STEERING COMMITTEE DRAFT

REGIONAL LAND USE PROGRAM

MAJOR MILESTONE #8

generation of final population/ land use alternative futures

abstract

Oxnard

8-77

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
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 vcag spca vrsd

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 O. 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.

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 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

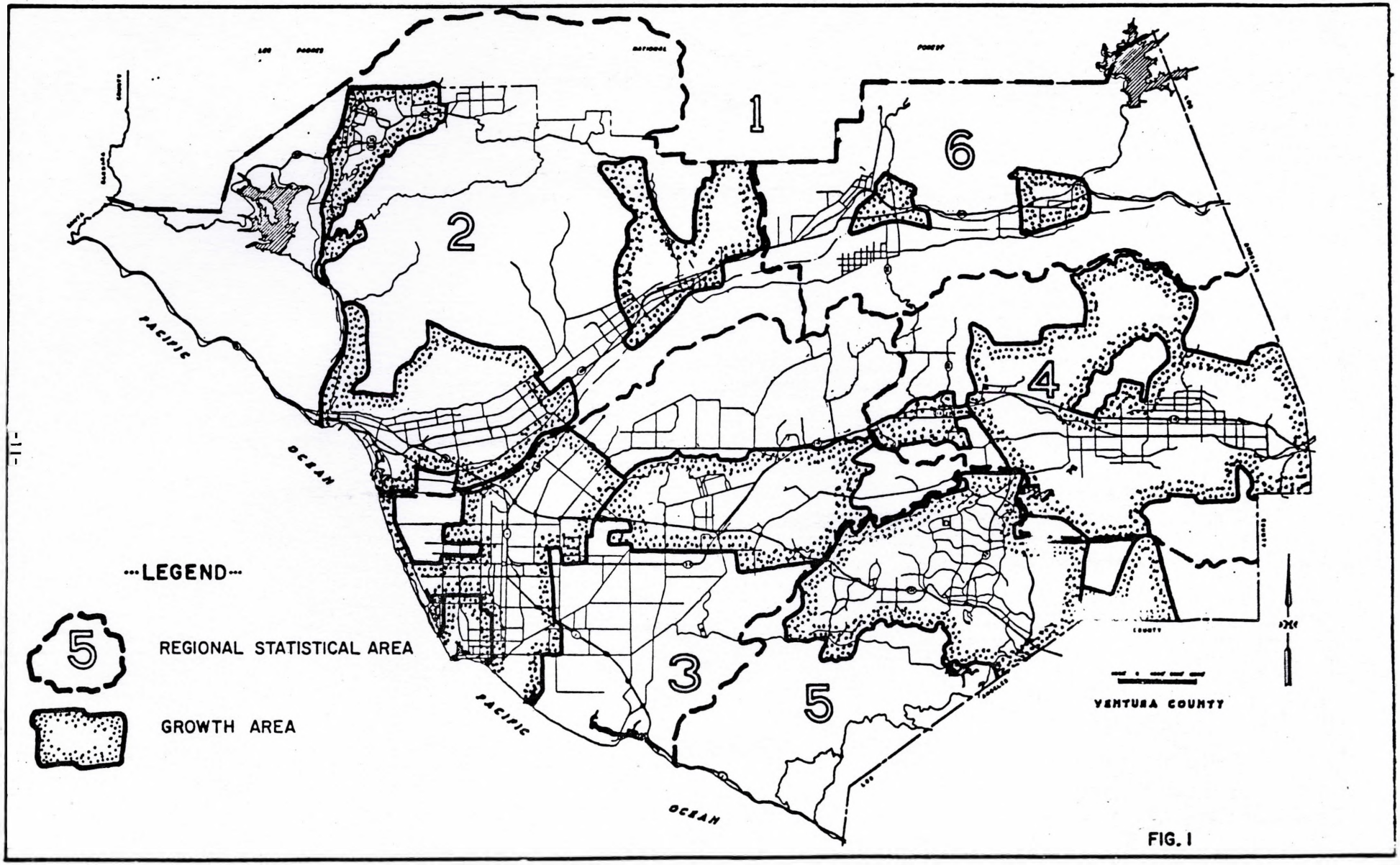
* Refer to Figure 1 for a portrayal of Regional Statistical Areas (RSA) and Growth Areas

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
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5
REGIONAL STATISTICAL AREA
GROWTH AREA
VENTURA COUNTY

