



Ventura County
2040 General Plan Update



Alternatives Report

Chapters 1-6

Public Review Draft | July 2018

Please see next page



1 Introduction



Every city and county in California is required by state law to prepare and maintain a planning document called a general plan. A general plan is designed to serve as the jurisdiction’s “constitution” or “blueprint” for future decisions concerning a variety of issues, including land use, health and safety, and resource conservation. The

Ventura County General Plan contains the goals and policies upon which the Board of Supervisors and Planning Commission base their land use decisions. In addition, all area plans, specific plans, subdivisions, public works projects, and zoning decisions must be found to be consistent with the direction provided in the County’s General Plan.

The Ventura County General Plan Update project serves several purposes:

- Provide the public opportunities for meaningful participation in the planning and decision-making process;
- Provide a description of current conditions within the county and trends influencing the future of the county;
- Identify planning issues, opportunities, and challenges that should be addressed in the General Plan Update;
- Explore land use and policy alternatives;
- Ensure that the General Plan is current, internally consistent, and easy to use;
- Provide guidance in the planning and evaluation of future land and resource decisions; and
- Provide a vision and framework for the future growth of the County of Ventura.

1.1 Purpose of this Report

Ventura County is unique in California due to the successful past efforts that have guided, and continue to guide, planning in the county. These include the following:

- The County, cities within the county, and the Ventura County Local Agency Formation Commission (LAFCo) adopted the Guidelines for Orderly Development in 1969 to direct urban-level development and services to the incorporated areas.
- Greenbelts, voluntary agreements between the County and one or more cities, are used to limit development of agricultural and/or open space areas within the unincorporated county. Through greenbelt agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing agricultural or open space zoning. There are seven greenbelts in Ventura County totaling approximately 164,000 acres.
- Save Open Space & Agricultural Resources (SOAR) refers to a series of voter initiatives that have been adopted for 8 of the 10 cities and the unincorporated area (Ojai and Port Hueneme have not adopted SOAR measures). SOAR measures within cities establish voter-controlled urban growth boundaries, known as City Urban Restriction Boundaries (CURBs). CURBs are lines around each city that require voter approval to allow city annexation and development of land outside of the CURB boundary. The County's SOAR ordinance requires voter approval to amend the Open Space, Agriculture, and Rural General Plan land designations, and the goals and policies as they specifically apply to those land use designations.

The Alternatives Phase of the General Plan Update project will develop and explore different options for how the county could grow in the future and how the General Plan Update could address major policy issues. This phase includes discussions with community members, stakeholders, and decision-makers about land use alternatives and policy options and provides the community with an opportunity to discuss pros and cons of different growth alternatives, ways to achieve the vision, and build consensus for a Preferred Alternative that will be used to revise the General Plan and complete the required Program Environmental Impact Report (EIR).

This phase will provide the framework for future growth and resource protection and establish the basis for the updated goals, policies, and implementation programs that comprehensively address land use, mobility, public facilities, environmental quality, water conservation, agricultural resources, and healthy communities. Many of these issues are defined by State planning law, while others reflect local concerns.

1.2 Organization and Content

This Alternatives Report gives the public and County decision-makers the information needed to make an informed choice about the alternatives that will shape the General Plan Update. This Report is organized into the following chapters:

1. Introduction

This chapter provides an overview of the purpose and content of the Alternatives Report.

1. Introduction

2. Vision Statement and Guiding Principles

The vision statement reflects what community members value most about the county and their shared aspirations for the future. The guiding principles are central ideas/themes that articulate the County’s commitment to achieving the vision statement, and therefore, guide implementation of the General Plan.

3. Proposed General Plan Organization

This chapter looks at the overall structure and organization of the General Plan and includes alternatives to consider for addressing new requirements.

4. Constraints

Chapters 4, 5, and 6 discuss components that should be considered in the assessment of land use alternatives. Chapter 4 provides an overview of development constraints. There are three general types of constraints discussed: *physical* (e.g., steep slope areas or areas within regulatory floodways), *infrastructure* (e.g., areas not served by off-site wastewater treatment system), and regulatory and policy constraints (e.g., lands owned by federal or state agencies).

5. Development Potential Methodology

This chapter describes the methodology and results achieved by modeling the development potential in the county’s unincorporated areas. The method described provides a theoretical amount of development that could occur in the county based on the “build-out” of adopted plans (or zoning) and as the development constraints identified in Chapter 4.

6. Historic Growth Rates and 2020-2040 Growth Projections

This chapter presents historic growth rates and growth projections for the period 2020 - 2040. These are not growth targets but provide context for proposed land use alternatives and for assessing potential development as part of the required EIR.

7. Alternatives Evaluation Criteria

A set of criteria will be used to evaluate land use alternatives, as appropriate. At the Board of Supervisors meeting on April 17, 2018, the Board directed that the General Plan guiding principles (Chapter 2) be used as the evaluation criteria.

8. Land Use Alternatives

The range and scope of land use alternatives are influenced by development constraints, development potential, and growth rates and projections (Chapters 4 and 6). Land use alternatives are still under development and will be presented at a joint Board/Planning Commission work session on October 16, 2018.

9. Policy Choices

The Alternatives Report will identify policy options to address key issues and opportunities. Policy alternatives are still under development and will be presented at a joint Board/Planning Commission work session on October 16, 2018.

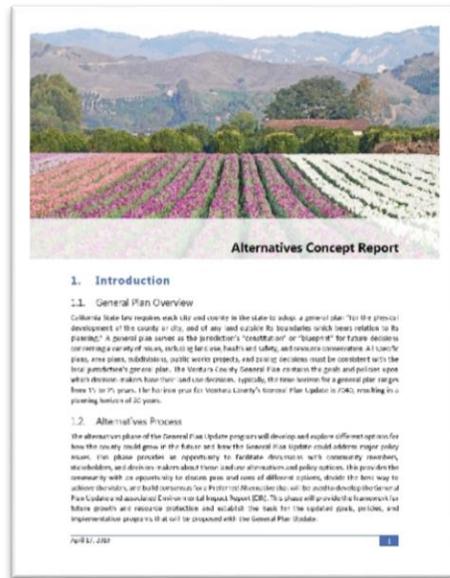


The Alternatives Report will be reviewed in two pieces. Chapters 1-6 will be presented to a joint meeting of the Board of Supervisors and Planning Commission on July 31, 2018.

Chapters 7-9 will be presented to a joint meeting of the Board of Supervisors and Planning Commission on October 16, 2018.

Alternatives Concept Report

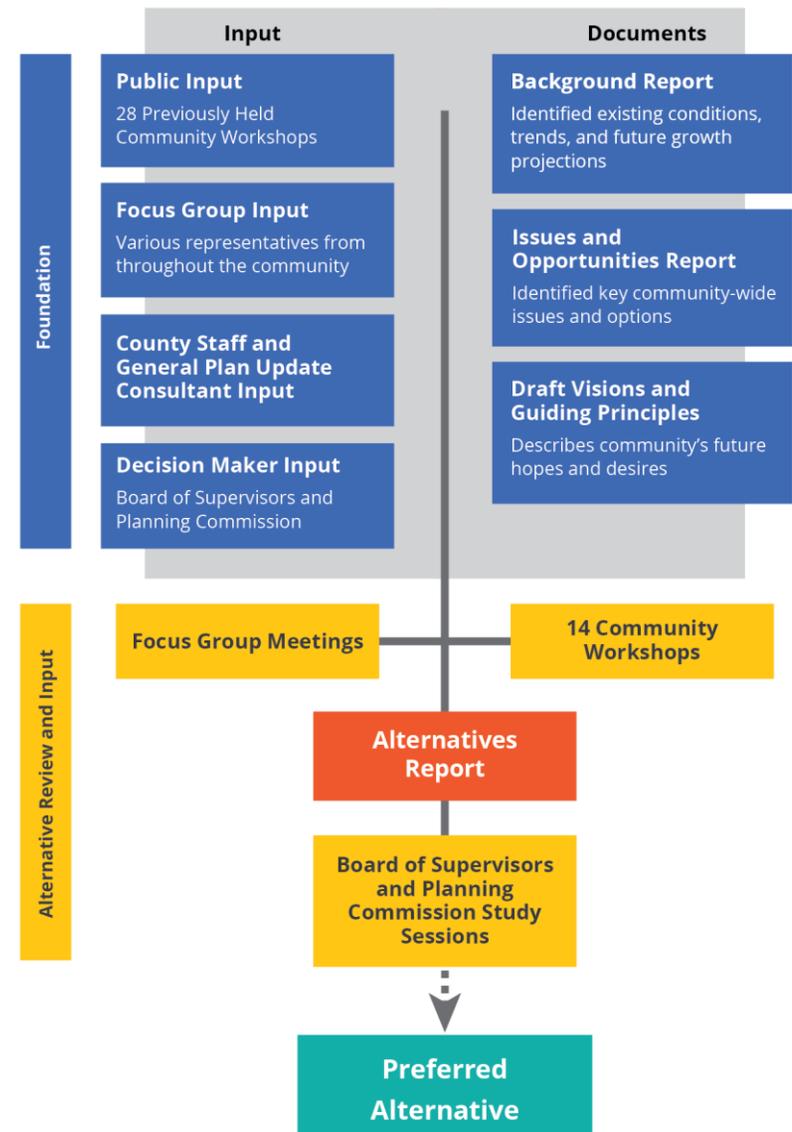
The proposed content of the Alternatives Report was described in the Alternatives Concept Report, which was presented to a joint work session of the Board of Supervisors and the Planning Commission on April 17, 2018. The organization and content of this Alternatives Report reflects the direction provided at that meeting.



1.3 Alternatives Process

The purpose of the alternatives process is to consider future land use and policy options and help the Planning Commission and Board of Supervisors select a Preferred Alternative that will provide the framework for updating the General Plan. As shown in the accompanying graphic, the alternatives contained in this document are based on input received during preceding General Plan Update phases.

Alternatives Process



1. Introduction

1.4 General Plan Update Overview

The General Plan sets the course for land use and resource decisions. The process to update a general plan often takes substantial time to complete, as it requires the integration of input from hundreds of community members and an analysis of an extensive array of issues and opportunities, such as growth and conservation, traffic and mobility, sustainability, health, and economic development. As part of this update, the public provided input and direction at each key milestone, which was then incorporated into the General Plan Update process by County staff and consultants.

General Plan Relationship to Other Plans and Regulations

A general plan is distinct from a zoning ordinance or other planning documents. Although all these documents regulate how land may be developed, they do so in different ways. A general plan has a long-term outlook that identifies the types of development that will be allowed, the spatial relationships among land uses, and the general pattern of future development. A zoning ordinance and other plans implement general plan policies by regulating development through specific standards, such as lot size, building setback, setting allowable uses, or through infrastructure improvements and financing. Development must not only meet the specific requirements of the zoning ordinance or applicable county plans, but also the broader policies set forth in the general plan.



Relationship of Alternatives Report to Other General Plan Documents

The Alternatives Report is a tool used to facilitate the development of the updated General Plan. The Alternatives Report is one of several documents produced during the General Plan Update process. These documents include the following:

Assets, Issues, and Opportunities Summary Report

The County released the Assets, Issues, and Opportunities Summary Report in March 2017 to synthesize community input and key findings from the Background Report, and identify important assets, issues, and opportunities that the General Plan should address.

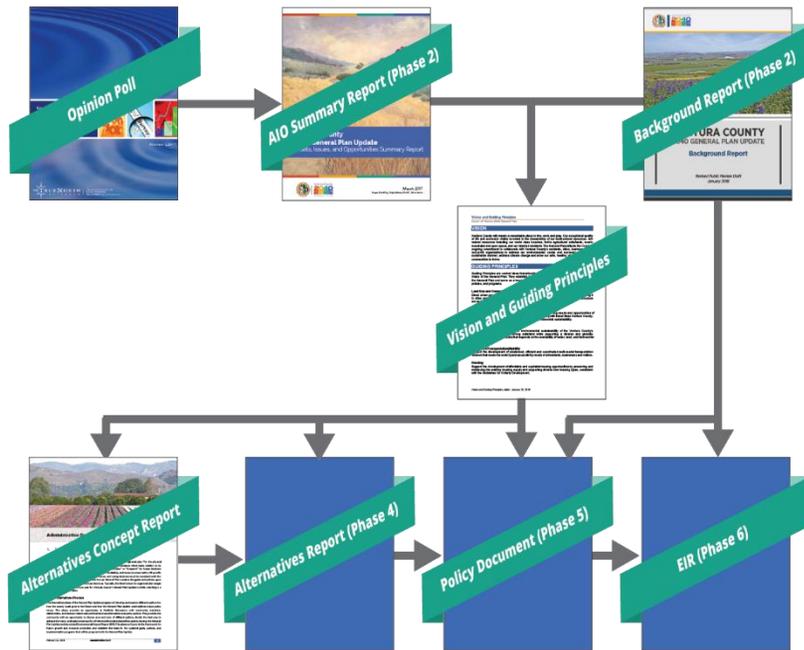
Alternatives Report

The Alternatives Report will describe the development and evaluation of land use and/or policy alternatives. The report will be designed to frame the discussion among stakeholders, community members, and County decision-makers, leading to direction from the Board of Supervisors that will provide the basis for preparation of the Draft General Plan.

Public Review Draft Alternatives Report

County of Ventura

General Plan Process



Environmental Impact Report

An EIR presents detailed information about a proposed project's environmental impacts, includes options for minimizing a project's significant environmental impacts, and presents reasonable alternatives that would create fewer environmental impacts than the one being proposed. The analysis presented in the EIR must comply with the requirements of the California Environmental Quality Act (Sections 15126, 15175, and 15176 of the CEQA Guidelines). The Planning Commission and Board of Supervisors will review the EIR to understand potential environmental impacts associated with implementation of the General Plan and to identify feasible mitigation measures to address those impacts.

General Plan Documents

The updated General Plan will consist of two key parts: the Background Report and the Policy Document. The Draft Vision and Guiding Principles, which were refined and accepted by the Board of Supervisors, will be incorporated into the Policy Document and will act as a foundation for the goals, policies, and implementation programs.

Background Report

The Background Report takes a "snapshot" of existing conditions (as of 2016) and trends in Ventura County. It is divided into 12 chapters that cover a wide range of topics within the county, such as demographic and economic conditions, land use, public facilities, and environmental resources. Unlike the Policy Document, the Background Report is objective and policy-neutral and provides decision-makers, the public, and local agencies with context for making policy decisions. The Background Report also serves as the basis for the "Environmental Setting" section of the General Plan Program EIR.

General Plan Policy Document

The General Plan Policy Document is the essence of the General Plan. It contains the goals and policies that will guide future decisions within the county. It also identifies a set of implementation programs that will ensure the goals and policies in the General Plan are carried out. Finally, it includes land use designations and a land use diagram (or map) that specify the intended use of land throughout the unincorporated area of county.

1. Introduction

1.5 Project Schedule

The General Plan Update process began in January 2015 and encompasses the following seven phases:

1. Project Initiation
2. Background Report
3. Guiding Principles
4. Evaluate Alternatives
5. Draft General Plan
6. Program Environmental Impact Report
7. General Plan Adoption

This report is part of Phase 4, Evaluate Alternatives. This phase is expected to be completed in October 2018. The General Plan Update is set to be adopted by the Board of Supervisors in Spring 2020.

1.6 Public Input Opportunities

There have been, and will continue to be, numerous opportunities for the public to follow and participate in the General Plan Update.

vc2040.org. The General Plan Update website is frequently updated with information on the status of the project, announcements of upcoming workshops and meetings, and publication of reports.

TAC Meetings, Community Workshops, and Open Houses. The Technical Advisory Committee (TAC) meets to discuss planning and policy issues and provide feedback on key project documents. In addition, the County holds community workshops and open houses at key points in the

process to provide information to the public and ask for input. Dates and locations of scheduled meetings are posted on the project website.

Email Updates. The County maintains a robust database of interested parties and periodically sends emails to the entire contact list to keep the community current on the project.

Spanish translation has been available at all of the outreach meetings conducted to date.

1.7 Next Steps

Selecting a Preferred Alternative

After the Planning Commission and Board of Supervisors review the Alternatives Report, the Board of Supervisors will select a Preferred Alternative, which will become the basis of the General Plan Update and Program EIR.

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County of Ventura

Please see the next page.



2 Vision Statement & Guiding Principles

The General Plan’s vision and guiding principles provide direction for the future and introduce key themes to be addressed in the update of the County’s General Plan. Specifically, the guiding principles serve as touchstones to determine consistency of goals, policies, and implementation programs with the overarching vision.

2.1 Vision Statement

A vision statement reflects what community members value most about the county and their shared aspirations for the future. The vision statement is designed to be inspirational and set the direction for the General Plan’s goals, policies, and implementation programs. The visioning process helped to identify issues important to the community and provide early direction for alternatives development and analysis. Our Vision Statement is as follows:

Ventura County is an exceptional place to live, work, and play. Our quality of life and economic vitality is rooted in the stewardship of our cultural and natural resources, including agricultural lands and soils, open spaces, mountains, beaches, and talented people. The General Plan reflects the County’s ongoing commitment to collaborate with residents, cities, businesses, and non-profit organizations to meet our social and economic needs in a sustainable manner, to protect the environment and address climate change, and to encourage safe, healthy, vibrant, and diverse communities to thrive.

2.2 Guiding Principles

Guiding Principles are central ideas that articulate the County's commitment to achieving the Vision of the General Plan. They establish the framework for the ideas and concepts integral to the General Plan and serve as touchstones during the process to develop and refine goals, policies, and programs.

Land Use and Community Character

Direct urban growth away from agricultural, rural, and open space lands, in favor of locating it in cities and unincorporated communities where public facilities, services, and infrastructure are available or can be provided.

Economic Vitality

Foster economic and job growth that is responsive to the evolving needs and opportunities of the County's economy and preserves land use compatibility with Naval Base Ventura County and the Port of Hueneme, while enhancing our quality of life and promoting environmental sustainability.

Agriculture

Promote the economic and environmental sustainability of the Ventura County's agricultural economy by conserving soils/land while supporting a diverse and globally-competitive agricultural industry that depends on the availability of water, land, and farmworker housing.

Circulation/Transportation/Mobility

Support the development of a balanced, efficient, and coordinated multi-modal transportation network that meets the mobility and accessibility needs of all residents, businesses, and visitors.

