss progress on the General Plan, and to express local viewpoints on county planning.

Representatives of the consulting firm held conferences at least once a month with the Planning Commission, and presented a number of inventories and several conceptual plans for the county. The Preliminary General Plan Report, which represents completion of the first stage of the General Plan, will be available in the Fall of 1961.

**POPULATION IN VENTURA COUNTY AND
OTHER SOUTHERN CALIFORNIA COUNTIES***

COUNTY	April 1, 1960	1985 - 1990	PERCENT INCREASE
Los Angeles	6,038,771	11,600,000	92.0
Orange	703,925	2,500,000	225.1
VENTURA	199,138	700,000	251.0
Santa Barbara	168,962	350,000	107.1
San Diego	1,033,011	2,200,000	112.9
Riverside	306,191	900,000	193.9
San Bernardino	<u>503,591</u>	<u>1,750,000</u>	247.5
	8,953,589	20,000,000	

*This table is taken from the Preliminary General Plan Report
prepared by Wilsey, Ham and Blair, dated September, 1961.

Major progress was made in the establishment of sewer systems in areas of the county where sanitation was becoming a problem. This progress was precipitated when the Board of Supervisors appointed the Simi Valley Sanitation Committee under the chairmanship of the Planning Director.

This committee, comprised of representatives of various public agencies, assistance groups and engineering organizations, held seven meetings to consider the most efficient and practical means of developing a sewer system in the valley.

These meetings resulted in the installation of a private sewer system designed to meet the potential residential and industrial needs of Simi Valley.

Much time was consumed in completely revising the Zoning Ordinance. This involved seventeen work session meetings of the Planning staff, thirteen meetings with the Planning Commission and five public hearings. The Ordinance will be presented to the Board of Supervisors in the Fall of 1961.

Progress has been made on the initial draft of a revised Subdivision Ordinance which is anticipated to be completed during the coming fiscal year.

The Engineering Advisory Committee was created in December of 1960, to consider highway problems and make recommendations to the Highways Committee of the Planning Commission. This newly-formed Committee consists of representatives from the Department of Public Works, the Planning Department and, when pertinent, representatives of cities and other county agencies.

Eleven meetings of the Engineering Advisory Committee were held from December of 1960 to the end of the fiscal year. Topics considered at these meetings included revised standards, relocation of Simi Freeway, extensions to various roads and amendments to the General Plan of Highways.

ADVANCE PLANNING DIVISION

Studies and Research Section

A notable contribution was made with the publication of the first population estimate report on April 1, 1961. This report, scheduled to appear at three-month intervals, indicates the population estimate for Ventura County by cities, unincorporated urban areas and rural areas. Population growth is estimated by making an analysis of the number and types of building permits that are issued by the building inspection office.

The population increase for the year ending April 1, 1961 was over 13,000 - a number equivalent to the population of the City of Santa Paula. The rate as well as the growth is increasing which will create an even greater numerical increase by April 1, 1962.

In addition to the continuous study of population growth, several special demographic studies were made. These included: growth patterns in the city and county of Ventura, historical census divisions of the county, a distribution of population by supervisorial districts, and a population estimate for the Camarillo-Moorpark judicial district. A project started and to be implemented in the Fall of 1961 is the division of the county into statistical areas. This will portray a more functional picture of the population distribution.