FIG. 1

RLUP MAJOR MILESTONE #8

TABLE 2

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

EXISTING AND PROJECTED ACRES

CAMARILLO GROWTH AREA

YEAR	ALTERNATIVE FUTURE 1[1] POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	ALTERNATIVE FUTURE 2[2] POPULATION	TOTAL AC. NEEDED	TOTAL AC. MAPPED[4]	ALTERNATIVE FUTURE 3[3] 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

2770
330

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

SAN BUENAVENTURA GROWTH AREA

	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
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

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

OJAI VALLEY GROWTH AREA

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	---
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

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TABLE 3 (continued)

DENSITY BY GROWTH AREA
FOR THE THREE ALTERNATIVE FUTURES

EXISTING AND PROJECTED ACRES

SAN BUENAVENTURA 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] OVERALL RES. AC.	HOUSES/[5] NEW RES. AC.	ALTERNATIVE FUTURE 3[3] 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

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 aleng "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

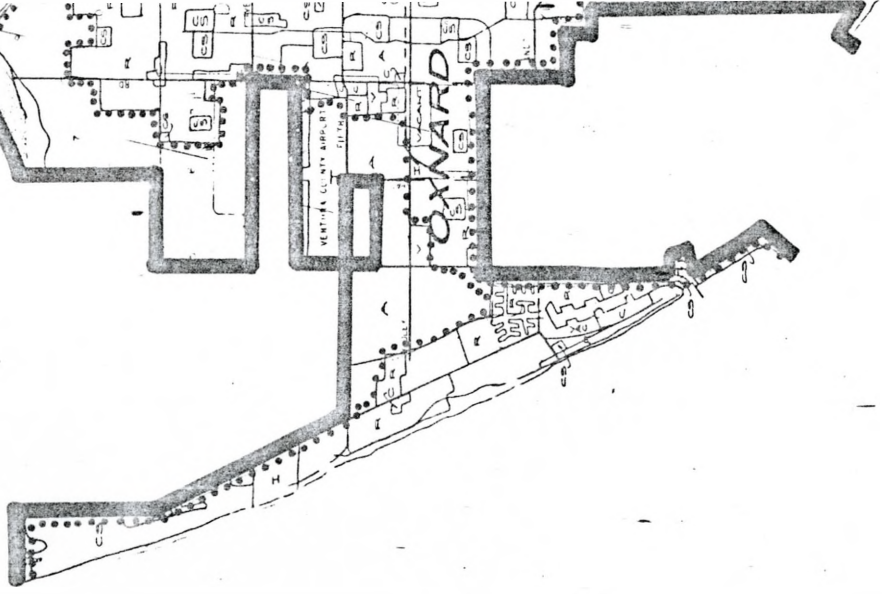
[2] Existing Population Trends/Higher Density

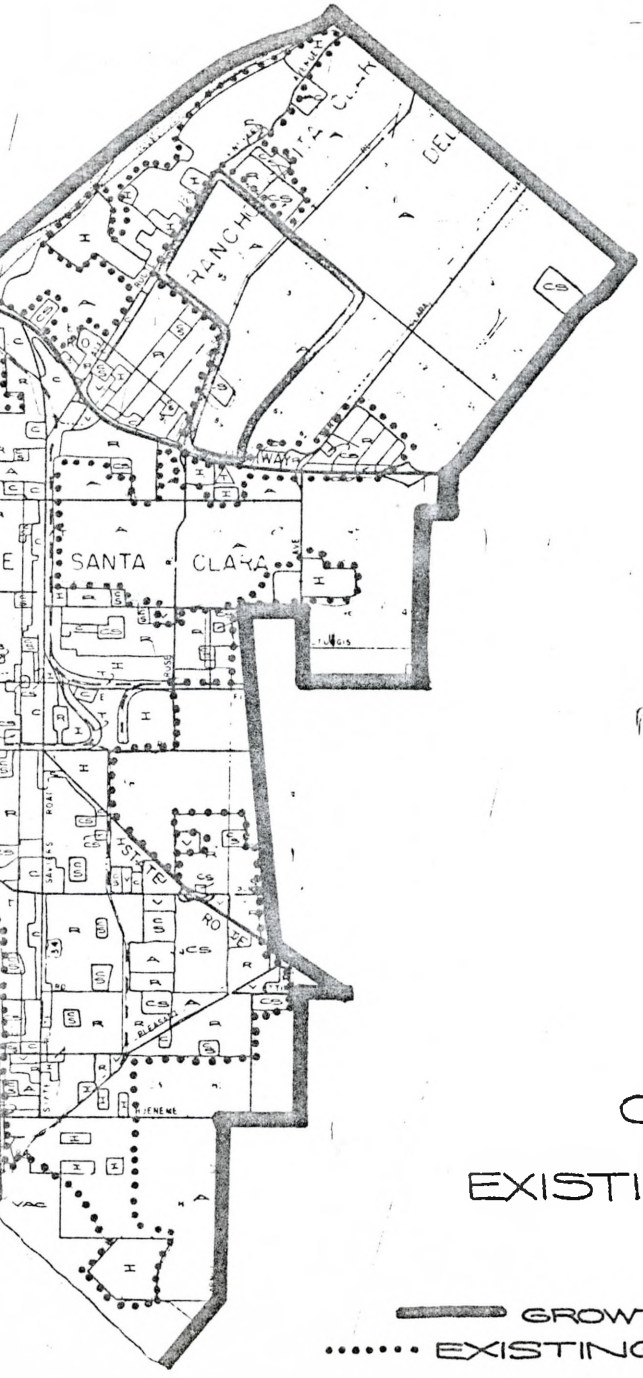
[3] Lower Population Trends/Existing Trends Density