Housing

Support the development of affordable and equitable housing opportunities by preserving the existing housing supply and supporting diverse new housing types, consistent with the Guidelines for Orderly Development.

Conservation and Open Space

Conserve and manage the County's open spaces and natural resources, including soils, water, air quality, minerals, biological resources, scenic resources, as well as historic and cultural resources.

Water Resources

Develop and manage water resources in a manner that addresses current demand without compromising the ability to meet future demand, while balancing the needs of urban and agricultural uses, and healthy ecosystems.

Public Facilities, Infrastructure and Services

Invest in facilities, infrastructure, and services, including renewable energy, to promote efficiency and economic vitality, ensure public safety, and improve our quality of life.

Hazards and Safety

Minimize health and safety impacts to residents, businesses, and visitors from human-caused hazards such as hazardous materials, noise, air and water pollution, as well as natural hazards such as flooding, wildland fires, and geologic events.

2. Vision Statement & Guiding Principles

Climate Change and Resilience

Reduce greenhouse gas emissions to achieve all adopted targets, proactively anticipate and mitigate the impacts of climate change, promote employment opportunities in alternative energy and reducing greenhouse gases, and increase resilience to the effects of climate change.

Healthy Communities

Promote economic, social, and physical health and wellness by investing in infrastructure that promotes physical activity, access to healthy foods, supporting the arts and integrating Health in All Policies into the built environment.

Environmental Justice

Commit to the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies, protect disadvantaged communities from a disproportionate burden posed by toxic exposure and risk, and continue to promote civil engagement in the public decision-making process.

Public Review Draft Alternatives Report

County of Ventura

Please see the next page.



3

3 Proposed General Plan Organization

This chapter of the Alternatives Report presents the General Plan’s proposed organizational structure, land use designations, and updated set of land use density and intensity standards.

3.1 Existing General Plan Organization

The current County General Plan (2005) consists of the following documents:

- **Countywide Goals, Policies, and Programs (GPP).** This document contains four chapters: Resources, Hazards, Land Use, and Public Facilities and Services. The GPP also identifies 22 unincorporated Existing Communities (located outside of Area Plans) that distinguish existing urban residential, commercial, or industrial enclaves located outside Urban-designated areas.
- **General Plan Appendices.** The General Plan includes four appendices (Resources, Hazards, Land Use, and Public Facilities and Services), each of which contain background information and data in support of the Countywide Goals, Policies, and Programs.
- **Area Plans.** There are ten area plans that contain specific goals, policies, and programs for defined geographic areas of the county. Two of these area plans, the Coastal Area Plan, which is part of the County’s Local Coastal Program, and the Ahmanson Ranch Area Plan, which will expire in September 2018, are not included as part of the General Plan Update project.

Public Review Draft Alternatives Report

County of Ventura

As defined by the State in 2005, at the time of adoption of the current General Plan, general plans needed to cover seven topics, which are referred to as “elements.” These were Land Use, Circulation, Housing, Conservation, Noise, Open Space, and Safety. (The State added a requirement for an Environmental Justice element as part of SB 1000 in 2017.) In 2005, California Government Code Section 65301 stated that “...The general plan may be adopted in any format deemed appropriate or convenient by the legislative body, including the combining of elements...” At that time, the County stated that preparing seven individual elements would create a General Plan that was “...disjointed, awkward to use, and redundant.” (*Ventura County General Plan, Goals, Policies, and Programs, page 1*)

To address this concern, the County moved forward with a General Plan that was organized under four broad themes, each with its own chapter in the General Plan. These four chapters collectively addressed the statutory content requirements of State law. Table 3-1 illustrates how these chapters cover the State-required elements.

Table 3-1 Overview of Existing General Plan Chapters and Elements Required by State Law

Existing General Plan Chapters	ELEMENTS REQUIRED BY STATE LAW						
	Land Use	Circulation	Housing	Conservation	Noise	Open Space	Safety
Resources	■			■		■	
Hazards	■			■	■		■
Land Use	■		■			■	
Public Facilities and Services	■	■		■			■

3.2 New Content

As part of the General Plan Update, this Alternatives Report looks at the overall organizational structure of the General Plan. This includes a proposed reorganization of the General Plan into a topical (Element) structure (see Section 3.3 for more information). This reorganization would include updated information needed to comply with state law, as well as new policy guidance as described in the General Plan Update scope of work.

3. Proposed General Plan Organization

New State Requirements



State planning laws have changed dramatically since the County last comprehensively updated the General Plan in 1988. The following describes some of the key changes in state law that will likely result in modifications to goals, policies, and implementation programs.

- **Flood Risk Requirements.** New requirements exist for addressing flood risks (AB 162 Land Use: Water Supply Act of 2007) and will be integrated into the revised General Plan.
- **Healthy Communities.** With increasing attention paid to the connection between the built environment and public health, many general plans now incorporate healthy community policies. Since community health is a cross-cutting topic, and per the Board’s direction, this topic will be addressed as a set of policies spread throughout the General Plan.
- **Complete Streets Act.** The California Complete Streets Act of 2008 (AB 1358) addresses the full range of transportation modes (e.g., vehicular, transit, pedestrian, and bicycle) and the range of transportation users and requires consideration of multi-modal transportation in general plans.
- **Vehicle Miles Traveled (VMT).** The General Plan Update will propose policies regarding the establishment and use of VMT thresholds to aid in implementation of the General Plan after SB 743, Transit-Oriented Development Act of 2013, goes into effect on January 1, 2020.
- **Environmental Justice.** Pursuant to SB 1000 (2016), general plans adopted after January 1, 2018, must include an environmental justice element or include goals, policies, and objectives in other

element(s) of the general plan addressing health risks within designated disadvantaged communities. As a cross-cutting topic, this will be addressed as a set of policies spread throughout the General Plan.

- **Cultural Resources/Native American Consultation.** New requirements exist for addressing cultural resources and consultation with Native American organizations (SB 18 [2004], AB 52 [2014]) and will be integrated into the revised General Plan.
- **Infrastructure Deficiencies.** Pursuant to SB 244 (2011), the revised General Plan will address barriers that contribute to regional inequity and infrastructure deficits within designated disadvantaged unincorporated communities.
- **Military Compatibility and Consultation.** The General Plan Update will incorporate policies to address military compatibility and agency consultation (SB 1468 [2002], SB 926 [2004]), including applicable strategies from the Naval Base Ventura County Joint Land Use Study.



In addition to new state laws, the California Office of Planning and Research (OPR) published the updated **General Plan Guidelines** in 2017. These new guidelines will be addressed as part of the General Plan Update to ensure it is up to date and legally adequate.

Optional Elements

In addition to addressing the State-required elements, regulations, and guidelines, general plans can also include other topics of local interest that relate to the jurisdiction’s physical development (Government Code

Section 65303). As stated in the Scope of Work for the General Plan Update, the updated General Plan will include three new optional elements, which will be incorporated thematically into chapters or as stand-alone chapters. These are:

- Water
- Agriculture
- Economic Development

New Policy Topics

The updated General Plan will integrate the topics of sustainability (balancing land use and resource protection needs) and healthy communities throughout the updated General Plan. The updated General Plan will also serve as the County's Climate Action Plan (CAP) by including policies and implementation programs that identify community-wide greenhouse gas (GHG) emissions reduction targets and GHG reduction measures to achieve the targets in the unincorporated County, consistent with State guidance and applicable GHG protocols. The General Plan will also incorporate analysis of climate change vulnerability and adaptation measures to help address and mitigate countywide vulnerabilities to climate change, per the requirements of SB 379.

The updated General Plan and EIR will also be prepared in a manner such that the integrated CAP meets the criteria specified in CEQA Guidelines Section 15183.5 for providing future tiering and streamlining opportunities for project-level GHG emissions analyses during environmental review. This means that for future projects that are consistent with the General Plan, and which are not otherwise exempt from CEQA (i.e., projects for which an environmental document must be prepared), project-level GHG emissions analysis can be streamlined by

identifying specific GHG reduction measures or programs within the integrated CAP that must either be incorporated into project designs or conditions of approval and identified as mitigation measures in a project-specific CEQA document.

3.3 Element Structure

When determining the organization and format of a general plan, the local jurisdiction is given the ability to format the document into any structure that best meets its needs.

There is no requirement that the County organizes its General Plan into separate elements or into a specific format, so long as it addresses all the relevant statutory requirements (pursuant to Government Code Section 65301, and Kings County Farm Bureau v. City of Hanford, 1990).

2017 General Plan Guidelines, pgs. 39-40

3. Proposed General Plan Organization

General Plan Update Organization

The organization for the General Plan Update focuses on ensuring ease of use and clarity for the reader while providing focused elements on key topics identified as important to the county’s future. This structure supports implementation of the project’s Guiding Principles, matches the structure traditionally used for General Plans, and provides compliance with state law.

1. Introduction

General introduction to the purpose and content of the General Plan and its relation to other County planning documents.

2. Land Use and Community Character Element

This element would build on the existing General Plan land use goals, policies, and programs adding a component for community character.

3. Housing Element

This element would integrate the County’s current 2014-2021 Housing Element by formatting the document to be consistent with the Updated General Plan.

4. Circulation, Transportation, and Mobility Element

This element would build on the transportation/circulation policies in the existing Public Facilities and Services Element with additional policies that would address new State requirements for complete streets, mobility options, and use of the “vehicle miles traveled” metric.

5. Public Facilities, Services, and Infrastructure Element

This element would build on the existing Public Facilities and Services Element with an added emphasis on infrastructure.

6. Conservation and Open Space Element

This element would build on the Resources Element with a focus on natural and cultural resources.

7. Hazards and Safety Element

This element would incorporate aspects of existing Hazards Element with an additional focus on public and community health.

8. Agriculture Element

New focused element that would address issues and opportunities regarding agriculture in the county.

9. Water Resources Element

New focused element that would address critical water issues in county.

10. Economic Vitality Element

New focused element to address economic development opportunities in the county. This section will include incorporation of existing as well as proposed employment and commerce/industry goals, policies and programs designed to address economic opportunities in the county.

11. Area Plans

The County’s existing Area Plans will be updated for consistency with the General Plan Update and revised to remove outdated information, reduce redundancy, and enhance ease of use. See Section 3.4 for more information on Area Plans.

Housing Element

California State Housing Element law (Government Code Section 65580, et seq.) mandates that local governments update the Housing Element to adequately plan to meet existing and projected housing needs of all economic segments of the community. Unlike other elements of the General Plan, the County must update the Housing Element on a mandated schedule, or “cycle,” to ensure that the County is making incremental progress towards its housing goals and policies. Jurisdictions must gain approval from the California Department of Housing and Community Development (HCD) through a certification process.

In 2014, the County of Ventura adopted, and had certified by HCD, an updated Housing Element that includes a comprehensive assessment of current and projected housing needs for all economic segments of the community and set forth housing policies and implementation programs for the period of 2014 to 2021. The Housing Element also includes extensive documentation of background conditions related to housing in the county. Because of the mandated update cycle, the Housing Element was updated as a stand-alone element.

The next cycle of housing element updates for cities and counties within the Southern California Association of Governments (SCAG) region is expected to commence in 2020, prior to the scheduled completion of the General Plan Update. It is likely that SCAG will release the Regional Housing Needs Assessment (RHNA) numbers prior to adoption of the updated General Plan. To more efficiently process the Housing Element and ensure that adequate sites are available for affordable housing, the County’s General Plan Update Work Program calls for the update of the Housing Element in conjunction with the completion of the overall General Plan Update. The Draft Housing Element Update will include goals, policies and programs, a public outreach process, and the identification of adequate housing inventory for all income categories

consistent with RHNA. The format for the Housing Element Update will be consistent with the revised General Plan to allow for efficient integration following approval of the Housing Element.

Topics Covered by Element

Table 3-2 provides a list of topics based on a combination of required topics and elements identified in the Office of Planning and Research 2017 General Plan Guidelines and the major headings from the current General Plan Goals, Policies, and Programs document. This table shows the topics that will be covered as part of the General Plan Update, but do not necessarily reflect the named sections of the General Plan Update document.



The proposed General Plan organization will enhance ease of use, highlight items of local importance, and match the General Plan Guiding Principles and Background Report.

Administrative Draft Alternatives Report

County of Ventura

Table 3-2 Proposed General Plan Organization

Legend:

- ◆ Statutory Requirement
- ❖ Related to statutory requirement
- ⌘ Unique policies may be needed based on location and circumstances

Yellow background shows topics new to General Plan per State requirements

Topics, Elements	TOPICAL ELEMENT ORGANIZATION										
	CA Statutory Status	Land Use and Community Character	Housing	Circulation, Transportation, and Mobility	Public Facilities, Services, and Infrastructure	Conservation and Open Space	Hazards and Safety	Agriculture	Water Resources	Economic Vitality	Area Plans
Agriculture (Farmland Resources)	◆							■			⌘
Air Quality	◆						■				⌘
Airports	◆	■			■		■				⌘
Bicycle & Pedestrian Routes	◆			■	■						⌘
Climate Change (Adaptation)	❖	■	■	■	■	■	■	■	■	■	⌘
Climate Change (GHG Emissions)	❖	■		■	■		■				⌘
Coastal Beaches & Dunes						■					⌘
Coastal Wave & Beach Erosion						■					⌘
Density	◆	■									⌘
Economic Development			■							■	⌘
Employ., Commerce, & Industrial										■	⌘
Education	◆	■			■						⌘
Energy Resources						■					⌘
Environmental Justice	◆	■	■	■	■	■	■	■	■	■	⌘
Fire	◆				■		■				⌘
Fisheries	◆					■					⌘
Flooding (Flood Hazards)	◆						■				⌘
Inundation from Dam Failure	◆						■				⌘
Flood Control & Drainage Facilities	◆				■						⌘

Public Review Draft Alternatives Report

County of Ventura

Legend:

- ◆ Statutory Requirement
 - ❖ Related to statutory requirement
 - ⌘ Unique policies may be needed based on location and circumstances
- Yellow background shows topics new to General Plan per State requirements

Topics, Elements	TOPICAL ELEMENT ORGANIZATION										
	CA Statutory Status	Land Use and Community Character	Housing	Circulation, Transportation, and Mobility	Public Facilities, Services, and Infrastructure	Conservation and Open Space	Hazards and Safety	Agriculture	Water Resources	Economic Vitality	Area Plans
Food Access	◆	■									⌘
Forests/Timber	◆					■					⌘
Health	◆	■	■	■	■	■	■	■	■	■	⌘
Housing	◆		■								⌘
Industrial Uses	◆	■									⌘
Land Reclamation	◆	■									⌘
Land Use	◆	■									⌘
Law Enforcement & Emergency Services					■						⌘
Military Compatibility	◆	■					■				⌘
Mineral Resources	◆					■					⌘
Noise Contours	◆	■			■		■				⌘
Paleontological & Cultural Res.						■					⌘
Parks & Recreation	◆				■						⌘
Public Buildings (& Grounds)	◆				■						⌘
Public Utilities					■						⌘
Railways & Yards	◆			■							⌘
Scenic Resources	◆					■					⌘
School Siting	◆	■			■						⌘
Seismic Hazards	◆						■				⌘
Fault Rupture	◆						■				⌘
Ground Shaking	◆						■				⌘

3. Proposed General Plan Organization

Legend:

- ◆ Statutory Requirement
 - ❖ Related to statutory requirement
 - ⌘ Unique policies may be needed based on location and circumstances
- Yellow background shows topics new to General Plan per State requirements

Topics, Elements	TOPICAL ELEMENT ORGANIZATION										
	CA Statutory Status	Land Use and Community Character	Housing	Circulation, Transportation, and Mobility	Public Facilities, Services, and Infrastructure	Conservation and Open Space	Hazards and Safety	Agriculture	Water Resources	Economic Vitality	Area Plans
Liquefaction	◆						■				⌘
Seiche	◆						■				⌘
Tsunami	◆						■				⌘
Social Equity	❖	■	■	■	■	■	■	■	■	■	⌘
Soil Conservation	◆					■					⌘
Soil Instability	◆										⌘
Expansive Soils	❖										⌘
Landslides/Mudslides	◆										⌘
Subsidence	◆										⌘
Transportation-Related Hazards	❖			■							⌘
Transportation Routes	◆			■							⌘
Transportation Terminals	◆			■							⌘
Utilities/Easements	◆				■						⌘
Waste Facilities	◆				■						⌘
Hazardous Materials & Waste	❖										⌘
Water Quality	◆				■				■		⌘
Water Supply	◆								■		⌘
Watersheds	◆								■		⌘
Waterways/Water Bodies	◆								■		⌘
Wildlife	◆					■					⌘
Biological Resources	◆					■					⌘

3.4 Integrating Area Plans

County Planning Division staff are working with Technical Advisory Committee members to review existing and proposed General Plan goals, policies, and programs. As part of this effort, each Area Plan (excluding Ahmanson Ranch and the Coastal Area Plans) will be reviewed and assessed to compare the Area Plan goals, policies, and programs with proposed General Plan Update goals, policies and programs to ensure internal consistency.

Additionally, Area Plans will be reviewed to identify goals, policies or programs that may be obsolete (e.g., policies related to completion of the Oak Park Development Plan in the Oak Park Area Plan), require revision to comply with new state laws or local regulations, or may be amended to achieve the Vision and Guiding Principles of the General Plan Update. Area Plan goals, policies, and programs that are not specific to an Area Plan's boundaries will also be proposed for removal if this information is already covered by a General Plan goal or policy, thereby reducing redundancy. Area Plan recommended revisions will be provided to the Planning Commission and Board of Supervisors for further consideration as part of the General Plan Update. Area Plan land use and circulation diagrams will also be reviewed for recommended revisions to ensure consistency with the updated General Plan land use and circulation diagrams. Current Land Use Designations

California State law and foundational legal decisions require that the Land Use Element contain specific direction on the density and intensity of land uses allowed within given designations.

Gov. Code § 65302 (a) A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, greenways as defined in Section 816.52 of the Civil Code and other categories of public and private uses of land. The location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources pursuant to paragraph (3) of subdivision (d). The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan...

Emphasis added

The current General Plan lacks specificity relative to density and intensity of land uses. This is directly related to the very broad land use designations used within Section 3 Land Use of the existing General Plan *Goals, Policies and Programs*. The proposed Land Use Element should contain a sufficient number of land use categories to conveniently classify the various uses allowed, which are descriptive enough to distinguish between allowable levels of intensity and allowable uses.