PROPOSED REPORTING AREAS FOR POPULATION ESTIMATES

Population Estimate for January 1, 1962

STATISTICAL AREAS and their Divisions	ESTIMATE - Jan 1, 1961	ANNUAL RATE of Increase in %*
	Population	Dwelling Units
CAMARILLO AREA	20,395	3,892
Camarillo Urban	11,525	3,284
Las Posas Rural	1,170	301
Santa Rosa Rural	330	110
Camarillo State Hosp.	7,000	98
Remainder	370	99
CONEJO AREA	13,695	4,521
Thousand Oaks Urban	10,620	3,539
Newbury Park Urban	2,120	591
Remainder	955	391
FILLMORE-PIRU AREA	8,885	2,909
FILLMORE CITY	4,840	1,597
Piru Urban	910	293
Remainder	3,135	1,019
LOS PADRES AREA	350	300
MOORPARK AREA	4,285	1,243
Moorpark Urban	3,305	941
Moorpark Rural	980	302
OJAI AREA	17,125	6,042
OJAI CITY	5,105	1,897
Ojai Rural	2,305	882
Meiners Oaks Urban	4,030	1,466
Oakview Urban	2,685	883
Meiners Oaks-Oakview R.	3,000	914
OXNARD AREA	79,235	21,033
OXNARD CITY	44,490	11,699
PORT HUENEME CITY	12,345	3,125
Oxnard Urban	5,850	1,733
El Rio Urban	7,215	1,904
Nyeland Acres Urban	1,715	547
Pt. Mugu Naval Base	2,200	-
Oxnard Rural	5,420	2,025
VENTURA AREA	50,560	17,083
SAN BUENAVENTURA CITY	31,965	11,087
Montalvo Urban	2,245	655
Saticoy Urban	2,370	592
Chrisman Urban	3,945	1,432
Pierpont Urban	1,645	580
Remainder	8,390	2,717
SANTA PAULA AREA	17,935	5,455
SANTA PAULA CITY	14,235	4,250
Santa Paula Rural	3,700	1,205
SIMI AREA	15,190	5,107
Simi Urban	10,190	3,199
Santa Susana Urban	4,925	1,875
Remainder	75	33
TOTAL COUNTY	227,655	67,285
ALL CITIES	112,980	33,855
ALL URBAN	75,295	23,514
RURAL & REMAINDER	39,380	10,096

Source: Local Building Permits

*Based on the April 1, 1960 U.S. Census

Another continuous project is the maintenance of current annexation boundaries for all cities in Ventura county.

Special studies started in 1960-1961 and continuing into the next fiscal year, deal with trailer parks and methods for gathering current land use data. A lengthy report was commenced on an analysis of the suitability of soils for alternative land uses in a portion of the Oxnard-Hueneme area.

A complete land use inventory was compiled and mapped for the Los Angeles Regional Transportation Study (LARTS). This study, initiated by the State Division of Highways, is being conducted to determine the inter-relationships of transportation patterns and land use throughout the greater Los Angeles region.

A study made of airport locations for commercial and general aviation will be utilized by the Regional Airport Study Committee in an attempt to provide a solution to the jet-airport location problem, as well as analyze requirements for small aircraft fields.

A large amount of staff time has been devoted to conferring with the consulting firm that is developing the General Plan for the county. Eighty-one topographic maps for use as a base map, much land use data and other general information were supplied to the consulting firm.

The General Plan of Highways, adopted in July of 1960, has been continuously reviewed in light of changing

conditions. Of the 36 suggested revisions presented to the Highways Committee, 18 were design studies.

Seventy preliminary and tentative subdivision maps were reviewed to check their conformity with the General Plan of Highways and to good community design.

Assistance was given in the development of area plans prepared by various consulting groups, both professional and civic, for eight cities and regions throughout the county.



Urbanization by leaps and bounds -- the eastern fringe of Ventura

Mapping Section

The chief function of the Mapping Section is the preparation of base zoning maps at a scale of one inch to two hundred feet. These maps are used for recording official zone changes, and as base maps for field surveys and various types of special studies. It is planned that this series will ultimately contain 1,475 maps, covering the southern portion of the county. Thus far, 553 maps have been completed, of which 121 were prepared in the 1960-1961 fiscal year. Also in this fiscal year revisions were made on 93 of the maps and 25 zone changes were plotted on existing base maps.

A major aspect of the cartographic work is deriving accurate data for inclusion on the maps. This involves intensive research into such sources as school district maps, Assessor's parcel books, deeds and field surveys. Major streets and roads, property and city boundaries, railroads and some natural features are plotted. These base maps have proved to be invaluable tools used in all phases of planning and it is hoped to complete the series as soon as possible.

Additional functions included the plotting of all approved subdivision plats on both 200' and 1000' scale maps, and the preparation of base maps at different scales for special studies undertaken by various divisions during the year.