[4] Includes overage or surplus for new development

[5] Includes 1676 acres of redevelopment of substandard housing

[6] 2.9 persons per household


OXNARD



--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

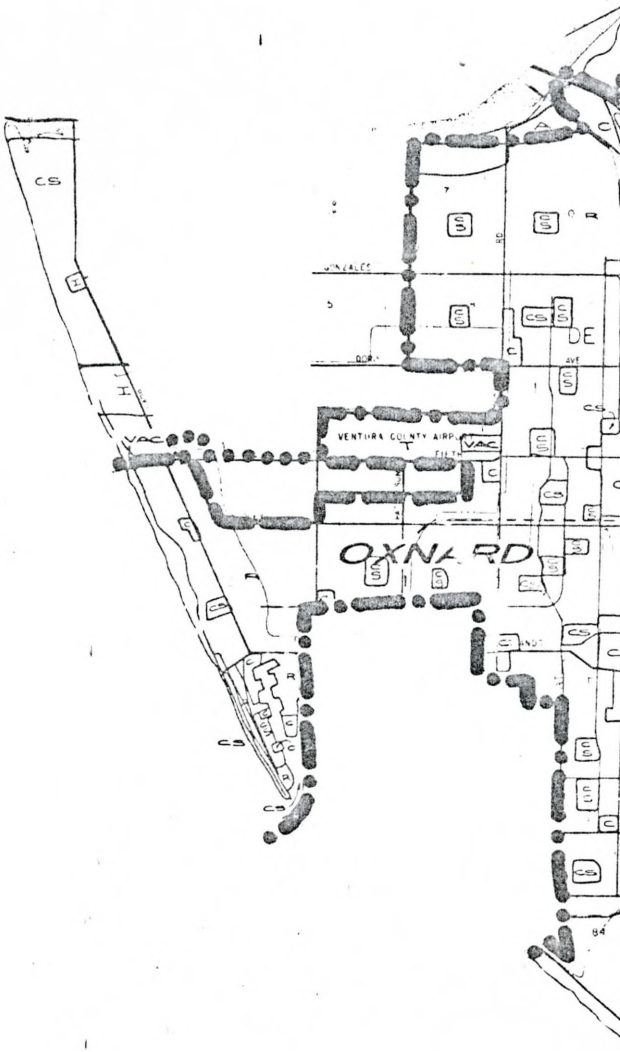
N

OXNARD

EXISTING LAND USE

GROWTH AREA BOUNDARY