Existing General Plan, Area Plans, and Zoning Land Use Designations

General Plan Designations

The existing General Plan has a simplified set of six land use designations and one overlay land use designation, which describe the purpose of the designation and allowed uses. Some of the land use designations prescribe density, intensity, and lot size. As shown in Table 3-3, the

3. Proposed General Plan Organization

existing General Plan land use designations are broad categories that lack clear details to distinguish between separate land uses, such as residential, commercial, and industrial.

Area Plan Designations

Area plans are an integral part of the County’s General Plan, providing the basis for future land use development in specifically defined areas. These plans govern the distribution, general location, and extent of uses of the land for housing, business, industry, open space, agriculture, and public facilities. The 10 adopted Area Plans, which include goals, policies, programs, and land use designations for smaller, unincorporated communities are listed below:

- Ahmanson Ranch (Expires 2018)
- Coastal Area
- El Rio/Del Norte
- Lake Sherwood/Hidden Valley
- North Ventura Avenue
- Oak Park
- Ojai Valley
- Piru
- Saticoy
- Thousand Oaks

Table 3-4 compares the existing General Plan and Area Plans land use designations. As shown in the table, some of the Area Plans have more articulated designations with a greater level of specificity in the types of allowable land uses and the parcel standards than others. Depending on the area and the types of existing land uses and planned development, some of the Area Plans do not contain land use designation(s) that align with the General Plan, which is indicated with “--”. If an Area Plan land use designation includes a parcel standard, then they are included in regular text below the bold designation name on the table. Collectively, the Area Plans have over 15 residential designations, ranging from rural residential (permitting one dwelling unit per five acres) to urban residential (permitting up to 20 dwelling units per acre).

Zoning Designations

The Ventura County Zoning Ordinance has two sections: Non-Coastal and Coastal. The Coastal Zoning Ordinance applies to land between the coastal zone boundary and the Pacific Coast. The Non-Coastal Zoning Ordinance applies to land east of the coastal zone boundary. Because land within the coastal zone is regulated by the Coastal Act, this section focuses on the Non-Coastal Zoning Ordinance.

Table 3-5 below provides an overview of the 21 zones and three overlay zones in the Non-Coastal Zoning Ordinance (NCZO). As shown in the table, many of the zoning districts lack density and intensity standards.

Table 3-6 provides the current General Plan’s compatibility matrix, showing which Non-Coastal Zoning Districts are compatible with which General Plan designations.

Table 3-3 Overview of Existing General Plan Land Use Designations

General Plan Land Use Designation	Purpose	Parcel Standards
Rural	The Rural designation specifies a two-acre minimum parcel size and identifies areas suitable for low-density and low-intensity land uses. This includes areas with residential estates of two or more acres, areas that are maintained in conjunction with agricultural and horticultural uses, or areas that include the keeping of farm animals for recreational purposes. The Rural designation also allows institutional uses such as boarding and non-boarding elementary and secondary schools. Additionally, the designation is used for recreational uses such as retreats, camps, recreational vehicle parks, and campgrounds.	Min. Parcel Size: 2 ac
Existing Community	The Existing Community designation identifies existing urban residential, commercial, or industrial enclaves outside of Urban-designated land. The Existing Community designation applies to areas that include uses, densities, building intensities, and zoning designations that are normally found in Urban-designated areas, but which do not qualify as urban centers.	The appropriate zoning, population densities, and building intensities shall be that allowed by the adopted Area Plan or, where no Area Plan exists, by the applicable Existing Community Map contained in the Existing General Plan – Goals, Policies, and Programs commencing with Figure 3.7
Urban	The Urban designation identifies existing and planned urban centers, includes commercial, industrial, and residential. This designation has been applied to all incorporated lands within a SOI, and unincorporated urban centers within their own Areas of Interest which may be candidates for future incorporation. The Existing General Plan Land Use Map applies the Urban designation to incorporated cities, as well as to Ahmanson Ranch, portions of the Oak Park area, and Piru.	Min. Density: 1 du/2 ac The appropriate zoning, max. residential building intensity, and the min. parcel size consistent with the Urban land use designation for unincorporated land shall be that allowed by the adopted Area Plan.

3. Proposed General Plan Organization

General Plan Land Use Designation	Purpose	Parcel Standards
Agricultural	The Agricultural designation applies to irrigated lands that are suitable for the cultivation of crops and the raising of livestock.	Min. Parcel Size: 40 ac
Open Space	The Open Space land use designation applies to essentially unimproved and devoted to an open-space use, and which is designated on a local, regional or State open-space plan.	Min. Parcel Size: 10 ac, or 20 ac if contiguous with Agricultural
State or Federal Facility	The State or Federal Facility land use designation applies to areas that are devoted to governmental uses which are under the authority of the State or Federal government and over which the County has no effective land use jurisdiction.	None
Urban Reserve Overlay	The Urban Reserve Overlay designation, which applies to all unincorporated areas within city SOIs. Although LAFCo has determined these areas to be appropriate for eventual annexation and urbanization, the Urban designation was not applied to all lands within SOIs because it could result in urban development being permitted without annexation. Accordingly, unincorporated lands within SOIs have been designated as Existing Community, Rural, Agricultural, or Open Space. Under these designations, within city SOIs, more intense development could not occur on affected lands until they are annexed.	None

Public Review Draft Alternatives Report

County of Ventura

Table 3-4 Comparison of the Existing General Plan and Area Plans Land Use Designations

Existing General Plan	Area Plans								
	Coastal	El Rio/Del Norte	Lake Sherwood/Hidden Valley	North Ventura Avenue	Oak Park	Ojai Valley	Piru	Saticoy	Thousand Oaks
RURAL 2 ac min. low-density and low-intensity	Residential – Rural Intensity 1 du per 2 ac	Rural Residential 5 ac min.	Rural Residential 2 ac min.	--	--	Rural Residential 2 ac min.	--	--	Rural Residential 2 ac min.
URBAN existing and planned urban centers, includes commercial, industrial, and residential where the density is greater than 1 du/2 ac	Residential – Low Intensity 1-2 du/ac	Urban Residential	Urban Residential 1-4 du/ac	Residential, Single Family max. 7 du/ac	Residential 1-20 du/ac	Urban Residential 1-20 du/ac	Residential	Residential	Urban Residential 1-16 du/ac
	Residential – Medium Intensity 2.1-6 du/ac			Residential, Multiple Family max. 13 du/ac					
	Residential – High Intensity 6.1-36 du/ac								
EXISTING COMMUNITY existing urban residential, commercial, or industrial enclaves outside of Urban	Commercial	Commercial	--	General Commercial	Commercial	Commercial	Commercial	Commercial	--
	Industrial	Industrial	--	Industrial Oilfield Industrial	--	Industrial	Industrial	Industrial	Industrial

3. Proposed General Plan Organization

Existing General Plan	Area Plans								
	Coastal	El Rio/Del Norte	Lake Sherwood/Hidden Valley	North Ventura Avenue	Oak Park	Ojai Valley	Piru	Saticoy	Thousand Oaks
AGRICULTURAL	Agriculture 40 ac min.	Agriculture 40 ac min.	--	Agriculture	--	--	Agriculture and Open Space	--	N/A
OPEN SPACE 10 ac min. parcel, or 20 ac min. if contiguous with Agricultural	Open Space 10 ac min.	Open Space	Open Space 10 ac min.	--	Public Open Space	Open Space 10 ac min.		--	Public Open Space
	Recreation recreational opportunities or access to the shoreline			Open Space 20 ac min.					
STATE OR FEDERAL FACILITY	Stable Urban Boundary Line separates ag. from urban	Institutional 10 ac min. educational and institutional uses	--	--	Community Facilities schools, parks, gov., institutional facilities	Rural Institutional 20 ac min. camps and educational uses	Community Facility existing and future parks, OS, or public use	--	--
URBAN RESERVE OVERLAY areas within SOIs									

Public Review Draft Alternatives Report

County of Ventura

Table 3-5 Overview of the Non-Coastal Zoning Ordinance Zones

Non-Coastal Zoning Ordinance	Purpose	Minimum Lot Area	Max. Density/Intensity
Open Space (OS)	Provide areas for land or water that are essentially unimproved	10 ac	As Determined by the General Plan or Applicable Area Plan
Agricultural Exclusive (AE)	Preserve and protect commercial agricultural lands	40 ac	As Determined by the General Plan or Applicable Area Plan
Rural Agricultural (RA)	Provide for and maintain a rural setting where a wide range of agricultural uses are permitted while surrounding residential land uses are protected	1 ac	As Determined by the General Plan or Applicable Area Plan
Rural Exclusive (RE)	Provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural residential communities	10,000 SF	As Determined by the General Plan or Applicable Area Plan
Single-Family Estate (RO)	Provide areas exclusively for single-family residential estates where a rural atmosphere is maintained by the allowing of a range of horticultural activities as well as animals for recreational purposes	20,000 SF	As Determined by the General Plan or Applicable Area Plan
Single-Family Residential (R1)	Provide for single-family dwellings on individual lots	6,000 SF	As Determined by the General Plan or Applicable Area Plan
Two-Family Residential (R2)	Provide for two single-family dwelling units or a two-family dwelling unit on lots	3,500 SF	1 du/3,500 ft
Residential Planned Development (RPD)	Provide areas for communities which will be developed utilizing modern land planning and unified design techniques	As specified by permit	1 du/ac to 30 du/ac
Residential High Density (RHD)	Provide for multifamily residential projects	0.8 ac	20 du/ac
Residential (RES)	Provide for single family and duplex residential development, but triplex and quadplex residential development is allowed on larger lots within the residential neighborhood	Min. Lot Area: 4,000 SF Max. Lot Area: 7,500 SF	10.9 du/ac to 21.8 du/ac

3. Proposed General Plan Organization

Non-Coastal Zoning Ordinance	Purpose	Minimum Lot Area	Max. Density/Intensity
Residential Mixed Use (R/MU)	Provide for multifamily residential projects	Min. Lot Area: 1,875 SF Max. Lot Area: 15,000 SF	23.2 du/ac to 43.6 du/ac FAR: 0.3 to 2.1
Commercial Office (CO)	Provide for offices and services of a professional, clerical or administrative nature	--	--
Neighborhood Commercial (C1)	Provide for retail convenience shopping and personal services to meet the daily needs of neighborhood residents	--	--
Commercial Planned Development (CPD)	Provide for a wide range of commercial retail and business uses, including stores, shops and offices supplying commodities or performing services for the surrounding community	--	--
Town Center (TC)	Provide for commercial use, but compatible light industrial use is also allowed, and residential use is allowed as a secondary use	Min. Lot Area: 1,875 SF Max. Lot Area: 15,000 SF	FAR: 0.2 to 1.7
Industrial Park (M1)	Provide for light industrial, service, technical research and related business office uses in an industrial park context	10,000 SF	--
Limited Industrial (M2)	Provide for a broad range of industrial and quasi-industrial activities of a light manufacturing, processing or fabrication nature	10,000 SF	--
General Industrial (M3)	Provide for a broad range of general manufacturing, processing and fabrication activities	10,000 SF	--
Light Industrial (IND)	Provide for light industrial, manufacturing and commercial uses that are compatible with adjacent residential and commercial uses	Min. Lot Area: 1,875 SF Max. Lot Area: 67,600 SF	FAR: 0.1 to 3.1
Specific Plan (SP)	Provide for the unified planning and diversified urban communities	As established by Specific Plan	--
Timberland Preserve (TP)	Maintain the optimum amount of the limited supply of timberland	160 ac	--
Scenic Resource Protection (SRP) Overlay	Protect the visual quality within the viewshed of selected County lakes, along the County's adopted scenic highways, and at other locations as determined by an Area Plan	--	--
Mineral Resources Protection (MRP) Overlay	Facilitate a long-term supply of mineral resources	--	--

Public Review Draft Alternatives Report

County of Ventura

Non-Coastal Zoning Ordinance	Purpose	Minimum Lot Area	Max. Density/Intensity
Community Business District (CBD) Overlay	Preserve the historic character of buildings and structures	--	--

Table 3-6 Zoning Compatibility Matrix, Non-Coastal Zones

General Plan Map Land Use Designations	ZONE															
	OS (10 AC Min.)	AE (40 AC Min.)	RA (1 AC Min.)	RE (10,000 S.F. Min.)	RO (20,000 S.F. Min.)	R1 (6,000 S.F. Min.)	R2 (3,500 S.F. /DU)	RPD	RHD (20 DU/AC)	SP	TP	CO	C1	CPD	M1, M2, M3	IND, RES, R/MU, TC*
Open Space (10 Ac Min.)	Compatible	Compatible														
Agriculture (40 Ac Min.)		Compatible														
Rural (2 Ac Min.)			2 AC	2 AC	2 AC											
Existing Community			Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible			Compatible	Compatible	Compatible	Compatible	Compatible
Urban	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	
State/Federal Facility	40 AC															

Legend

- = Not compatible with plan
- = Compatible with plan
- Compatible only with zone suffix equal to or more restrictive than that shown
- X = X thousand square feet min. lot size
- X
AC = X acre minimum lot size
- X
U = X units per acre maximum,

OPEN SPACE INTERPRETATIONS – Open Space Interpretations granted prior to May 17, 1983 and permitting parcel sizes less than those specified in this Plan, shall be considered consistent with this Plan. Furthermore, zoning which is consistent with the purpose and intent of these Open Space Interpretations shall be considered consistent with this Plan.
 * Existing Community/Urban Reserve only

3. Proposed General Plan Organization

3.5 Land Use Designations Alternatives

When determining an appropriate profile of land use designations, it is essential to ensure that land use categories clearly differentiate and classify allowed land uses, densities, and intensities.

Land use categories should be descriptive enough to distinguish between allowable levels of intensity and allowable uses. The element should include categories reflecting existing land uses as well as projected development. Additionally, the land use element must include “a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan” (pursuant to Camp v. County of Mendocino Board of Supervisors, 1981).

2017 General Plan Guidelines, pg. 45

This section identifies two alternatives for identifying land use designations:

1. Maintain the current set of land use designations and add refined density and intensity standards, or
2. Provide a more refined set of land use designations that more clearly differentiate between land uses and densities/intensities allowed.

Key Terms

Density

Standards of building density for residential uses are stated as the allowable maximum dwelling units per gross acre (du/ac). Minimum lot sizes are also provided.

Intensity

Standards of building intensity for non-residential uses, such as commercial and industrial uses, are stated as a maximum allowed lot coverage, expressed as a percent of the total building square footage on the lot divided by the lot size in square feet.



The County staff and consultants are recommending Option 2. This option is in keeping with guidance from the State and provides better clarity regarding allowed uses.

Option 1 Modified Current Land Use Designations

This option would use the same simplified set of land use designations as the current General Plan, with more clearly defined density and intensity ranges.

The existing General Plan has six land use designations that are broadly defined. As shown on Table 3-3, some of the General Plan land use designations provide density and intensity standards, but most of the existing designations only include a minimum parcel size. This option would incorporate more clearly defined density and intensity ranges to the land use designations, as shown on Table 3-7.

Table 3-7 Option 1, Land Use Designations

OPTION 1: MODIFIED CURRENT LAND USE DESIGNATIONS		
Land Use Designation	Density/Intensity Range	Min. Lot Size
Rural	Residential: 0.2 - 0.5 du/ac Commercial: 60% maximum lot coverage Industrial: 50% maximum lot coverage	2 ac
Existing Community	Residential: 1 - 7 du/ac Commercial: 60% maximum building lot coverage Industrial: 50% maximum building lot coverage	6,000 SF
Urban	Residential: 1 - 36 du/ac Commercial: 60% maximum building lot coverage Industrial: 50% maximum building lot coverage	6,000 SF
Agricultural	N/A	40 ac
Open Space	N/A	10 ac
State or Federal Facility	N/A	N/A
Urban Reserve Overlay	N/A	N/A

du = dwelling units ac = acres SF = square feet

3. Proposed General Plan Organization

**Option 2
 Distinguished Land Use Designations**

This option focuses on providing categories that clearly differentiate the land use and the densities/intensities allowed in each designation.

This option would more effectively establish and communicate development standards by providing a refined set of designations that better distinguish between distinct land uses (i.e., residential, commercial, and industrial) and the different types of uses within each designation as shown on Table 3-8. The option includes several new land use designations that do not exist in the current General Plan to provide more specific direction on they type of land uses that may be appropriate for the area.



To ensure consistency with Save Open Space and Agricultural Resources (SOAR), the Rural, Agricultural, and Open Space categories in both options are consistent with the intent of the current General Plan, and therefore, do not change the regulatory environment subject to SOAR compliance.

Table 3-8 Option 2, Land Use Designations

OPTION 2: DISTINGUISHED LAND USE DESIGNATIONS		
Land Use Designation	Density/Intensity Range	Min. Lot Size
Rural (RUR)	0.2 - 0.5 du/ac	2 ac
Rural Residential (RR)	1 - 2 du/ac	10,000 SF
Low-Density Residential (LDR)	1 - 6 du/ac	6,000 SF
Medium-Density Residential (MDR)	6.1 - 13 du/ac	4,000 SF
High-Density Residential (HDR)	13.1 - 36 du/ac	0.8 ac
Neighborhood Commercial (NC)	60% building lot coverage	20,000 SF
General Commercial (GC)	60% building lot coverage	20,000 SF
Industrial (I)	50% building lot coverage	20,000 SF
Business Park (BP)	60% building lot coverage	20,000 SF
Agricultural (AG)	1 du/40 ac	40 ac
Open Space (OS)	1 du/10 ac	10 ac
Parks and Recreation (PR)	N/A	N/A
State or Federal Facility (P)	N/A	N/A
Urban Reserve Overlay (UR)	N/A	N/A

du = dwelling units ac = acres SF = square feet

3.6 Tracking Proposed Changes in the General Plan

The General Plan Policy Document is the essence of the General Plan. It contains the goals and policies that will guide future decisions within the county. It also identifies a set of implementation programs that will ensure the goals and policies in the General Plan are carried out. Finally, it includes land use designations and a land use diagram (or map) that specify the intended use of land throughout the unincorporated area of the county.

General Plan Evaluation

As part of the General Plan Update project, the goals, policies, and implementation programs will be reviewed by County staff, TAC members, and the consultants. As part of this review, each component will be reviewed for relevancy in guiding the county towards reaching the Vision and Guiding Principles developed (see Chapter 2).