COMMUNITY DESIGN DIVISION

Subdivisions Section

The keynote of activity in Subdivisions has been more thorough analyses of residential tracts. Application of refined procedures, maintenance of more accurate records, closer study of county subdivisions and recommendations on city subdivisions, have offset the decrease in the total number of subdivisions handled. A change, instituted in mid '59-'60, of the numbering system used to designate tracts resulted statistically in a fewer number of them. Though 51 tracts were approved in '60-'61 as compared to 81 in the previous fiscal year, each tract was of a larger average size.

The Subdivision Advisory Committee was reorganized to consist of the Planning Director and one representative each from the Departments of Public Works and Public Health. This committee reviews subdivision applications and advises the Subdivision Committee, which in turn makes recommendations to the Planning Commission. This reorganization permits a professional analysis of proposed subdivisions and thus enables the Planning Commission to make more meaningful decisions.

A major procedural change has permitted a more careful study and, when necessary, a redesign of subdivisions.

Formerly, the first contact with a proposed subdivision was when a tentative map was filed for consideration by the Planning Department. Sufficient time was not allowed to make a complete analysis, and to permit the subdivider to file a revised map without requesting a time extension. The cost of revising a map at this stage caused the subdivider to strenuously resist any change in the map.

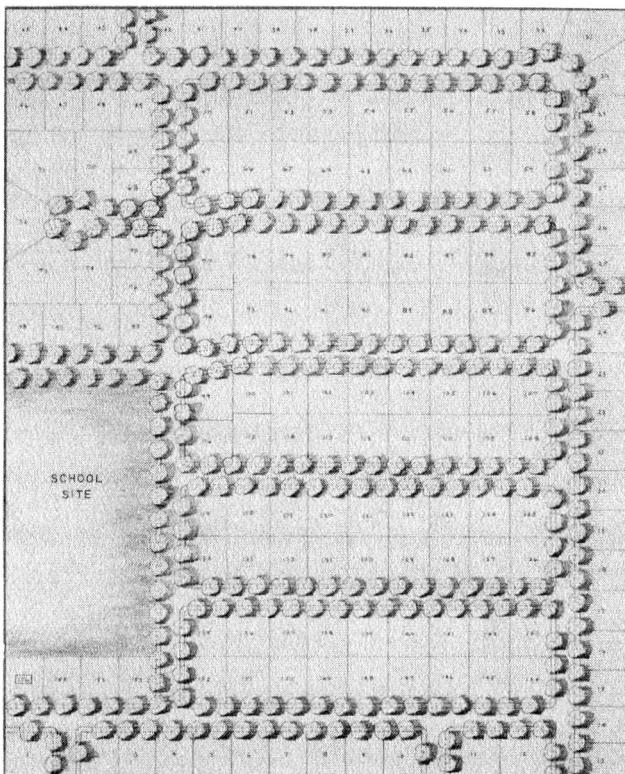
Under the revised procedure a developer submits a preliminary map which can be redesigned at less cost to him, and allows more time for proper study by the Planning Department. In addition, the opportunity is provided the subdivider and engineer to confer with the staff of the Planning Department and representatives of other county agencies, and to study the problems of the subdivision before the tentative map is filed for action by the Planning Commission.

The above procedure, coupled with the policy of analyzing tentative maps more intensively, is time consuming to the Department but has brought about results of greater benefit to the communities involved.

The amount of assistance given to cities in planning their subdivisions has greatly increased. Numerous requests from cities regarding the Planning Department's recommendations on the design of streets, schools, and other uses have been answered during the past year. This facet of the workload will become increasingly important as the cities become more conscious of the value and necessity of planning.

Public Facilities Section

As an assurance that school sites are located with proper regard for long term planning policies, State Law requires that proposed sites be studied and recommendations made by the Planning Commission. In conformance to this Law the Public Facilities Section reviewed eighteen school sites and presented its findings to the Planning Commission. Of this number, the Commission recommended that two of the sites not be acquired; favorable recommendations were made on the remaining sites.