..... EXISTING URBANIZATION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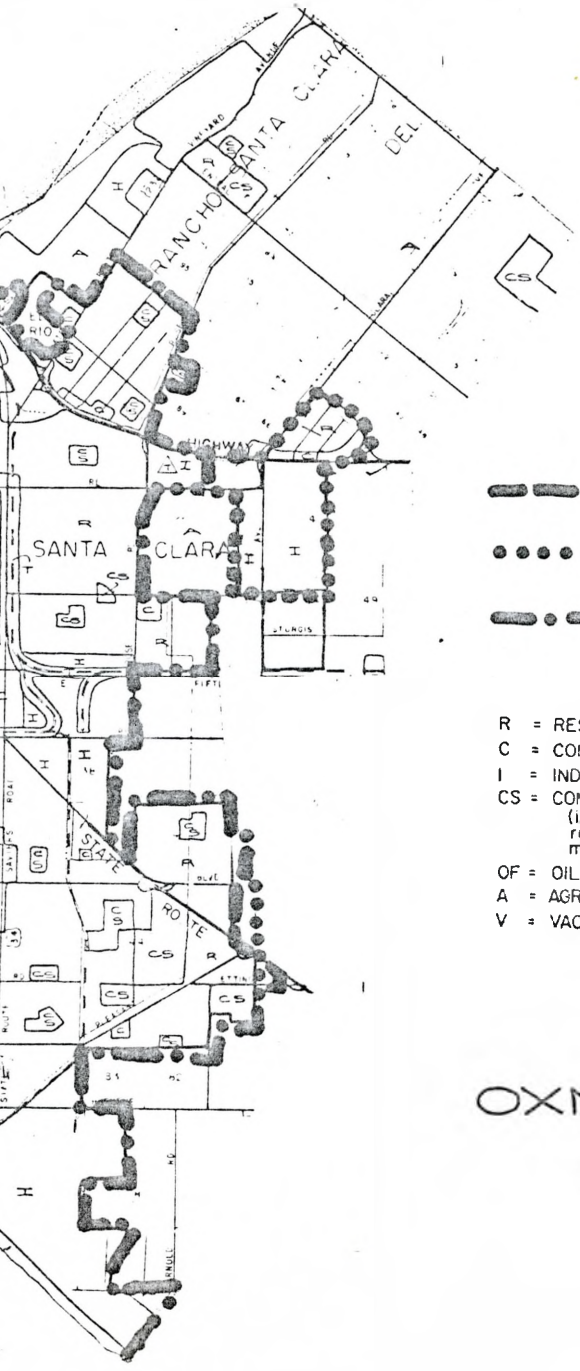

1990

2000

1990 & 2000

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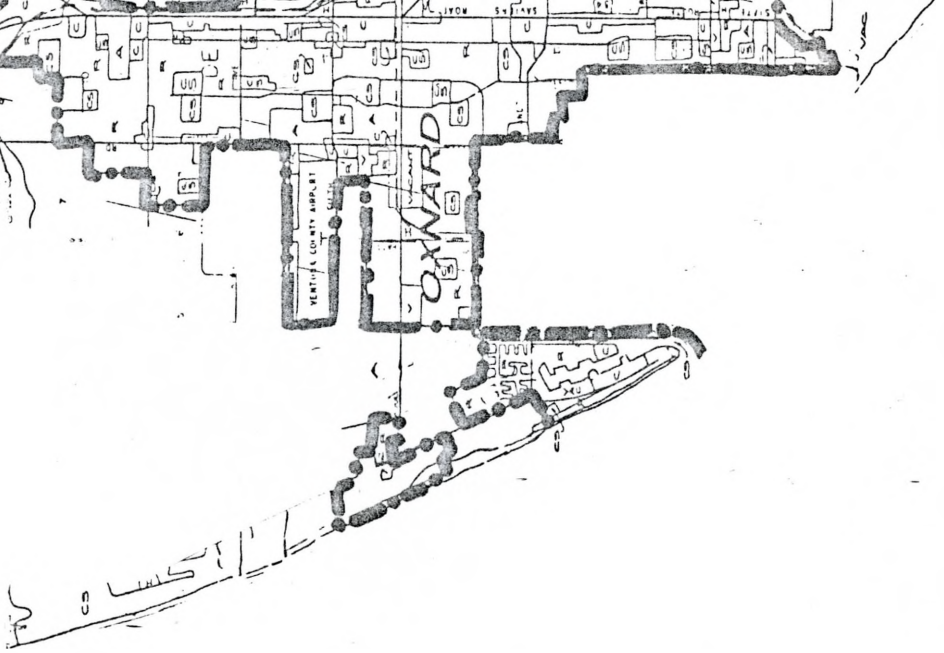
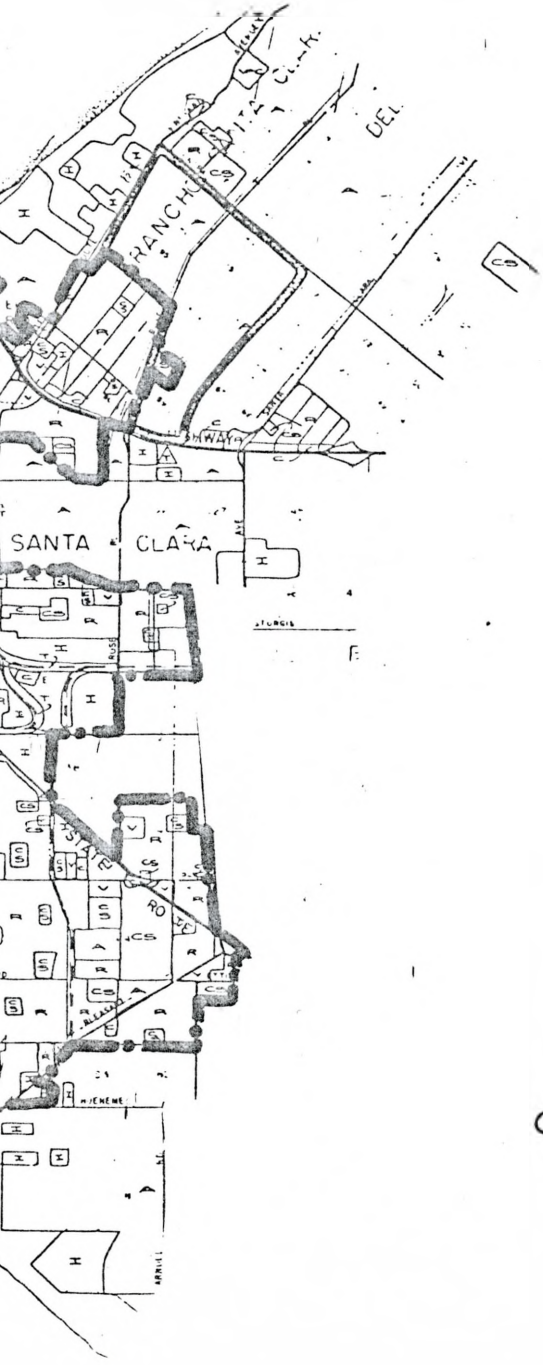
OXNARD
I