County staff, TAC members, and the consultants are conducting a detailed evaluation of the existing General Plan strengths and weaknesses and the efficiency and effectiveness of its goals, policies, and implementation programs. Building on evaluation efforts previously started, County staff will detail the experience working with the existing General Plan and prioritize a list of major policy issues. The TAC will also be engaged to discuss the review of the goals, policies, and programs using the General Plan Evaluation Checklist. The evaluation will address the following:

- **Execution.** Indicate whether the goal, policy, or implementation program was achieved or carried out.
- **Clarity.** Assess the clarity of the language and its ability to be interpreted to meet its intended purpose. A frequent impediment to implementing a policy or implementation program is wording that does not provide clear direction.
- **Progress.** Assess whether implementation of the policy or implementation program is capable of being monitored. The policy may not be written to provide enough direction or may not be monitored effectively.
- **Outcome.** Indicate whether the policy or implementation program resulted in the desired outcome and achieved the objectives of the General Plan.
- **Continuation.** Indicate whether the goal, policy, or implementation program should be carried forward into the updated General Plan.
- **Current.** Indicate whether the goal, policy, or implementation program already adequately addresses the issues and opportunities the county is currently facing.
- **Modification.** Provide additional recommendations on how the goal, policy, or implementation program should be modified to provide better direction or address current issues and trends.

3. Proposed General Plan Organization

Tracking Status of Existing Goals, Policies, and Programs in the draft Policy Document

To make review of the proposed changes easier to follow, the draft Policy Document will track the disposition of each goal, policy, and program based on the December 13, 2016 version of the General Plan. This tracking will consist of adding a source “tag” following each goal, policy, and implementation program. This tracking tag will describe where the item can be found in the 2016 version and highlight the general actions taken as part of the update. Examples of this tagging is shown in the column to the right.

The tracking tags will be removed as part of creating the final, approved General Plan document and electronic General Plan (see Section 3.8).

Existing General Plan (Policy 4.1.2.2):

Development shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future.

Assuming this policy is maintained, the draft policy language will include the source tag “Existing Policy 4.1.2.2.”

General Plan Update:

Development shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future. [Existing Policy 4.1.2.2].

If this policy was modified, the draft policy language will include the source tag “Existing Policy 4.1.2.2, modified.”

Hypothetical Draft Policy in Updated General Plan: “The County shall ensure that development projects are only permitted in

locations where adequate public services are available (functional), under physical construction, or will be available in the near future. [Existing Policy 4.1.2.2, modified].”

If a new policy is proposed, the source tag would state “[New Policy]”.

3.7 Web-Based General Plan

A web-based General Plan/electronic General Plan (eGP) will be created following approval of the General Plan Update. The eGP will provide a mobile-friendly web application that enhances the usability, accessibility, and effectiveness of the General Plan. Features that will be included in this electronic document include:

- **Personalized Views of the County General Plan:** This service enables subscribers to create highly customized views of the General Plan by allowing them to save the search queries they create. Users will interact with a “faceted navigation” sidebar that allows them to easily employ multiple filters and get immediate feedback after each click. This enables users to create and quickly retrieve as many custom views of the General Plan as they need.
- **Personalized Goals, Policies, and Related Actions Tracker:** Users will be able to select a set of goals or policies they are most interested in tracking and save the selections. The next time that subscriber returns to the site, he or she can choose to quickly view “important” goals and policies and thereby quickly see the actions and performance data he or she feels is most important.
- **Email Engagement and Outreach:** Rather than use a separate web service for delivering eGP email updates to subscribers, our approach is to build this service directly into the eGP website. The mobile-friendly email digests will contain snippets of the original content entered on the site (e.g., General Plan amendments, Implementation Program status updates) with direct links to the original item on the eGP website.
- **Thematic and Geographically Scalable Storytelling Using Web-based GIS:** This highly visual map service will be designed to help partners, stakeholders, and the public better understand complex issues using interactive maps with layered spatial data organized across several dimensions, reflecting the overall General Plan organization. The dynamic web-based GIS map will not only display key layers developed and/or used during the development of the Plan, but it can also include goals, policies, or actions that have place-based relevance.
- **Amendment Process Facilitator and Tracker:** To help the County facilitate the General Plan amendment process, a “tickler” system will be created that includes the Board of Supervisors, Planning Commission Resource Management Agency, and other County departments/agencies, as applicable. The tickler system will provide process updates, deadlines, and public hearing information.



4

4 Constraints

4.1 What are Development Constraints?

This chapter presents a variety of potential physical, regulatory/policy and infrastructure constraints to development. Several constraints discussed in this chapter are consistent with Government Code (GC) section 65584.04(d) (informally referred to as “AB 2158 local planning factors”), which affect a jurisdiction’s ability to provide adequate inventory to accommodate affordable housing due to development constraints.

Some constraints presented were used by the County during the last two Regional Housing Needs Assessment (RHNA) cycles to identify land available to accommodate the development of low, middle and upper income dwelling units. The utilization of these constraints has resulted in reductions of the County’s RHNA allocations.

The GPU scope of work includes an update of the Housing Element and the development potential completed for the GPU will be used to identify vacant and underutilized parcels that can accommodate the upcoming RHNA allocation. The RHNA represents the number of dwelling units in all household income categories that the state Housing and Community Development Department has indicated that the County shall plan for during the planning period.

If directed by the Board of Supervisors, development constraints which are consistent with AB 2158 may be applied to the allocation for the 2021 to 2028 RHNA cycle if the County intends to request a RHNA reduction for the upcoming Housing Element update. The County will receive the upcoming RHNA in October 2019, with a subsequent update to the Housing Element to demonstrate compliance with state law in planning for affordable housing in the unincorporated area.

At the April 17, 2018 Board of Supervisor/Planning Commission Work Session, the Board directed staff to evaluate development potential based on land use designations. To do this, the County evaluated the **holding capacity** or full theoretical build-out of all parcels at their maximum allowed density or intensity pursuant to the General Plan and Zoning Ordinance. This analysis was completed by multiplying the acres of vacant and underutilized lands by the maximum density and intensity for each land use/zone designation.

While a straightforward approach, this method assumes 100 percent utilization of each parcel. In reality, land is often constrained by a range of physical, infrastructure, and regulatory constraints.

The holding capacity of all vacant and underutilized parcels in the unincorporated county is presented in Chapter 5, Development Capacity. This chapter presents a range of development constraints, (inclusive of various AB 2158 Local Planning Factor constraints), that may or have been used to demonstrate the actual **development potential** of unincorporated area vacant and underutilized parcels in the General Plan Housing Element.

Development potential is calculated by applying known development constraints to each parcel. These constraints have been developed based on countywide datasets, and generally indicate areas where development opportunities may be limited and areas of the county that are potentially suitable to accommodate future growth. These constraints are not based on site specific studies.

The purpose of this chapter is to describe the development constraints that can be used for the next Housing Element update as well as to guide policy choices and potential land use alternatives which may be required to comply with state Housing Element law.



See Chapter 5 for a more detailed discussion of holding capacity and development potential.

Land use constraints fall into three general categories, as follows.

- **Physical Constraints.** These are the most easily identifiable limitations to development and are those physical features that naturally occur within the county. While most physical constraints are not absolute, they can pose major safety risks or significantly increase the cost to develop land. In addition, physically-constrained lands often have other intrinsic value in that they may provide wildlife habitat, offer access to open spaces and views, or preserve historic resources.
- **Infrastructure Constraints.** These constraints consider the availability of infrastructure to areas in the county (e.g., availability of water or wastewater service). These constraints can include service availability as well as overall system capacity. The absence of public services or limits on service capacity can constrain development.
- **Regulatory and Policy Constraints.** Federal and state laws and regulations can limit and, in some cases, prohibit development. For example, the permitting process can be lengthy, resource mitigation can be costly, or in the case of the Los Padres National Forest, land use decisions are outside the jurisdiction of Ventura County. In addition, local regulations, such as Save Open Space and Agricultural Resources (SOAR), limit specific changes to Rural, Agricultural, and Open Space designated lands unless approved by a majority of county voters. Local regulations also constrain development in areas that pose a threat to the safety and well-being of residents. Agricultural and wildlife conservation

4. Constraints

easements, while not strictly regulations, similarly limit or eliminate development potential.

4.2 Physical Constraints

Physical constraints are considered to limit development potential due to increased difficulty, cost or prohibition in building on non-developable areas on a parcel. For purposes of this development potential analysis, constraints considered include the Federal Emergency Management Agency regulatory floodway and steep slopes.

Step Slopes

Steep slopes make it more challenging and expensive to develop an area and pose potential human and environmental risks. Potential adverse effects of developing on a slope is increased erosion, risk of landslides, and sedimentation. Steep slopes also tend to be associated with natural scenic vistas, wildlife habitat, and recreational opportunities.



For purposes of evaluating development potential, parcels that contain a slope that exceeds 20 percent are considered constrained (see Figure 4-1).

This factor potentially constrains 654,753 acres (61% of unincorporated area).

Flood Risk Potential

Flooding is an important public health and safety risk in Ventura County. A flood occurs when the existing channel of a stream, river, canyon, or other watercourse cannot contain excess runoff from rainfall, resulting in overflow onto adjacent lands. Flooding can also occur in low lying areas that have no outlet. In coastal areas, flooding may also occur when high winds, tides, or a combination of these result in a surge of seawater into areas that are above the normal high tide line.

Federal Emergency Management Agency (FEMA)

The regulatory floodway of a river or other watercourse is where floodwaters generally are the deepest, swiftest and most hazardous and where there is a high-risk of loss of life and property damage.

Residential development is not allowed in the regulatory floodway as set forth in policy 5.2.6.2 of the County of Ventura Floodplain Management Ordinance 3841 (February 2, 1988). Within the floodway fringe, referred to as the one percent annual chance floodplain, (formerly referred to as the 100-year floodplain), development is allowed subject to an applicant obtaining and implementing conditions of approval associated with a Floodplain Development Permit that has been issued by the County Public Works Agency.

Specific General Plan GPP regulatory floodway goals which limit development include:

- **GPP Goal 2.10.1 (4):** Prohibit residential development within the regulatory floodway.
- **GPP Policy 2.10.2 (1):** Land use in the *regulatory floodway* should be limited to open space, agriculture, or passive to low intensity recreational uses, subject to the approval of the County Public Works Agency. The *floodway's* principal use is for safely conveying floodwater away from people and property.

Floodplains

A floodplain is the area adjacent to a watercourse or other body of water that is subject to recurring floods. Floodplains may change over time because of natural processes, changes in the characteristics of a watershed, or human activity such as construction of bridges or channels. In areas where flow contains a high sediment load, such as along the Santa Clara River, the course of a river or stream may shift dramatically during a single flood event. Coastal floodplains may also change over time as waves and currents alter the coastline.

Damaging floods in Ventura County were reported as early as 1862. On average, floods causing major damage within Ventura County occur every five years. Because of the significance of flooding in Ventura County, the analysis considered whether land was located within flood zone AE, which is an area that has a 1 percent probability of flooding every year (the 100-year floodplain).

Because of the potential impact of flooding, the County may require a hydraulic analysis as part of a building permit to determine the regulatory floodway and the actual floodplain boundaries for any new development. Based on the results of that analysis, permitting, siting, and construction of a residential development would, by regulation, need to occur outside the boundaries of the regulatory floodway and any development within the floodplain would need to be consistent with all federal, state, and local regulations governing such development. The cost of such a study, and the cost of improvements to offset safety concerns, is typically the property owner/developer's responsibility.



For purposes of evaluating development potential, parcels that contain some portion of the 100-year floodplain were excluded (see Figure 4-1).

This factor potentially constrains 32,137 acres (3% of unincorporated area).

4.3 Infrastructure Constraints

Typically, infrastructure constraints can include public services such as police, fire, or emergency services, adequate roadway capacity for emergency response, or utilities such as gas, electricity, and water. This section summarizes infrastructure constraints that may impact development in Ventura County.

Sewage Collection/Treatment Constraints

Sewage collection/treatment is provided by community sewer systems, on-site sewage treatment plants, or on-site wastewater treatment systems (septic leach fields, seepage pits, or mound or subsurface filtration systems). Currently, public sewer service is provided by 13 county service areas, which primarily serve existing and planned development and typically include parcels within Existing Communities designated for urban, commercial, industrial, or residential development.

On-site Wastewater Treatment Systems (OWTS) are typically the only feasible type of facilities that can be used for low-density residential development in most Agricultural, Open Space and Rural designated lands. OWTS are typically more expensive than public sewer systems, therefore, the Housing Element has historically considered most residential development in Agricultural, Open Space and Rural designated lands as appropriate for only moderate to above-moderate residential development.

Sewer service limitations act as a major constraint on finding suitable sites for commercial, industrial or high-density residential development, especially sites where affordable multi-family housing could be constructed. Where public sewer is available within 200 feet of a development project, the Ventura County Building Code Ordinance requires that the project connect to the public sewer.

This factor has not been applied to the development potential analysis as it is assumed that the cost of OWTS for sewer collection could be an affordable option to support the development of moderate to above-moderate residential housing. However, any future need to identify additional high-density residential development to accommodate RHNA for the Housing Element would require a parcel specific analysis to ensure adequate sewer service is available to support such development.

4. Constraints



This factor potentially constrains 1,019,300 acres.
 (95% of unincorporated area).

Domestic Water Constraints

Domestic water supply/distribution facilities are generally provided by: 1) individual property owners using private wells, or 2) water purveyors (e.g., water companies, special districts, cities) using well water, surface water and/or water imported to Ventura County by a water wholesaler. Water service for areas designated Existing Communities is almost exclusively provided by small mutual water companies or private wells. Many of the small mutual water companies have undersized, aging facilities and infrastructure that do not meet County standards for fire protection services as set forth in the Ventura County Waterworks Manual (VCWWM). Receipt and acceptance of a Water Availability Letter (WAL) by the County is a prerequisite to a water purveyor issuing any additional "will serve" letters for development that adds additional connections to the exiting water system. Of the 168 water purveyors in in Ventura County, 129 do not have an approved WAL. As such, no new residential, commercial or industrial development, which relies upon a "will serve" letter, within their service areas boundary can be permitted. The lack of an approved WAL is considered a potential constraint to development.

Additional constraints to development related to domestic water apply to areas that are served exclusively with well water. These areas could be constrained for development if the underlying aquifer is in a state of overdraft or is in hydrologic continuity with an aquifer in a state of overdraft (see *General Plan Goals Policies and Programs (GPP) Resources Appendix*). The water resource policies of the GPP prohibit discretionary development from having an adverse impact on over-drafted aquifers. The purchase of imported water to replace the groundwater has routinely been used to mitigate this impact. However, the purchase of

imported water and/or annexation into a Municipal Water District, that sells imported water, is not always a financially feasible alternative for many small mutual water companies or individual property owners that are served by private wells.

For purposes of this development capacity, underutilized and vacant areas "potentially" constrained by an over-drafted aquifer have not been eliminated from consideration for potential development. However, depending upon any potential land use or policy alternatives identified for the GPU, parcels potentially constrained by an over-drafted aquifer would be further evaluated to determine their appropriateness for additional development.

Similar to the provision of public sewer, the lack of water service is a major constraint when identifying suitable sites for high-density residential and other forms of residential, commercial or industrial development. Any future need to identify additional high-density residential development to accommodate RHNA for the Housing Element would require a parcel specific analysis to ensure adequate water service is available.



Preliminary analysis indicates that lack of a Water Availability Letter may impact approximately 6,880 parcels. This factor potentially constrains 22,378 acres.
 (2% of unincorporated area).

4.4 Regulatory and Policy Constraints

This section summarizes the regulatory and policy constraints that may impact development in Ventura County. It also clarifies the land within the county that is subject to our land use authority.

Incorporated Areas

The County General Plan only applies to unincorporated land, which is the area outside of the boundaries of the ten cities in the county.



The development potential analysis excludes parcels that are within an incorporated city (see Figure 4-1).

This factor potentially constrains 105,268 acres (9% of land countywide).

Coastal Development

The California Coastal Act created the standards of development within the coastal zone. The foremost regulations overseeing land use decisions within the coastal area is the Local Coastal Program.

Local Coastal Program

The 1976 Coastal Act created a mandate for the conservation and managed development of coastal resources through a comprehensive planning and regulatory program called the Local Coastal Program. The Local Coastal Program is the Land Use Plan for the unincorporated portions of the coastal areas of Ventura County. It addresses the county's significant coastal issues with a combination of land use designations, resource protection, and development policies. The Coastal Zoning Ordinance and the Coastal Area Plan together constitute the Local Coastal Program for Ventura County that is mandated by the Coastal Act. One of the Plan's objectives is to preserve agricultural lands through mitigation measures from new development, reduce land divisions which could affect productivity, minimize soil erosion, and designate minimum parcel size standards.



Because land within the coastal zone is highly regulated, the analysis considers land within the unincorporated coastal areas as potentially constrained (see Figure 4-1).

This factor potentially constrains 37,314 acres (3% of unincorporated area).

Traffic Impact Constraints – General Plan LOS Policy

State law requires that local General Plans be internally consistent and that the transportation element be correlated with the land use element. As such, the County General Plan *GPP* contains policies that require discretionary development projects to be evaluated for project and cumulative traffic impacts on public roads. Each project is evaluated for its impact on all roads that would be used by the project. *GPP* Policy 4.2.2.3 states that the minimum acceptable *Level of Service (LOS)* for road segments and intersections within the *Regional Road Network* and *Local Road Network*, shall be as follows:

- (a) *LOS-'D'* for all *County thoroughfares* and *Federal highways* and *State highways* in the unincorporated area of the County, except as otherwise provided in subparagraph (b);
- (b) *LOS-'E'* for State Route 33 between the northerly end of the Ojai Freeway and the City of Ojai, Santa Rosa Road, Moorpark Road north of Santa Rosa Road, State Route 34 north of the City of Camarillo and State Route 118 between Santa Clara Avenue and the City of Moorpark;
- (c) *LOS-'C'* for all County-maintained *local roads*; and
- (d) The *LOS* prescribed by the applicable city for all *Federal highways*, *State highways*, *city thoroughfares* and city-maintained *local roads* located within that city, if the city has formally adopted General Plan policies, ordinances, or a reciprocal agreement with the County (similar to Policies 4.2.2-3 through 4.2.2-6) respecting *development* in the city that would individually or cumulatively affect the *LOS* of *Federal highways*, *State highways*, *County thoroughfares* and

4. Constraints

County-maintained *local roads* in the unincorporated area of the County.