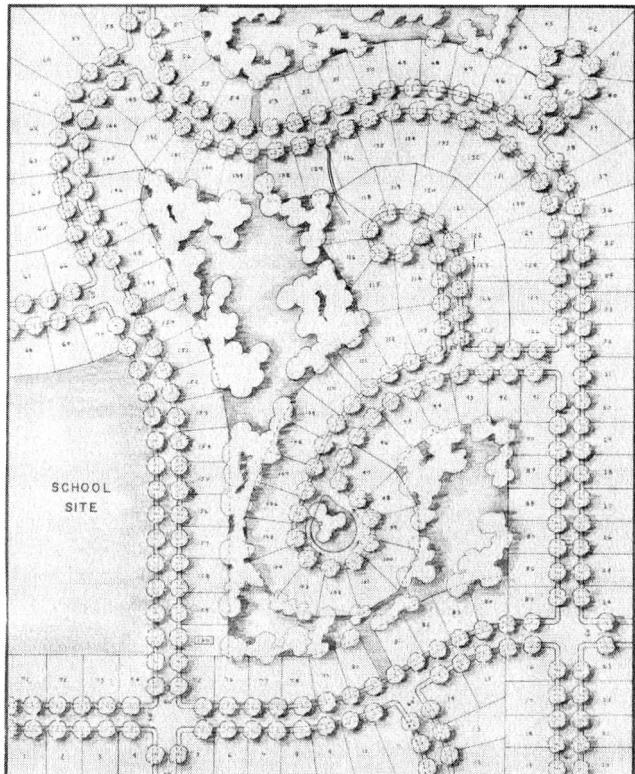


Before redesign by the Community Design Division this plat was the epitome of unimaginative and unrelieved monotony. Each lot comprised 8000 sq. ft. or an overall density of one household per 8000 sq. ft.

In April of 1961, the integration of community parks and recreational areas into subdivisions was first studied intensively. This open space concept has been given increasing emphasis--a number of subdivisions were redesigned to include open space, and it is planned to include a consideration of community parks and recreational areas in all future subdivisions' analyses.

During the fiscal year, twenty Land Development Permits were reviewed in terms of good landscape design, circulation pattern and building location.

After redesign, the plat demonstrates an interesting and functional variation of streets and lots. Ample space is allotted for community parks. The density of the subdivision is still one household for 8000 sq. ft. with a minimum lot size of 7000 sq. ft.



PLAN ADMINISTRATION DIVISION

Variances and Permits Section

A spectacular increase in the number of Variances acted upon--from 60 to 132--over the preceding fiscal year was experienced in 1960-1961. This was slightly offset by a decrease from 63 to 47 in the number of Special Use Permits, and from 46 to 45 in the number of Planned Development Permits. The much greater total number of applications resulted in a heavier workload, which was only partially eased by the streamlined procedure effected through the creation of the Board of Zoning Adjustment.

Among the applications granted that indicate the rapid county growth, and of general benefit to the public were four golf courses, four shopping centers, a hunting preserve, a 30-bed hospital, and a drive-in theater. The approval of one new trailer park and expansion of two existing parks speak of the changing character of the population, as well as its growth.

Policies adopted by the Board of Zoning Adjustment and enforced by this Section have greatly aided in preserving an attractive landscape. More stringent requirements are imposed on the nature and placement of advertising signboards; additional landscaping is encouraged in commercial developments; and standards have been raised on the review of variances and permits, in order that these new land uses will more harmoniously fit into their respective communities.

Enforcement Section

The 311 zoning violations investigated represent a 23% increase from 1959-1960. Of these violations, 150 required case reports of which 100 were voluntarily abated, and the rest involved further action, including 18 cases referred to the office of the District Attorney. Signs formed the predominant group of violations. Some of the cases necessitated numerous field investigations.

During the fiscal year, 1,123 inspections and investigations, including land use surveys, were made on conditions of permits and variances.

One zoning inspector is assigned to check conformity of Building Permits to zoning regulations. During the fiscal year, this inspector issued 4,995 Zoning Clearance Application Permits, 1,238 more than last year. Processing the greater number of permits was somewhat aided by revising the application form to facilitate completion, and to coordinate it with the Assessor's parcel number for quick reference and ease of location.

A procedure was implemented to maintain a continuous posting of areas involved in permits, variances and zone changes by delineation on land use maps. One can now readily determine the areal extent of a given case and its relationship to surrounding land uses.