OXWARD



1990

2000

1990 & 2000

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OF = OIL FIELDS
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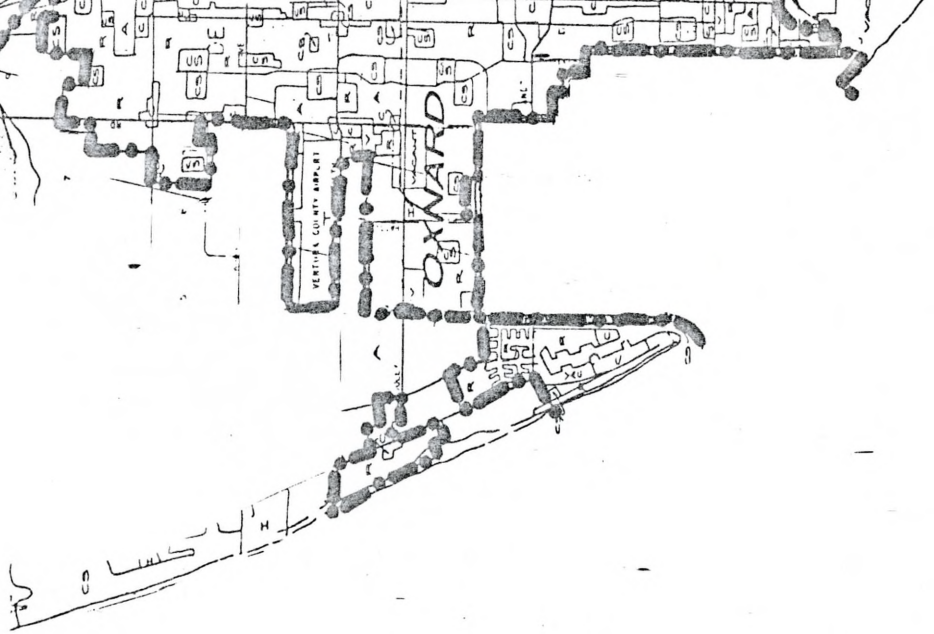
LAND USES PORTRAYED ARE EXISTING LAND USES

N

OXNARD
II


OXNARD

1990

2000

1990 & 2000

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LAND USES PORTRAYED ARE EXISTING LAND USES

N

OXNARD III