At any intersection between two roads, each of which has a prescribed minimum acceptable *LOS*, the lower *LOS* of the two shall be the minimum acceptable *LOS* for that intersection.

This policy potentially constrains underutilized and vacant parcels that are subject to a discretionary permit (e.g., commercial, industrial or high-density residential (Residential Planned Development zone district)) and within roadway corridors listed in 4.2.2.3 (b) above. It is assumed that this policy could constrain development if a proposed project were to add traffic to these roadways, causing them to operate below an acceptable level of service that could not be mitigated to a less than significant level.



This factor potentially constrains 172 acres (0.02% of unincorporated area) which are subject to a discretionary permit.

Save Open Space and Agricultural Resources (SOAR)

SOAR is a set of voter initiatives that individual jurisdictions adopted to protect open space and agricultural land within Ventura County.

Ventura County first adopted the countywide SOAR ordinance in 1998. The County SOAR ordinance requires countywide voter approval of any change to the General Plan involving the Agricultural, Open Space, or Rural land use designations, or any changes to a General Plan goal or policy related to those land use designations.

In addition to the County SOAR ordinance, eight of the 10 cities in the county have enacted SOAR ordinances/initiatives: Ventura (1995 and 2001), Camarillo (1998), Oxnard (1998), Simi Valley (1998), Thousand Oaks (1998), Moorpark (1999), Santa Paula (2000), and Fillmore (2002). The cities of Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley, and Thousand Oaks also adopted SOAR ordinances to establish

voter-controlled urban growth boundaries, known as City Urban Restriction Boundaries (CURBs). CURBs are lines around each city that require voter approval to allow city annexation and development of land outside of the CURB boundary. The City of Ventura has two measures to protect open space and agricultural land: the original SOAR ordinance and the Hillside Voter Participation Act (HVPA). The City of Ventura SOAR ordinance requires voter approval of any change to the General Plan involving the Agriculture land use designation. The HVPA requires voter approval for any urban development within the HVPA boundary line.

Each of the SOAR ordinances/initiatives contains a limited number of exceptions to the general requirement for voter approval. Most of the original SOAR ordinances/initiatives were structured to stay in effect until December 31, 2020; the exceptions were the cities of Ventura and Thousand Oaks, which were scheduled to stay in effect until December 31, 2030. In November 2016, the voters of Ventura County and eight of the county's ten cities renewed the SOAR ordinances and extended their controls through 2050. Ojai and Port Hueneme were not covered by Measure C, the 2016 ballot initiative that extended the SOAR ordinances. The City of Ojai will continue to rely on locally-adopted planning measures, while Port Hueneme is landlocked, with no room to expand beyond its current boundaries.



This analysis assumes that all land within a SOAR boundary can still accommodate the uses that are currently allowed by SOAR. The analysis does not consider that SOAR land would be available for other types of development not currently allowed.

There are approximately 1,026,030 acres within SOAR. (96% of unincorporated area).

Sphere of Influence (SOI)

A sphere of influence (SOI) is the probable physical boundary and service area of a local agency, as determined by the Ventura Local Agency Formation Commission (LAFCo). Ventura LAFCo is an independent, quasi-legislative agency created by the State to oversee the formation of new local governmental agencies and for changes in the organization of existing agencies (e.g., annexations, detachments, dissolutions, consolidations, mergers, and dis-incorporations). Ventura LAFCo is responsible for establishing and maintaining the SOI for each city and district whose boundaries are regulated by LAFCo.



Land within an SOI is still part of the unincorporated area of the county but is expected to be annexed by a city long-term. Therefore, factor is a potential constraint relative to future county growth .

This factor potentially constrains 25,387 acres (2% of unincorporated area).

Tax Exempt Properties

Tax exempt properties can include Federal properties (such as the Los Padres National Forest and Naval Base Ventura County), State properties (such as California State University Channel Islands), and County-owned facilities (such as Santa Rosa Valley Park).



Land owned by public entities was excluded from development potential calculations (see Figure 4-1).

This factor potentially constrains 655,823 acres (61% of unincorporated area).

Sensitive Habitats

Sensitive habitats are areas that are home to plant or animal life that are either rare or particularly valuable. Documented sensitive habitats may be designated as protected areas and subject to strict land use and growth controls.



Sensitive habitats include Federally- and State-listed threatened and endangered species, and rare species.

This factor potentially constrains 681,359 acres (64% of unincorporated area).

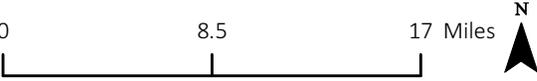
Table 4-1 illustrates which constraints were applied within the Chapter 5 Development Capacity Analysis, while parcels containing the constraints applied as part of Development Capacity Analysis are depicted in Figure 4-1. **Table 4-1 Potential Development Constraints and Chapter 5 Development Capacity Analysis**

Potential Development Constraints	Chapter 5 Development Capacity	
	Constraint Applied	Constraint Not Applied
Steep Slopes	■	
Floodways	■	
Sewage Collection/Treatment		■
Domestic Water		■
Traffic Impacts		■
Incorporated Areas	■	
Coastal Areas	■	
SOAR Ordinance		■
Sphere of Influence		■
Tax Exempt Properties	■	
Sensitive Habitats		■

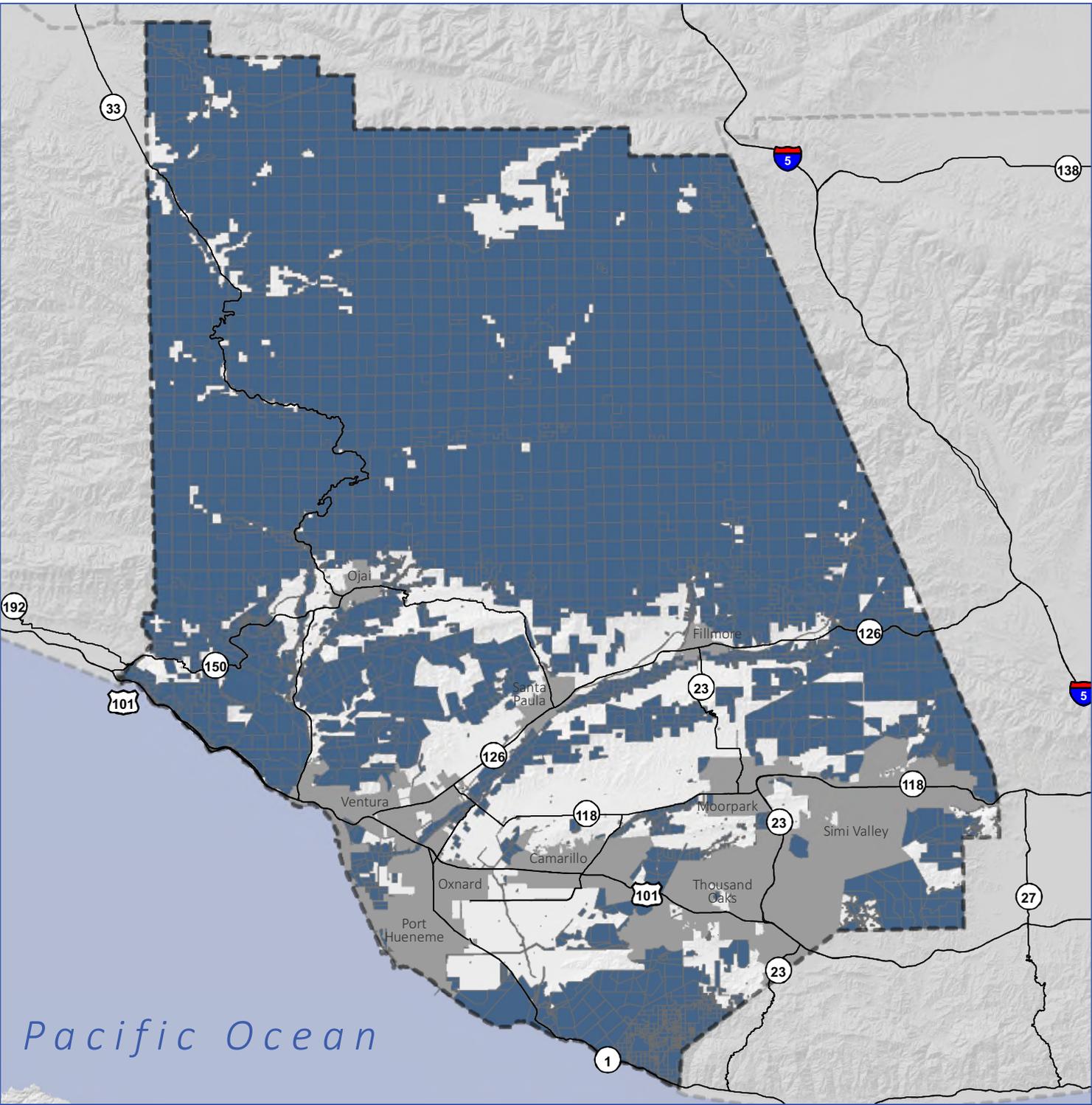
Figure 4-1: Constrained Parcels

Map Date: July 25, 2018

Source: Ventura County, 2016; County of Ventura's Assessor Office, 2015; FEMA, 2010.



- Constrained Parcels
 - FEMA Regulatory Floodway
 - Coastal Zone
 - Steep Slopes (20% and Higher Slope)
 - Tax-Exempt Properties
- Ventura County Boundary
- Cities
- Major Roadways





5

5 Development Capacity

This chapter analyzes the development capacity in Ventura County as of June 2018 based on the existing Ventura County General Plan, Zoning Ordinance, and Area Plans. The purpose of this analysis is to evaluate how much development the County can accommodate under current plans with a look towards the amount and types of land use that may be required in the future (see Chapter 6 for a look at potential future needs). A list of terms used herein is found at the end of this Chapter.

 *This chapter presents a development capacity estimate based on a set of assumptions and calculations described in this chapter. This estimate is not based on a parcel-level evaluation, and therefore, actual capacity will be lower as various site-specific constraints and each property owner's plans will vary and will be considered in future development proposals.*

5.1 Holding Capacity vs. Development Potential

When evaluating the future development that could occur in the county under current plans and as part of any future land use alternatives developed for the General Plan Update, there are two measures commonly discussed:

- **Holding Capacity.** Holding capacity is the theoretical amount of development that could occur in the county (or community area) based on “build-out” of the adopted plans (or zoning) on lands that are vacant or underutilized.
- **Development Potential.** Development potential is the amount of development that could occur in the county (or community area) based on “build-out” of adopted plans (or zoning) on lands that

are vacant or underutilized and accounting for constraints to future development (physical, infrastructure, and regulatory and policy considerations). A discussion of constraints is included in Chapter 4.

As part of the Draft General Plan Update Background Report, the County documented the holding capacity and remaining development potential of the current General Plan. This was based on a combination of the tabulations included in the County's 2014 Housing Element (for residential uses) and calculations based on information provided by the County on the status of land - specifically land classified as vacant. While this was sufficient for the purposes of characterizing existing conditions for the Background Report, a more thorough evaluation of development is required to inform land use decisions and support the environmental analysis in subsequent phases of the General Plan Update.

This analysis is also required for the upcoming Housing Element update which is included in the GPU scope of work. This Development Capacity will result in a vacant and underutilized land inventory which can be used to identify development potential of low, middle and upper income dwelling units in the unincorporated County for the 2013 to 2021 Regional Housing Needs Allocation (RHNA) cycle and Housing Element update.

However, this Development Capacity will require further refinement for the Housing Element update to ensure the inventory of available housing sites complies with the recently enacted Assembly Bill 1397. This legislation enacts stricter requirements for the adequacy of housing sites, including non-vacant sites, and sites that were identified in previous Housing Elements. The legislation requires that sites have sufficient available infrastructure and realistic dwelling unit capacity based on development of affordable housing at the assigned density, rather than the maximum density permitted.

Example of the Two Measures

The following provides an example of both holding capacity and development potential. In these examples, the numbers used are provided to describe the two concepts and do not reflect actual parcels. While this example is for residential properties, the same principles apply to commercial and industrial lands.



For the development capacity analysis, the County's Zoning Ordinance is used to determine parameters such as minimum lot size and lot coverage. The Zoning Ordinance provides a more complete set of these parameters and is consistent within the non-coastal zones.

Table 5-1, below, provides an example of five vacant parcels, all of which have a zone designation of R1-20,000, which requires each parcel be a minimum of 20,000 square feet (SF). Additionally, Parcel 1 is presented to illustrate a legally nonconforming parcel, which may have less square footage than the minimum designated parcel size for a given zoning designation. For purposes of the examples provided in this discussion, it is assumed that parcels that are less than the minimum designated parcel size have the potential for the development of one dwelling unit.

5. Development Capacity

Table 5-1 Lot Sizes

Parcels (R1-20,000 Zone Designation)	Size (SF)
Parcel 1	18,000
Parcel 2	32,000
Parcel 3	28,000
Parcel 4	22,000
Parcel 5	60,000
TOTAL	160,000

For vacant parcels greater than the minimum lot size, they are assumed to support more than one dwelling unit if they can be subdivided and still maintain the minimum lot size for all lots. In this example, an R1-20,000 parcel would need to be equal to or larger than 40,000 SF to generate two dwelling units; equal to or larger than 60,000 SF to generate three units, and so forth.

Holding Capacity

Based on the example, these vacant parcels would yield the following potential dwelling units (see Table 5-2). Holding capacity assumes development potential on a property at the highest allowable density or intensity permitted under the General Plan and Zoning Ordinance.

Table 5-2 Example, Holding Capacity

Parcel	Size (SF)	Dwelling Units (Holding Capacity/Theoretical Build-Out)
Parcel 1	18,000	1 unit
Parcel 2	32,000	1 unit
Parcel 3	28,000	1 unit
Parcel 4	22,000	1 unit
Parcel 5	60,000	3 units
TOTAL	160,000	7 units

It should be noted that this example, as with all analysis in this chapter, is based on each parcel's size and does not aggregate the parcels together by zone. In the above example, looking at each parcel separately would generate seven total new housing units. If the analysis aggregated all parcels together (160,000 SF) and divided by the minimum lot size of 20,000 SF, it would overestimate potential housing units at eight units.

Development Potential

Development potential considers available property, but applies physical, infrastructure, and regulatory/policy constraints that may reduce the full development potential that may be possible.

To illustrate this, Table 5-3 presents the number of potential dwelling unit capacity that may be built on five parcels, both unconstrained (no physical, infrastructure, and regulatory/policy constraints exist on the parcel) and with a physical constraint on the parcel (e.g., parcels with steep slopes greater than 20 percent).

Table 5-3 Example, Development Potential

Parcel	Size (SF)	Unconstrained Dwelling Units	Constraint	Potential Dwelling Units
Parcel 1	18,000	1 unit	Slope > 20%	0 units
Parcel 2	32,000	1 unit	Slope > 20%	0 units
Parcel 3	28,000	1 unit	None	1 unit
Parcel 4	22,000	1 unit	None	1 unit
Parcel 5	60,000	3 units	None	3 units
TOTAL	160,000	7 units		5 units

The above examples illustrate the difference between Holding Capacity and Development Potential:

Holding Capacity (unconstrained)	7 units
Development Potential (constrained)	5 units

5.2 Residential Modeling Parameters

This section describes the factors that are used to calculate residential potential, both the development of vacant land and the potential intensification of parcels considered underutilized.

Minimum Lot Size

Minimum lot size is used to determine the number of units that can be built on a parcel. For single family zone designations, this minimum lot size is a literal limit on the minimum size of a parcel. For most multi-family developments (such as designations allowing 8 or more du/ac), each unit would not have a minimum lot size. While the lot size does not

reflect actual parcels on the higher density designations, a theoretical minimum lot size is used to get an accurate count of the number of units that are possible on a given parcel. This allows the use of a single calculation for all residential densities.

For instance:

- Residential Planned Development (RPD)-17 would yield up to 17 du/ac
- This equates to a minimum lot size of 2,562 SF (43,560 SF / 17 units)
- While a lot of 2,562 SF will not be created, using this minimum will calculate the potential number of units

Example:

- 2-acre site (43,560 SF * 2 acres) = 87,120 SF
- 87,120 SF / 2,562 SF = 34 units
- This is the same as multiplying 2 acres by 17 du/ac

Minimum Lot Sizes by Zoning Designation

When calculating the number of dwellings supported on a parcel, the following minimum lot sizes were used for each residential designation in the Non-Coastal Zoning Ordinance (see Table 5-4). Parcels that are smaller than the minimum lot size are legally nonconforming but are assumed to be allowed to develop one residential dwelling.

5. Development Capacity

Table 5-4 Minimum Lot Sizes by Non-Coastal Zoning Designation

Zone	Min. Lot Size (SF)
R1-6,000	6,000
R1-8,000	8,000
R1-10,000	10,000
R1-13,000	13,000
R1-15,000	15,000
R1-20,000	20,000
R1-1 ac	43,560
R2-7,000	7,000
RE-10,000	10,000
RE-13,000	13,000
RE-20,000	20,000
RE-40,000	40,000
RE-1 ac	43,560
RE-2 ac	87,120
RE-2.875	125,235
RE-3 ac	130,680
RE-4 ac	174,240
RE-5 ac	217,800
RE-10 ac	435,600
RE-13 ac	566,280
RE-20 ac	871,200
RE-30 ac	1,306,800
RE-40 ac	1,742,400
RES	4,000
R/MU	1,875
RHD-20 du/ac	2,178
RO-20,000	20,000

Zone	Min. Lot Size (SF)
RO-1 ac	43,560
RO-2 ac	87,120
RO-3 ac	130,680
RO-5 ac	217,800
RPD-20 du/ac	2,178
RPD-19.3 du/ac	2,257
RPD-17 du/ac	2,562
RPD-15 du/ac	2,904
RPD-13.14 du/ac	3,315
RPD-13 du/ac	3,351
RPD-12 du/ac	3,630
RPD-11 du/ac	3,960
RPD-10 du/ac	4,356
RPD-9 du/ac	4,840
RPD-8 du/ac	5,445
RPD-7.4 du/ac	5,886
RPD-7 du/ac	6,223
RPD-6 du/ac	7,260
RPD-5.6 du/ac	7,779
RPD-5.25 du/ac	8,297
RPD-5 du/ac	8,712
RPD-4 du/ac	10,890
RPD-2.9 du/ac	15,021
RPD-2.3 du/ac	18,939
RPD-2 du/ac	21,780
RPD-1 du/ac	43,560
<i>*RPD designations without a suffix designator shall allow a maximum of 30 dwelling units per acre. (NCZO Sec. 8103-1.3)</i>	

Common Use Parcels

Within Ventura County, some development projects create a type of common property that is not given a separate APN number. These can include areas within a development held in common and used for open space, storm drainage, utility easement, and so forth. These are listed in the Assessor’s database as “common” or “common-p”. The database also lists some properties as “nap” for non-assessed properties.