ZONING STUDIES DIVISION

Zone Changes Section

The Zone Changes Section handled 127 requests for zone changes, two more than during the previous fiscal year. These included applications submitted by the public, and resolutions initiated by the Planning Commission or the Board of Supervisors. The applications and resolutions involved 105,756 acres



(102 % greater than in 1959-1960) of which 76, 494 acres were analyzed and recommendations made to the Planning Commission.

Consideration of a proposed zone change entails a number of sequential activities. Upon receipt of an application for a zone change, base maps are prepared, a land use survey conducted, and an analysis made of the sizes and ownerships of the parcels involved. If of sufficient magnitude to influence land use, the slope gradient is plotted. Economic factors, as they interrelate with the existing and proposed zoning, are analyzed. If the above studies indicate that conditions have appreciably changed since the original zoning was made, a recommendation for a change of zone is presented to the Planning Commission. Approved zone changes are delineated on base maps by either this Section or the Mapping Section.

Detailed surveys and careful analyses should be made for each case but because of an insufficient number of personnel, often only a cursory study can be done. During the fiscal year, intensive studies were accomplished in the Ojai and Moorpark areas. For the latter case, almost two months were spent by various staff members in compiling and analyzing data relative to the physical characteristics, population, schools, industries and employment in some 22 square miles. Findings were projected onto a series of base maps and a detailed report was written. Conclusions drawn from this report enabled the Planning Commission to gain a comprehensive picture of the area and apply appropriate land use control.

Zoning Information Section

Much time was consumed in answering public inquiries, both by telephone and in the office. Departmental records indicate that approximately 12,000 telephone calls were made or received by this Section and the Plan Administration Division; the latter must often be assisted by this Section because of the large volume of calls. Though statistics were not maintained for counter contacts, these were also very numerous.

The Zoning Information Section often assisted the Zoning Changes Section in the preparation of recommendations made to the Planning Commission, as well as conducting some detailed land use studies.



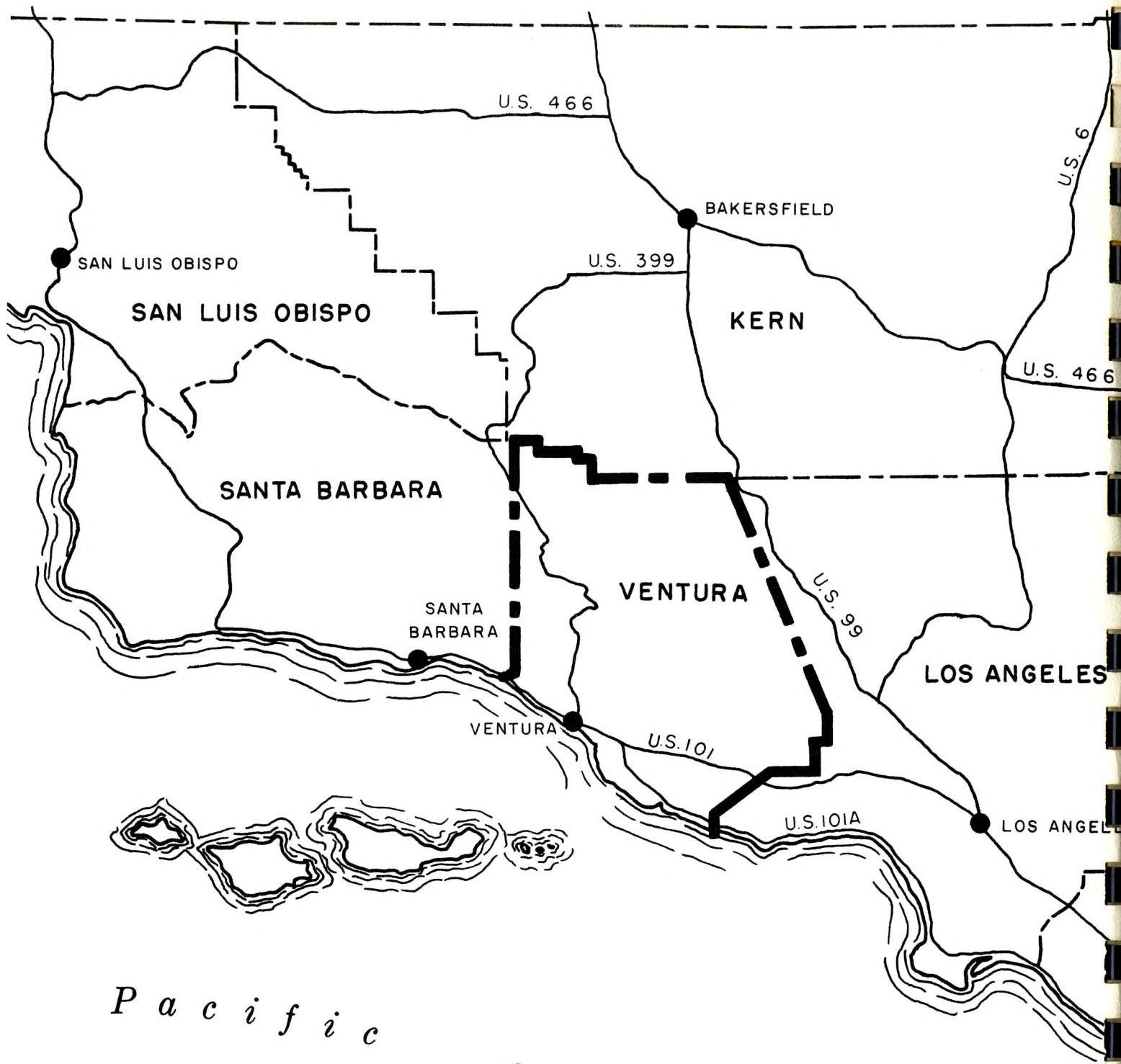
The Ventura County Harbor, nearing completion, will be a primary recreation attraction