In the calculation of residential development capacity, these properties were excluded from consideration.

5.3 Vacant Land Potential, Residential

To determine if a **residentially zoned** parcel is vacant or undeveloped (parcel contains no notable structures), the analysis considered the Use Category code given to each property in the Ventura County Assessor’s parcel records database. The Assessor’s database categorizes land into the Use Categories codes listed in Table 5-5. For purposes of identifying vacant or undeveloped lands, the analysis used the Use Categories “00 Vacant” and “05 Agriculture.” While agricultural use can be considered a form of development, for purposes of this analysis, it was considered similar to vacant land in its potential to be developed for residential uses.

Lands meeting this criterion are referred to collectively as “vacant” in the remainder of this section.

Table 5-5 Assessor’s Use Category Codes

Use Code	Description
00	Vacant
01	Residential

Use Code	Description
02	Commercial
03	Industrial
04	Public, Quasi-Public (PQP)
05	Agriculture
06	Mineral Resource
07	Recreation
08	Open Space

The steps to determine the number of residential units that may be available in the unincorporated county were developed using the following methodology (as shown on Figure 5-1).

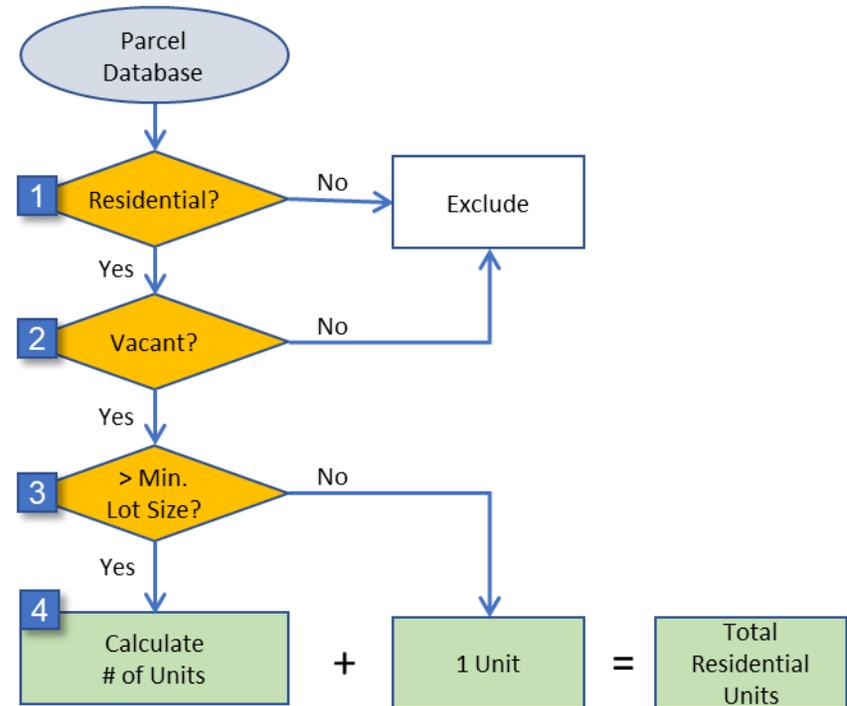
1. Is the parcel zoned for residential use?
If “Yes”, go to Step 2.
If “No”, exclude this parcel.
2. Is the parcel vacant?
If “Yes”, go to Step 3
If “No”, exclude this parcel.
3. Is the parcel greater than the minimum parcel size for its zoning designation (Table 5-4)?
If “Yes”, go to Step 4.
If “No”, assign one residential unit to this property.
4. The parcel’s total lot area is divided by the minimum lot size for that zone, and the resulting answer is rounded down to the next lowest integer. Table 5-6 provides examples for properties with a Zoning designation of R1-20,000. Under this designation, parcels must be a minimum 20,000 SF in size.

5. Development Capacity

Table 5-6 New Units, Example Vacant Residential Properties

Parcel	Parcel Size (SF)	Minimum (SF)	Calculated Units	Units Assumed
Parcel 1	18,000	20,000	0.90	1
Parcel 2	39,000	20,000	1.95	1
Parcel 3	45,000	20,000	2.25	2
Parcel 4	22,000	20,000	1.10	1
Parcel 5	60,000	20,000	3.00	3

Figure 5-1 Vacant Land Potential, Residential



5.4 Underutilized Development Potential, Residential

The steps used to determine the number of **additional residential units** that can be produced on parcels that are not fully built-out (infill potential) is described below and illustrated on Figure 5-2.

Public Review Draft Alternatives Report

County of Ventura

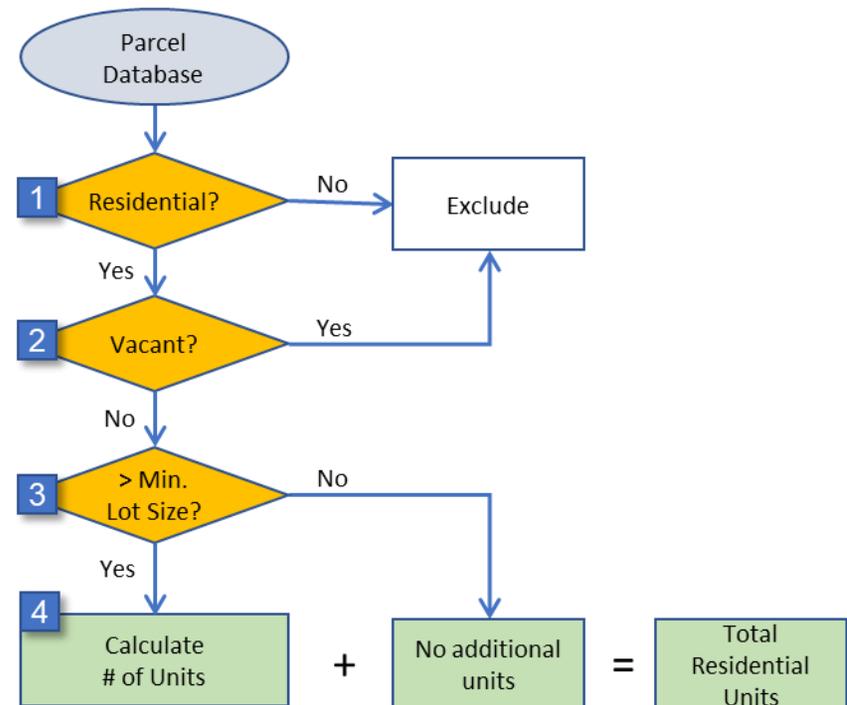
1. Is the parcel zoned for residential use?
If “Yes”, go to Step 2.
If “No”, exclude this parcel.
2. Is the parcel vacant?
If “Yes”, exclude this parcel.
If “No”, go to Step 3.
This step is different from the vacant land analysis in that model is looking for properties with residential development already.
3. Is the parcel greater than the minimum parcel size for its zoning designation (Table 5-4)?
If “Yes”, go to Step 4.
If “No”, no additional residential units.
4. The parcel’s total lot area is divided by the minimum lot size for that zone, and the resulting answer is rounded down to the next lowest integer. Table 5-7 provides examples for properties with a Zoning designation of R1-20,000. Under this designation, parcels must be a minimum 20,000 square feet (SF) is size.

As this calculation is for properties that already contain a residential unit (thus, they are not vacant), the resulting “Units Assumed” is reduced by one unit. The “Additional Units” column shows the resulting additional units that are possible.

Table 5-7 Additional Units, Example Underutilized Residential Properties

Parcel	Parcel Size (SF)	Minimum (SF)	Calculated Units	Units Assumed	Additional Units
Parcel 1	18,000	20,000	0.90	1	0
Parcel 2	39,000	20,000	1.95	1	0
Parcel 3	45,000	20,000	2.25	2	1
Parcel 4	22,000	20,000	1.10	1	0
Parcel 5	60,000	20,000	3.00	3	2

Figure 5-2 Underutilized Land Potential, Residential



5. Development Capacity

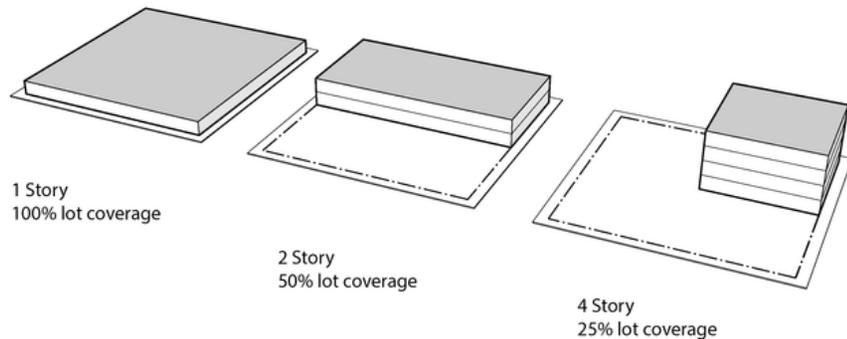
5.5 Commercial and Industrial Modeling Parameters

This section describes the factors that are used to calculate commercial and industrial (commercial/industrial) development potential on both vacant land and the potential for development intensification on parcels considered underutilized.

What is Lot Coverage?

In the Ventura County Non-Coastal Zoning Ordinance, intensity of use on non-residentially designated properties (i.e., commercial or industrial) is evaluated based on the lot coverage of structures on the property being evaluated. Lot coverage is the number of square feet of building footprint divided by the square footage of the parcel. Figure 5-3 shows some examples of lot coverage. Lot coverage is independent of how many floors (stories) are included a building.

Figure 5-3 Lot Coverage



Lot Coverage Standards

When calculating the square footage of a development that can be built on a parcel, the following maximum lot coverages were used for each commercial or industrial designation in the Coastal and Non-Coastal Zoning Ordinances (see Table 5-8). The threshold number is used to calculate underutilized potential (see Section 5.8 for details).

Table 5-8 Lot Coverage Standards

Zone	Name	Maximum Coverage	Threshold
C1	Neighborhood Commercial	60%	30%
CC	Coastal Commercial	40%	20%
CM	Coastal Industrial	40%	20%
CO	Commercial Office	50%	25%
CPD	Commercial Planned Development	40%	20%
IND	Industrial (Saticoy)	50%	25%
M1	Industrial Park	50%	25%
M2	Limited Industrial	50%	25%
M2	Limited Industrial (North Ventura Avenue Area Plan)	40%	20%
M3	General Industrial	50%	25%
M3	General Industrial (Mission Rock and Ventura Avenue Existing Communities)	40%	20%
M3	General Industrial (North Ventura Ave Area Plan)	40%	20%
TC	Town Center (Saticoy)	60%	30%

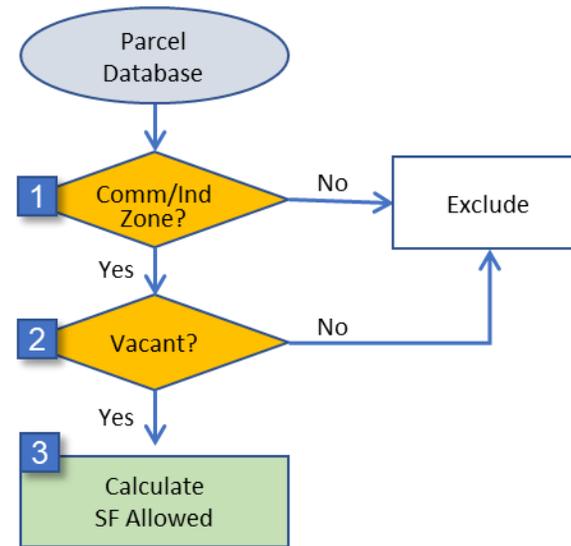
5.6 Development Potential, on Vacant Commercial and Industrial Land

The process for identifying commercial and industrial vacant land was the same as that used for residential land. Use Category codes were given to each property in the Ventura County Assessor’s parcel records database (Table 5-5). For purposes of identifying vacant or undeveloped land, Use Categories “00 Vacant”, “05 Agriculture”, and “08 Open Space” were used. Land meeting this criterion is referred to collectively as “vacant” in the remainder of this section.

The steps to determine the amount of commercial/industrial square footage that can be produced in the unincorporated county was developed using the following steps (as shown on Figure 5-4).

1. Is the parcel zoned for commercial or industrial use?
If “Yes”, go to Step 2.
If “No”, exclude this parcel.
2. Is the parcel vacant?
If “Yes”, go to Step 3
If “No”, exclude this parcel.
3. The parcel’s total lot area is multiplied by the Maximum Coverage percentage for each parcel’s respective zoning designation (see Table 5-8) to calculate the total potential building square footage.

Figure 5-4 Vacant Land Potential, Commercial/Industrial



5.7 Underutilized Development Potential, Commercial/Industrial

The steps used to determine the amount of additional commercial or industrial square footage that can be produced on parcels that are not fully built-out (infill potential) is described below and illustrated on Figure 5-5.

1. Is the parcel zoned for commercial or industrial use?
If “Yes”, go to Step 2.
If “No”, exclude this parcel.

5. Development Capacity

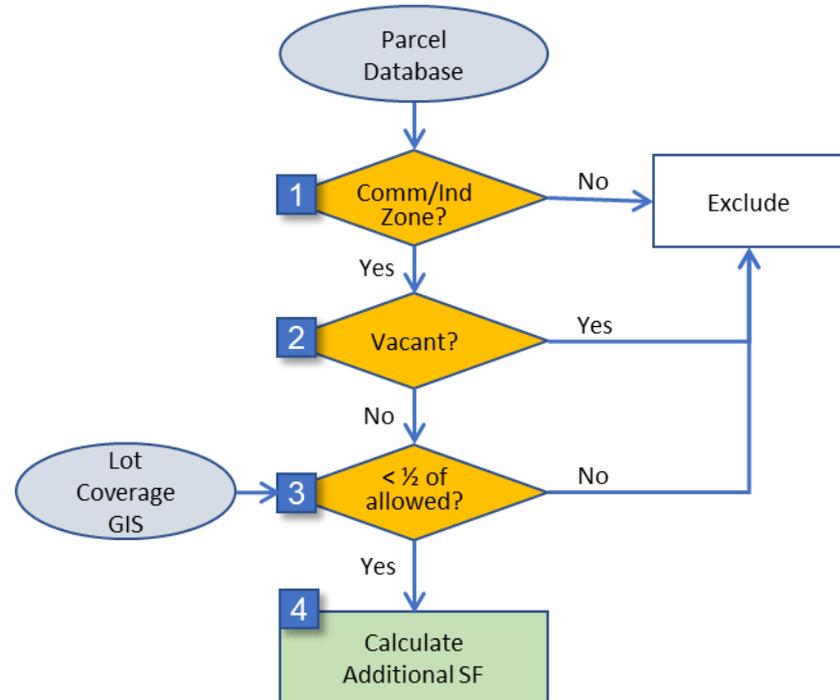
2. Is the parcel vacant?
 If “Yes”, exclude this parcel.
 If “No”, go to Step 3.
 This step is different from the vacant land analysis in that model is looking for properties with some current development on-site.

3. A commercial/industrial parcel was considered underutilized if the current building coverage is less than half of that allowed. This is the **threshold value** on Table 5-8. It was assumed that if more than half the square footage is currently on the parcel, there would be a low potential for expansion.

 If “Yes”, go to Step 4.
 If “No”, no additional commercial/industrial square footage.

4. Additional square footage (building footprint) potential (infill) is calculated by determining the maximum lot coverage allowed and subtracting the current building footprint. The difference between these two numbers, for each parcel considered, is the potential new development on the underutilized parcels.

Figure 5-5 Underutilized Land Potential, Commercial/Industrial



5.8 Additional Residential Potential

The residential land supply discussed in this chapter thus far does not account for residential development potential associated with accessory dwelling units (ADUs), farmworker housing, or housing at California State University Channel Islands.

Accessory Dwelling Units Potential

Accessory dwelling units (ADUs), also known as “second units,” are secondary units in residential zoning districts. ADUs are a valuable housing type, particularly in California, because they are often affordable for lower-income households. In September 2016, Governor Brown signed three bills related to the creation and regulation of ADUs. Assembly Bill 2299 and Senate Bill 1069 streamlined the accessory unit approval process, eliminated certain parking requirements, limited utility fees charged when existing building space or structures are converted to accessory units, and modified the minimum size of accessory units. The third bill, Assembly Bill 2406, defined and established a new class of accessory units, “junior accessory dwelling units,” which are units (1) created within the walls of an existing structure and (2) capture an existing bedroom.

To further clarify and improve provisions to promote the development of ADUs, Governor Brown signed Senate Bill 229 and Assembly Bill 494 on October 8, 2017. Notable provisions in these bills include allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single-family uses, modifying fees from utilities, such as special districts and water corporations, and reducing parking requirements.

On March 14, 2017, the Board of Supervisors adopted Ordinance No. 4507 (Accessory Dwelling Unit Interim Ordinance), which implemented amendments to Government Code Section 65852.2 (New ADU Law) regulating ADUs and effectuated a 45-day interim ordinance as an urgency measure to allow time for County staff to develop new and permanent ADU regulations for consideration by the Board of Supervisors. On April 18, 2017, the Board of Supervisors adopted an Urgency Ordinance Extending the provision of Ordinance No. 4507

(PL17-0008) through March 13, 2018. The Urgency Ordinance was replaced by new ADU regulations that went into effect on March 29, 2018.

Prior to the new laws going into effect in 2017 and 2018, Ventura County supported development of ADUs by allowing parcels with an existing single-family detached dwelling unit, not within the Coastal Zone, as suitable for ADUs through ministerial, nondiscretionary action. The 2014-2021 Housing Element indicated that the unincorporated county has the potential for 15,987 ADUs based on the number of existing parcels that qualify for an ADU based on each parcel’s respective zoning designation. However, Government Code Section 65583.1(a), indicates that this type of housing is limited to the number of second dwelling units *actually constructed* during the last housing element reporting period.

The *2018 General Plan Annual Report* presented housing completions (housing constructed) by dwelling unit type from 2006 through 2017. During this time, a total of 220 ADUs were constructed, averaging 20 units per year, hitting a peak of construction in 2006 with 38 units, and steadily declining until 2012, when only seven units were constructed. At the eleven-year average rate of 20 units annually, 440 ADUs would be constructed from 2018 through 2040 (the horizon year for the General Plan). If the peak rate of 38 units annually were sustained through 2040, 836 units would be constructed over the 22-year period (i.e., 2018 to 2040).

In 2017, the first year of the new ADU Interim Ordinance, a total of 11 ADUs were constructed. Between January 1, 2018 and April 20, 2018, a total of 13 ADU Zoning Clearances for construction had been issued by the Planning Division. As of April 20, 2018, nine ADUs had been constructed in 2018.

5. Development Capacity

Assuming an average of 13 Zoning Clearances for construction are issued for ADUs every four months (e.g. January 2018 through April 2018), and all units were ultimately constructed, this would result in 39 ADUs constructed annually. This rate of construction would represent a 255 percent increase in ADU construction from 2017 to 2018.

Assuming this construction rate (39 ADUs annually) was sustained over the next 22-year period (i.e., 2018 to 2040) 858 ADUs would be constructed. This represents a 74 percent increase in the number of ADUs constructed when compared to the 220 ADUs constructed between 2006 to 2017.

It is anticipated that the high cost of housing in Ventura County will continue to drive homeowners to identify ways to optimize the use and value of existing properties including through the potential increase in ADU construction. The Ventura County Civic Alliance *2017 State of the Region Report* recently reported that the median price of homes sold in Ventura County (representing all incorporated cities and the unincorporated area) has risen for five straight years, to \$535,000 in 2016, representing a 7 percent increase over 2015. Home prices are generally higher in eastern Ventura County than in the west. The highest median prices in 2016 were in Somis, at \$922,500; Oak Park, at \$850,000; and Ojai, at \$750,000. The lowest values were in Piru, at \$240,500; Port Hueneme, at \$350,000; and Fillmore, at \$430,000.

The *2018 General Plan Annual Report* presents “housing completions” (constructed housing) in the unincorporated County from 2014 through 2017. Of the 232 dwelling units constructed, 114 are considered affordable for upper income households earning more than 120 percent of the median income); 47 are considered affordable for moderate income households (80-12% of the median income); 39 are considered affordable for low income households (50-80% of the median income); eight are considered affordable for very-low income households (30-50% of the median income); and 18 are considered affordable for extremely-

low income households (less than 30% of the median income). As noted in the *2018 General Plan Annual Report*, approximately 27 percent of the housing need for moderate and upper income households has been met thus far, while only 16 percent of the housing need for all lower income households (i.e., low, very low, and extremely low) has been met.

According to the U.S. Department of Housing and Urban Development, the 2017 median income for a family of four in the County of Ventura was \$85,600. This means that any housing that was constructed in 2017 and valued over \$450,000 was considered affordable only for moderate and upper income households.

Based upon these housing cost statistics and trends, the unincorporated county could see an increase in the construction of ADUs. Not only do ADUs tend to be more affordable for lower-income households, they often use existing infrastructure and can rely on principle dwelling unit investments to facilitate construction.

Farmworker Housing

Housing for migrant and seasonal farmworkers is an essential housing subcategory, particularly in an agricultural county like Ventura County. According to the Non-Coastal Zoning Ordinance (NCZO), parcels zoned AE, OS, or RA that also meet certain requirements can accommodate housing for farmworkers or animal caretakers. The 2014-2021 Housing Element estimated that such parcels had the capacity to accommodate approximately 980 units of farmworker housing. This total excludes sites that may be suitable for animal caretaker dwellings or farmworker housing complexes, which require discretionary permits.

Parcels zoned AE or OS allow for the development of farmworker housing complexes through a discretionary Planned Development Permit. Based on the criteria established in the NCZO, the Housing Element identified 105 parcels suitable for farmworker housing

complexes. After accounting for agricultural buffers and parking requirements, the 2014-2021 Housing Element estimated that these parcels could accommodate approximately 9,350 dwelling units at an assumed density of 25 units per acre.

The trend for the construction of farmworker dwelling units is similar to the trend for Accessory Dwelling Units during the same period. At its peak, construction of farmworker units reached eight units in 2012 but has remained stable at an average of three units per year between 2006 through 2015. If the three-unit annual average were maintained through 2040, another 69 units would be constructed. If the peak annual production of eight units were maintained, 184 units would be constructed by 2040.

The trend for farmworker complexes for this same period is significantly lower. In 2009, the Valle Naranjal farmworker housing complex located in the unincorporated community of Piru was completed and includes 66 farmworker dwelling units. This same year, the Limoneira farmworker housing complex located in the unincorporated area near Santa Paula was completed and includes 74 farmworker dwelling units. No other farmworker complexes were built in the unincorporated county between 2006 through 2015. Based on the 2009 total, the average number of units per year over a ten-year period equals 14 farmworker dwelling units per year. If projected through 2040, this ten-year average would result in an additional 308 units by 2040.

CSU Channel Islands Housing

Housing at California State University Channel Islands (CSUCI) is another distinctive category of residential development. CSUCI began offering classes in 2002 and has since grown to an enrollment of more than 7,000 students as of the Fall semester in 2017. The CSU system intends for the campus to grow to 15,000 students, and the campus has a significant

number of infrastructure improvements underway to facilitate this planned growth.

During the 2013-2014 school year, CSUCI housed approximately 1,279 students within two on-campus student housing developments (Anacapa Village and Santa Cruz Village) and one off-campus community (University Glen). The 2014-2021 Housing Element counted 242 units toward meeting the County's Regional Housing Needs Assessment (RHNA) based on CSUCI's plans to construct Phase Two of University Glen by the end of the Housing Element planning period of October 2021. In June 2018, this development has yet to be constructed.

CSUCI completed the Santa Rosa Village residence hall, which opened in Fall 2016 and houses approximately 600 students. Therefore, since adoption of the Housing Element, the development potential at CSUCI has increased from 242 to 842.

5. Development Capacity

5.9 Results of General Plan Holding Capacity vs Development Potential

Table 5-10 Residential Holding Capacity Summary Table
 Parcels identified as legal, nonconforming were excluded from analysis.

Location	Residential Land Use Designations (Potential Dwelling Units)	Rural, Agricultural and Open Space Designations (Potential Dwelling Units)	Total (Potential Dwelling Units)
Unincorporated Area	11,032	22,981	34,013
Existing Communities, All	4,476	70	4,546
Area Plans, All	6,326	5,179	11,505

Table 5-11 Residential Development Potential Summary Table
 Parcels identified as legal, nonconforming were excluded from analysis. Constraints applied include: parcels with slope greater than or equal to 20%, located in a floodway, identified as tax exempt, or located in the Coastal Zone.

Location	Residential Land Use Designations (Potential Dwelling Units)	Rural, Agricultural and Open Space Designations (Potential Dwelling Units)	Total (Potential Dwelling Units)
Unincorporated Area	7,114	10,585	17,699
Existing Communities, All	2,248	60	2,308
Area Plans, All	4,662	1,742	6,404

Table 5-12 Residential Holding Capacity Table, by Location for Residential Areas

Parcels identified as legal, nonconforming were excluded from analysis.

Location	Total Parcels Analyzed	Vacant			Underutilized			TOTAL		
		Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units
All Unincorporated	25,933	1,472	1,908	3,235	24,461	12,746	7,797	25,933	14,654	11,032
Existing Communities										
Bell Canyon	802	83	145	174	719	991	356	802	1,136	530
Box Canyon	238	147	42	162	91	34	11	238	75	173
Camarillo Heights	118	-	-	-	118	25	4	118	25	4
East Santa Paula	-	-	-	-	-	-	-	-	-	-
Home Acres	236	10	11	21	226	198	156	236	208	177
La Cumbre Road	186	6	23	23	180	210	23	186	233	46
Las Posas Estates	2,122	85	131	138	2,037	1,453	287	2,122	1,583	425
Lewis Road	3	-	-	-	3	58	1,722	3	58	1,722
Matilija Canyon	-	-	-	-	-	-	-	-	-	-
Mission Rock Road	-	-	-	-	-	-	-	-	-	-
North Fork Springs	-	-	-	-	-	-	-	-	-	-
North Santa Paula	60	2	1	3	58	35	6	60	37	9
North Simi	247	6	11	12	241	112	82	247	123	94
Santa Rosa	724	31	139	133	693	875	102	724	1,014	235
Santa Susana	1,074	310	105	529	764	157	444	1,074	262	973
Saticoy Country Club	80	5	5	5	75	73	13	80	77	18
Somis	165	4	3	4	161	59	43	165	62	47
Tapo Canyon	8	4	3	4	4	4	-	8	7	4
Ventura Avenue	-	-	-	-	-	-	-	-	-	-
West Santa Paula	14	1	0	2	13	3	1	14	3	3
West Simi	185	5	24	5	180	120	11	185	144	16
All Existing Communities, Total	6,262	699	642	1,215	5,563	4,404	3,261	6,262	5,046	4,476
Area Plans										
Coastal Area Plan	3,502	167	43	320	3,335	335	483	3,502	378	803
El Rio/Del Norte Area Plan	1,589	41	30	218	1,548	602	475	1,589	632	693
Lake Sherwood/Hidden Valley Area Plan	890	154	251	202	736	576	199	890	827	401
North Ventura Avenue Area Plan	495	10	28	195	485	102	269	495	130	464
Oak Park Area Plan	4,547	1	1	36	4,546	776	992	4,547	778	1,028
Ojai Valley Area Plan	6,225	274	615	410	5,951	4,000	1,588	6,225	4,615	1,998
Piru Area Plan	437	46	60	410	391	99	149	437	159	559
Saticoy Area Plan	161	6	0.5	8	155	28	102	161	28	110
Thousand Oaks Area Plan	1,795	21	30	30	1,774	840	240	1,795	870	270
All Area Plans, Total	19,641	720	1,057	1,829	18,921	7,359	4,497	19,641	8,416	6,326

5. Development Capacity

Table 5-12 Residential Holding Capacity Table, by Location for Residential Areas

Parcels identified as legal, nonconforming were excluded from analysis.

Location	Total Parcels Analyzed	Vacant			Underutilized			TOTAL		
		Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units
Area Plans and Existing Communities, Total	25,903	1,419	1,699	3,044	24,484	11,763	7,758	25,903	13,462	10,802

Table 5-13 Residential Development Potential Table, By Location for Residential Areas

Parcels identified as legal, nonconforming were excluded from analysis. Constraints applied include: parcels with slope greater than or equal to 20%, located in a floodway, identified as tax exempt, or located in the Coastal Zone. T

Location	Total Parcels Analyzed	Vacant			Underutilized			TOTAL		
		Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units
All Unincorporated	25,933	1,241	1,751	2,803	23,676	11,409	4,311	24,917	13,160	7,114
Existing Communities										
Bell Canyon	802	81	136	165	719	967	340	800	1,102	505
Box Canyon	238	119	34	134	91	30	11	210	64	145
Camarillo Heights	118	-	-	-	118	25	4	118	25	4
East Santa Paula	-	-	-	-	-	-	-	-	-	-
Home Acres	236	9	10	20	226	173	143	235	183	163
La Cumbre Road	186	6	23	23	180	210	23	186	233	46
Las Posas Estates	2,122	80	122	130	2,037	1,421	265	2,117	1,542	395
Lewis Road	3	-	-	-	3	-	-	3	-	-
Matilija Canyon	-	-	-	-	-	-	-	-	-	-
Mission Rock Road	-	-	-	-	-	-	-	-	-	-
North Fork Springs	-	-	-	-	-	-	-	-	-	-
North Santa Paula	60	2	1	3	58	31	6	60	33	9
North Simi	247	6	11	12	241	108	82	247	119	94
Santa Rosa	724	30	122	117	693	771	71	723	893	188
Santa Susana	1,074	310	105	529	764	122	89	1,074	227	618
Saticoy Country Club	80	5	5	5	75	73	13	80	77	18
Somis	165	4	3	4	160	50	37	164	53	41
Tapo Canyon	8	3	2	3	4	3	-	7	5	3
Ventura Avenue	-	-	-	-	-	-	-	-	-	-
West Santa Paula	14	1	0.4	2	13	3	1	14	3	3
West Simi	185	5	24	5	180	120	11	185	144	16
All Existing Communities, Total	6,262	661	598	1,152	5,562	4,105	1,096	6,223	4,703	2,248
Area Plans										
Coastal Area Plan	3,502	-	-	-	2,615	-	-	2,615	-	-
El Rio/Del Norte Area Plan	1,589	41	30	218	1,547	502	304	1,588	532	522
Lake Sherwood/Hidden Valley Area Plan	890	154	251	202	736	575	199	890	826	401

Table 5-13 Residential Development Potential Table, By Location for Residential Areas

Parcels identified as legal, nonconforming were excluded from analysis. Constraints applied include: parcels with slope greater than or equal to 20%, located in a floodway, identified as tax exempt, or located in the Coastal Zone. T

Location	Total Parcels Analyzed	Vacant			Underutilized			TOTAL		
		Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units
North Ventura Avenue Area Plan	495	10	28	195	484	102	266	494	129	461
Oak Park Area Plan	4,547	1	1	36	4,544	650	718	4,545	651	754
Ojai Valley Area Plan	6,225	255	560	384	5,907	3,656	1,391	6,162	4,216	1,775
Piru Area Plan	437	44	58	394	382	80	146	426	138	540
Saticoy Area Plan	161	6	0.5	8	155	23	59	161	24	67
Thousand Oaks Area Plan	1,795	21	30	30	1,769	807	112	1,790	837	142
All Area Plans, Total	19,641	532	959	1,467	18,139	6,394	3,195	18,671	7,353	4,662
Area Plans and Existing Communities, Total	25,903	1,113	1,556	2,619	23,701	10,499	4,291	24,894	12,056	6,910

Table 5-14 Residential Holding Capacity Table, By Location for Rural, Agricultural and Open Space Designated Areas

Parcels identified as legal, nonconforming were excluded from analysis.

Location	Total Parcels Analyzed	Vacant			Underutilized			TOTAL		
		Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units
All Unincorporated	15,501	9,926	933,804	15,809	5,499	93,976	7,172	15,425	1,027,779	22,981
Existing Communities										
Bell Canyon	-	-	-	-	-	-	-	-	-	-
Box Canyon	-	-	-	-	-	-	-	-	-	-
Camarillo Heights	-	-	-	-	-	-	-	-	-	-
East Santa Paula	-	-	-	-	-	-	-	-	-	-
Home Acres	-	-	-	-	-	-	-	-	-	-
La Cumbre Road	-	-	-	-	-	-	-	-	-	-
Las Posas Estates	2	2	63	2	-	-	-	2	63	2
Lewis Road	-	-	-	-	-	-	-	-	-	-
Matilija Canyon	1	1	237	1	-	-	-	1	237	1
Mission Rock Road	-	-	-	-	-	-	-	-	-	-
North Fork Springs	39	8	10	12	31	37	8	39	47	20
North Santa Paula	-	-	-	-	-	-	-	-	-	-
North Simi	-	-	-	-	-	-	-	-	-	-
Santa Rosa	189	4	21	19	185	258	28	189	279	47
Santa Susana	-	-	-	-	-	-	-	-	-	-
Saticoy Country Club	-	-	-	-	-	-	-	-	-	-
Somis	-	-	-	-	-	-	-	-	-	-
Tapo Canyon	-	-	-	-	-	-	-	-	-	-

5. Development Capacity

Table 5-14 Residential Holding Capacity Table, By Location for Rural, Agricultural and Open Space Designated Areas

Parcels identified as legal, nonconforming were excluded from analysis.

Location	Total Parcels Analyzed	Vacant			Underutilized			TOTAL		
		Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units
Ventura Avenue	-	-	-	-	-	-	-	-	-	-
West Santa Paula	-	-	-	-	-	-	-	-	-	-
West Simi	-	-	-	-	-	-	-	-	-	-
All Existing Communities, Total	231	15	332	34	216	295	36	231	627	70
Area Plans										
Coastal Area Plan	763	34	6,420	138	654	28,300	110	688	34,720	248
El Rio/Del Norte Area Plan	148	78	4,376	117	70	1,155	44	148	5,531	161
Lake Sherwood/Hidden Valley Area Plan	295	193	5,383	223	102	1,780	36	295	7,163	259
North Ventura Avenue Area Plan	24	15	149	15	9	52	-	24	201	15
Oak Park Area Plan	96	6	3	6	90	1,491	852	96	1,494	858
Ojai Valley Area Plan	1,430	841	65,956	1,369	588	6,214	582	1,429	72,170	1,951
Piru Area Plan	429	340	42,113	755	89	2,722	420	429	44,835	1,175
Saticoy Area Plan	-	-	-	-	-	-	-	-	-	-
Thousand Oaks Area Plan	987	507	398	507	480	1,464	5	987	1,862	512
All Area Plans, Total	4,172	2,014	124,798	3,130	2,082	43,179	2,049	4,096	167,976	5,179
Area Plans and Existing Communities, Total	4,403	2,029	125,129	3,164	2,298	43,473	2,085	4,327	168,603	5,249

Table 5-16 Residential Development Potential Table, By Location for Rural, Agricultural and Open Space Designated Areas

Parcels identified as legal, nonconforming were excluded from analysis. Constraints applied include: parcels with slope greater than or equal to 20%, located in a floodway, identified as tax exempt, or located in the Coastal Zone.