ADMINISTRATIVE SERVICES

As part of the reorganization of the Planning Department, the general service functions were centralized under Administrative Services. This entailed assuming responsibility for a vast amount of the routine administrative and housekeeping functions.

A major aspect of the work was analyzing the budget requirements and preparing the annual budget request. An important subsidiary activity was the maintenance of control records for appropriations, encumbrances, and expenditure funds as well as for fees received from the public. Other records of many kinds were maintained including payroll, personnel, workload, equipment and supplies.

Some additional functions were the requisitioning and distribution of equipment and supplies, operation of reproduction equipment, inventory and maintenance of furniture and business machines and general clerical duties. Equipment use and certain procedures were reviewed and more efficient methods implemented. In order that the staff can make more effective use of planning literature, a sizable Planning and Research Library is being developed.



Pacific

Ocean



0 20 40

MILES

REGIONAL

MAP

Coordination

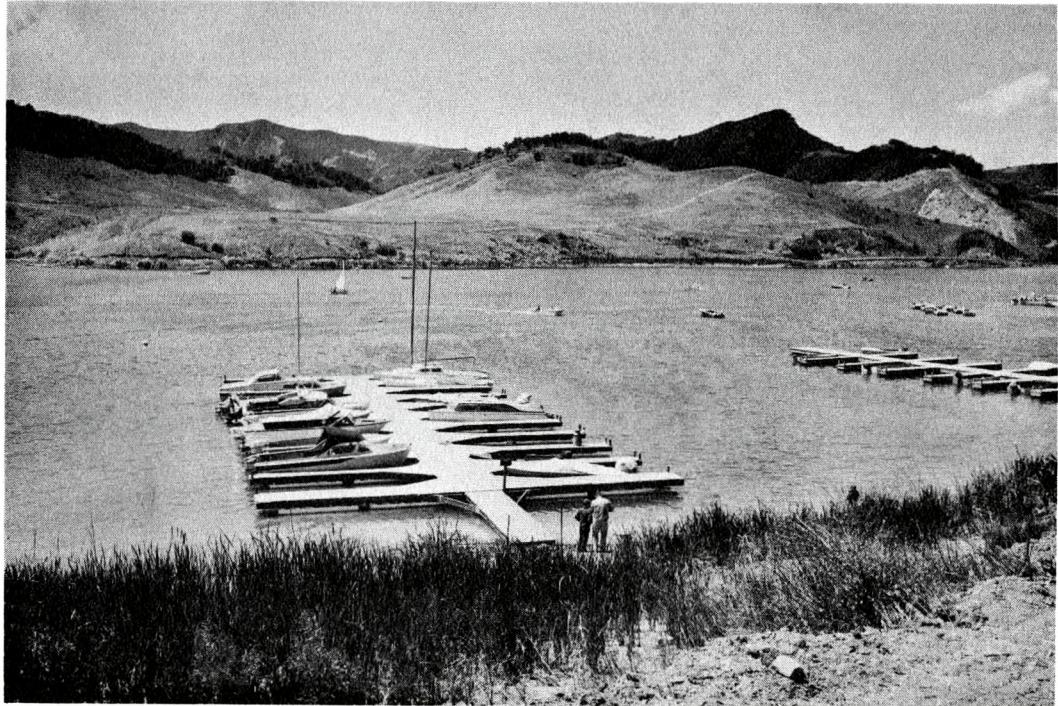
Monthly meetings of the Ventura County Area Planning Conference were held with the Planning Director serving as chairman. Close cooperation prevailed among planning representatives of the six cities of Ventura County and the County Planning Department, in discussing mutual planning and zoning problems. Understandings were reached on aspects of the County General Plan, amendments to the General Plan of Highways and the Los Angeles Regional Transportation System (LARTS). It was decided to adopt uniform symbols for zoning areas, parks and recreational facilities.

The Planning Department continued as an active participant of the Inter-County Recreation Planning Committee, which is coordinating the Southern California Regional Recreation Study. This long-term study is being conducted to aid in the comprehensive planning of recreational facilities in Southern California. During the fiscal year 1960-1961, a value rating method was developed and applied to each potential recreational site in the twelve counties of Southern California. This will enable the committee to establish priorities for development of each recreation area.

Representatives of the Planning Commission and Planning Department attended the 30th Annual Conference of the California County Planning Commissioners Association from October 12th to 15th, 1960. Alan Robertson of the Ventura County Planning Commission, was elected third vice-president.

The Planning Department was represented at 27 meetings of the Boundary Commission which took action on 205 items during the fiscal year.

Representatives of the Planning Commission and Planning Department attended the annual conference of the Shoreline Planning Association of California, Inc. on December 2nd and 3rd, 1960. A Ventura County Planning Commissioner, Martin R. Miller, was elected to the Board of Directors.



Water recreation in a former dry canyon -- Lake Casitas

Statistics

MEETINGS

	1959-1960	1960-1961	% Incr or Decr
Regular Planning Commission Meetings	33	28	-15%
Special Planning Commission Meetings	11	7	-36%
Board of Zoning Adjustment Meetings	-	18	-
Agenda Items - Planning Commission	971	768	+ 5%
Agenda Items - Board of Zoning Adjustment	-	254	
Committee Hearings	125	128	+ 2%
Public Hearings	379	308	-19%

STAFF ACTIVITIES

COMMUNITY DESIGN

Subdivision Tentative Maps Filed	104	70	-33%
Total Acreage in Tracts Filed	4,580	3,795	-17%
Number of Lots in Tracts Filed	11,519	6,632	-42%
Number of Land Division Applications	39	62	+59%
School Site Reports and Recommendations	11	18	+64%

ZONING STUDIES

Applications Filed or Resolutions Introduced for Zone Changes	125	127	+ 2%
Total Acreage in Zone Changes	52,400	105,756	+102%
Zoning Changes Adopted	89	83	- 7%

PLAN ADMINISTRATION

Variance Applications	60	132	+120%
Use Permit Applications	63	47	-25%
Planned Development Permit Applications	46	45	- 2%
Variances and Permits Modified, Extended, Revoked or Expired	120	139	+16%
Zoning Clearances of Building Permits	3,757	4,995	+33%
Zoning Violations Investigated	252	311	+23%
Land Use Surveys and Field Inspections	324	1,123	+247%
Billboard and Sign Permits Reviewed	111	104	- 6%

TOTALS

5,101* 7,255* +42%

* Totals exclude Acreages & Lots

AS
PREPARED
BY
THE
STAFF
OF
THE
PLANNING
DEPARTMENT