Location	Total Parcels Analyzed	Vacant			Underutilized			TOTAL		
		Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units
All Unincorporated	15,501	7,317	181,340	8,903	3,459	14,097	1,682	10,776	195,437	10,585
Existing Communities										
Bell Canyon	-	-	-	-	-	-	-	-	-	-
Box Canyon	-	-	-	-	-	-	-	-	-	-
Camarillo Heights	-	-	-	-	-	-	-	-	-	-
East Santa Paula	-	-	-	-	-	-	-	-	-	-
Home Acres	-	-	-	-	-	-	-	-	-	-
La Cumbre Road	-	-	-	-	-	-	-	-	-	-
Las Posas Estates	2	2	63	2	-	-	-	2	63	2
Lewis Road	-	-	-	-	-	-	-	-	-	-
Matilija Canyon	1	-	-	-	-	-	-	-	-	-
Mission Rock Road	-	-	-	-	-	-	-	-	-	-
North Fork Springs	39	6	5	7	23	29	5	29	34	12

Table 5-16 Residential Development Potential Table, By Location for Rural, Agricultural and Open Space Designated Areas

Parcels identified as legal, nonconforming were excluded from analysis. Constraints applied include: parcels with slope greater than or equal to 20%, located in a floodway, identified as tax exempt, or located in the Coastal Zone.

Location	Total Parcels Analyzed	Vacant			Underutilized			TOTAL		
		Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units	Parcels	Acres	Potential Dwelling Units
North Santa Paula	-	-	-	-	-	-	-	-	-	-
North Simi	-	-	-	-	-	-	-	-	-	-
Santa Rosa	189	4	21	19	178	227	27	182	248	46
Santa Susana	-	-	-	-	-	-	-	-	-	-
Saticoy Country Club	-	-	-	-	-	-	-	-	-	-
Somis	-	-	-	-	-	-	-	-	-	-
Tapo Canyon	-	-	-	-	-	-	-	-	-	-
Ventura Avenue	-	-	-	-	-	-	-	-	-	-
West Santa Paula	-	-	-	-	-	-	-	-	-	-
West Simi	-	-	-	-	-	-	-	-	-	-
All Existing Communities, Total	231	12	89	28	201	256	32	213	345	60
Area Plans										
Coastal Area Plan	763	-	-	-	-	-	-	-	-	-
El Rio/Del Norte Area Plan	148	71	3,743	107	15	159	37	86	3,902	144
Lake Sherwood/Hidden Valley Area Plan	295	166	3,441	176	64	703	11	230	4,145	187
North Ventura Avenue Area Plan	24	9	78	9	1	2	-	10	80	9
Oak Park Area Plan	96	6	3	6	1	1	-	7	4	6
Ojai Valley Area Plan	1,430	482	14,456	577	435	3,796	120	917	18,252	697
Piru Area Plan	429	138	5,779	171	49	130	33	187	5,908	204
Saticoy Area Plan	-	-	-	-	-	-	-	-	-	-
Thousand Oaks Area Plan	987	495	359	495	465	434	-	960	792	495
All Area Plans, Total	4,172	1,367	27,859	1,541	1,030	5,224	201	2,397	33,083	1,742
Area Plans and Existing Communities, Total	4,403	1,379	27,948	1,569	1,231	5,480	233	2,610	33,428	1,802

5. Development Capacity

Table 5-17 Commercial-Industrial Holding Capacity Summary Table
 Parcels identified as legal, nonconforming were excluded from analysis.

Location	Parcels	Acres	Buildable Land (Square Feet)
Unincorporated Area	759	2,180	30,193,816
Existing Communities, All	61	205	2,961,267
Area Plans, All	690	1,747	23,078,424

Table 5-18 Commercial-Industrial Development Potential Summary Table
 Parcels identified as legal, nonconforming were excluded from analysis. Constraints applied include: parcels with slope greater than or equal to 20%, located in a floodway, identified as tax exempt, or located in the Coastal Zone.

Location	Parcels	Acres	Buildable Land (Square Feet)
Unincorporated Area	632	975	11,078,251
Existing Communities, All	57	125	1,605,583
Area Plans, All	571	810	8,732,164

Table 5-19 Commercial-Industrial Holding Capacity Table, By Location

Parcels identified as legal, nonconforming were excluded from analysis.

Location	Total Parcels Analyzed	Vacant			Underutilized			TOTAL		
		Parcels	Acres	Buildable Land (Square Feet)	Parcels	Acres	Buildable Land (Square Feet)	Parcels	Acres	Buildable Land (Square Feet)
All Unincorporated	870	139	925	18,091,650	620	1,255	12,102,166	759	2,180	30,193,816
Existing Communities										
Bell Canyon	1	-	-	-	1	2	-	1	2	-
Box Canyon	-	-	-	-	-	-	-	-	-	-
Camarillo Heights	-	-	-	-	-	-	-	-	-	-
East Santa Paula	2	-	-	-	1	2	17,962	1	2	17,962
Home Acres	-	-	-	-	-	-	-	-	-	-
La Cumbre Road	-	-	-	-	-	-	-	-	-	-
Las Posas Estates	-	-	-	-	-	-	-	-	-	-
Lewis Road	-	-	-	-	-	-	-	-	-	-
Matilija Canyon	-	-	-	-	-	-	-	-	-	-
Mission Rock Road	26	1	1	22,000	23	92	1,425,256	24	93	1,447,256
North Fork Springs	-	-	-	-	-	-	-	-	-	-
North Santa Paula	-	-	-	-	-	-	-	-	-	-
North Simi	-	-	-	-	-	-	-	-	-	-
Santa Rosa	-	-	-	-	-	-	-	-	-	-
Santa Susana	11	2	0.1	3,726	9	5	-	11	5	3,726
Saticoy Country Club	-	-	-	-	-	-	-	-	-	-
Somis	24	4	1	33,984	19	24	136,444	23	25	170,428
Tapo Canyon	-	-	-	-	-	-	-	-	-	-
Ventura Avenue	1	-	-	-	1	78	1,321,895	1	78	1,321,895
West Santa Paula	-	-	-	-	-	-	-	-	-	-
West Simi	-	-	-	-	-	-	-	-	-	-
All Existing Communities, Total	935	7	3	59,710	54	203	2,901,557	61	205	2,961,267
Area Plans										
Coastal Area Plan	59	19	542	10,095,378	32	19	45,021	51	561	10,140,399
El Rio/Del Norte Area Plan	169	29	10	214,405	128	289	1,862,684	157	299	2,077,089
Lake Sherwood/Hidden Valley Area Plan	-	-	-	-	-	-	-	-	-	-
North Ventura Avenue Area Plan	135	26	99	2,094,492	102	334	3,006,530	128	434	5,101,022
Oak Park Area Plan	7	-	-	-	7	15	87,548	7	15	87,548
Ojai Valley Area Plan	229	31	64	1,155,489	150	79	584,895	181	143	1,740,384
Piru Area Plan	47	8	17	336,418	36	42	307,115	44	59	643,533
Saticoy Area Plan	150	15	16	349,608	106	143	1,390,720	121	159	1,740,328
Thousand Oaks Area Plan	1	-	-	-	1	77	1,548,121	1	77	1,548,121
All Area Plans, Total	797	128	749	14,245,790	562	998	8,832,634	690	1,747	23,078,424

5. Development Capacity

Table 5-19 Commercial-Industrial Holding Capacity Table, By Location

Parcels identified as legal, nonconforming were excluded from analysis.

Location	Total Parcels Analyzed	Vacant			Underutilized			TOTAL		
		Parcels	Acres	Buildable Land (Square Feet)	Parcels	Acres	Buildable Land (Square Feet)	Parcels	Acres	Buildable Land (Square Feet)
Area Plans and Existing Communities, Total	1,732	135	751	14,305,500	616	1,201	11,734,191	751	1,952	26,039,691

Table 5-20 Commercial-Industrial Development Potential Table, By Location

Parcels identified as legal, nonconforming were excluded from analysis. Constraints applied include: parcels with slope greater than or equal to 20%, located in a floodway, identified as tax exempt, or located in the Coastal Zone.

Location	Total Parcels Analyzed	Vacant			Underutilized			TOTAL		
		Parcels	Acres	Buildable Land (Square Feet)	Parcels	Acres	Buildable Land (Square Feet)	Parcels	Acres	Buildable Land (Square Feet)
All Unincorporated	870	111	182	3,722,703	521	793	7,355,548	632	975	11,078,251
Existing Communities										
Bell Canyon	1	-	-	-	1	2	-	1	2	-
Box Canyon	-	-	-	-	-	-	-	-	-	-
Camarillo Heights	-	-	-	-	-	-	-	-	-	-
East Santa Paula	2	-	-	-	1	2	17,962	1	2	17,962
Home Acres	-	-	-	-	-	-	-	-	-	-
La Cumbre Road	-	-	-	-	-	-	-	-	-	-
Las Posas Estates	-	-	-	-	-	-	-	-	-	-
Lewis Road	-	-	-	-	-	-	-	-	-	-
Matilija Canyon	-	-	-	-	-	-	-	-	-	-
Mission Rock Road	26	1	1	22,000	23	92	1,425,256	24	93	1,447,256
North Fork Springs	-	-	-	-	-	-	-	-	-	-
North Santa Paula	-	-	-	-	-	-	-	-	-	-
North Simi	-	-	-	-	-	-	-	-	-	-
Santa Rosa	-	-	-	-	-	-	-	-	-	-
Santa Susana	11	2	0.1	3,726	9	5	-	11	5	3,726
Saticoy Country Club	-	-	-	-	-	-	-	-	-	-
Somis	24	3	1	21,121	17	22	115,518	20	23	136,639
Tapo Canyon	-	-	-	-	-	-	-	-	-	-
Ventura Avenue	1	-	-	-	-	-	-	-	-	-
West Santa Paula	-	-	-	-	-	-	-	-	-	-
West Simi	-	-	-	-	-	-	-	-	-	-
All Existing Communities, Total	65	6	2	46,847	51	123	1,558,736	57	125	1,605,583
Area Plans										
Coastal Area Plan	59	-	-	-	-	-	-	-	-	-
El Rio/Del Norte Area Plan	169	29	10	214,405	123	140	1,247,175	152	151	1,461,580
Lake Sherwood/Hidden Valley Area Plan	-	-	-	-	-	-	-	-	-	-

Table 5-20 Commercial-Industrial Development Potential Table, By Location

Parcels identified as legal, nonconforming were excluded from analysis. Constraints applied include: parcels with slope greater than or equal to 20%, located in a floodway, identified as tax exempt, or located in the Coastal Zone.

Location	Total Parcels Analyzed	Vacant			Underutilized			TOTAL		
		Parcels	Acres	Buildable Land (Square Feet)	Parcels	Acres	Buildable Land (Square Feet)	Parcels	Acres	Buildable Land (Square Feet)
North Ventura Avenue Area Plan	135	22	67	1,464,423	82	290	2,407,310	104	357	3,871,733
Oak Park Area Plan	7	-	-	-	7	15	87,548	7	15	87,548
Ojai Valley Area Plan	229	29	52	938,473	138	74	549,987	167	125	1,488,460
Piru Area Plan	47	8	17	336,418	30	34	216,938	38	52	553,356
Saticoy Area Plan	150	15	16	349,608	88	94	919,879	103	110	1,269,487
Thousand Oaks Area Plan	1	-	-	-	-	-	-	-	-	-
All Area Plans, Total	797	103	163	3,303,327	468	648	5,428,837	571	810	8,732,164
Area Plans and Existing Communities, Total	862	109	165	3,350,174	519	771	6,987,573	628	936	10,337,747

5. Development Capacity

Table 5-21 Residential Holding Capacity Summary Table for Accessory Dwelling Units (ADUs)
 Parcels identified as legal, nonconforming were excluded from analysis.

Location	Residential Land Use Designations (Potential Dwelling Units)	Rural, Agricultural and Open Space Designations (Potential Dwelling Units)	Total (Potential Dwelling Units)
Unincorporated Area	11,947	3,953	15,900
Existing Communities, All	3,757	198	3,955
Area Plans, All	8,026	837	8,863

Table 5-22 Residential Development Potential Summary Table for Accessory Dwelling Units (ADUs)
 Parcels identified as legal, nonconforming were excluded from analysis. Constraints applied include: parcels with slope greater than or equal to 20%, located in a floodway, identified as tax exempt, or located in the Coastal Zone.

Location	Residential Land Use Designations (Potential Dwelling Units)	Rural, Agricultural and Open Space Designations (Potential Dwelling Units)	Total (Potential Dwelling Units)
Unincorporated Area	11,625	2,060	13,685
Existing Communities, All	3,639	190	3,829
Area Plans, All	7,841	420	8,261

Table 5-23 Residential Holding Capacity Table for Accessory Dwelling Units, By Location

Parcels identified as legal, nonconforming were excluded from analysis.

Location	Residential Areas		Rural, Agricultural and Open Space Designated Areas		Total	
	Parcels Analyzed	Potential ADUs	Parcels Analyzed	Potential ADUs	Parcels Analyzed	Potential ADUs
All Unincorporated	25,933	11,947	15,501	3,953	41,434	15,900
Existing Communities						
Bell Canyon	802	689	-	-	802	689
Box Canyon	238	17	-	-	238	17
Camarillo Heights	118	96	-	-	118	96
East Santa Paula	-	-	-	-	-	-
Home Acres	236	185	-	-	236	185
La Cumbre Road	186	130	-	-	186	130
Las Posas Estates	2,122	1,336	2	1	2,124	1,337
Lewis Road	3	1	-	-	3	1
Matilija Canyon	-	-	1	1	1	1
Mission Rock Road	-	-	-	-	-	-
North Fork Springs	-	-	39	26	39	26
North Santa Paula	60	9	-	-	60	9
North Simi	247	209	-	-	247	209
Santa Rosa	724	538	189	170	913	708
Santa Susana	1,074	191	-	-	1,074	191
Saticoy Country Club	80	67	-	-	80	67
Somis	165	150	-	-	165	150
Tapo Canyon	8	4	-	-	8	4
Ventura Avenue	-	-	-	-	-	-
West Santa Paula	14	13	-	-	14	13
West Simi	185	122	-	-	185	122
All Existing Communities, Total	6,262	3,757	231	198	6,493	3,955
Area Plans						
Coastal Area Plan	3,502	49	763	32	4,265	81
El Rio/Del Norte Area Plan	1,589	1,225	148	43	1,737	1,268
Lake Sherwood/Hidden Valley Area Plan	890	193	295	51	1,185	244
North Ventura Avenue Area Plan	495	347	24	3	519	350
Oak Park Area Plan	4,547	1,438	96	40	4,643	1,478
Ojai Valley Area Plan	6,225	3,033	1,430	512	7,655	3,545
Piru Area Plan	437	192	429	125	866	317
Saticoy Area Plan	161	127	-	-	161	127
Thousand Oaks Area Plan	1,795	1,422	987	31	2,782	1,453
All Area Plans, Total	19,641	8,026	4,172	837	23,813	8,863

5. Development Capacity

Table 5-23 Residential Holding Capacity Table for Accessory Dwelling Units, By Location

Parcels identified as legal, nonconforming were excluded from analysis.

Location	Residential Areas		Rural, Agricultural and Open Space Designated Areas		Total	
	Parcels Analyzed	Potential ADUs	Parcels Analyzed	Potential ADUs	Parcels Analyzed	Potential ADUs
Area Plans and Existing Communities, Total	25,903	11,783	4,403	1,035	30,306	12,818

Table 5-24 Residential Development Potential Table for Accessory Dwelling Units, By Location

Parcels identified as legal, nonconforming were excluded from analysis. Constraints applied include: parcels with slope greater than or equal to 20%, located in a floodway, identified as tax exempt, or located in the Coastal Zone.

Location	Residential Areas		Rural, Agricultural and Open Space Designated Areas		Total	
	Parcels Analyzed	Potential ADUs	Parcels Analyzed	Potential ADUs	Parcels Analyzed	Potential ADUs
All Unincorporated	25,933	11,625	15,501	2,060	41,434	13,685
Existing Communities						
Bell Canyon	802	683	-	-	802	683
Box Canyon	238	13	-	-	238	13
Camarillo Heights	118	96	-	-	118	96
East Santa Paula	-	-	-	-	-	-
Home Acres	236	161	-	-	236	161
La Cumbre Road	186	130	-	-	186	130
Las Posas Estates	2,122	1,322	2	1	2,124	1,323
Lewis Road	3	-	-	-	3	-
Matilija Canyon	-	-	1	-	1	-
Mission Rock Road	-	-	-	-	-	-
North Fork Springs	-	-	39	21	39	21
North Santa Paula	60	7	-	-	60	7
North Simi	247	207	-	-	247	207
Santa Rosa	724	492	189	168	913	660
Santa Susana	1,074	175	-	-	1,074	175
Saticoy Country Club	80	67	-	-	80	67
Somis	165	148	-	-	165	148
Tapo Canyon	8	3	-	-	8	3
Ventura Avenue	-	-	-	-	-	-
West Santa Paula	14	13	-	-	14	13
West Simi	185	122	-	-	185	122
All Existing Communities, Total	6,262	3,639	231	190	6,493	3,829
Area Plans						
Coastal Area Plan	3,502	-	763	-	4,265	-
El Rio/Del Norte Area Plan	1,589	1,218	148	33	1,737	1,251
Lake Sherwood/Hidden Valley Area Plan	890	193	295	35	1,185	228

Table 5-24 Residential Development Potential Table for Accessory Dwelling Units, By Location

Parcels identified as legal, nonconforming were excluded from analysis. Constraints applied include: parcels with slope greater than or equal to 20%, located in a floodway, identified as tax exempt, or located in the Coastal Zone.

Location	Residential Areas		Rural, Agricultural and Open Space Designated Areas		Total	
	Parcels Analyzed	Potential ADUs	Parcels Analyzed	Potential ADUs	Parcels Analyzed	Potential ADUs
North Ventura Avenue Area Plan	495	347	24	1	519	348
Oak Park Area Plan	4,547	1,428	96	-	4,643	1,428
Ojai Valley Area Plan	6,225	2,935	1,430	296	7,655	3,231
Piru Area Plan	437	184	429	27	866	211
Saticoy Area Plan	161	123	-	-	161	123
Thousand Oaks Area Plan	1,795	1,413	987	28	2,782	1,441
All Area Plans, Total	19,641	7,841	4,172	420	23,813	8,261
Area Plans and Existing Communities, Total	25,903	11,480	4,403	610	30,306	12,090

5. Development Capacity

Base Zone	Number of Parcels	Acres
CC-20,000 sq ft	8	0.3
CPD	53	13.8
IND	29	6.4
M1-10,000 sq ft	1	0.2
M2-10,000 sq ft	14	5.9
M3-10,000 sq ft	6	3.8
RA-5 ac	1	5.0
Total	112	35.4

Location	Number of Parcels	Acres
All Unincorporated	112	35.4
Area Plans		
Coastal Area Plan	8	0.3
El Rio/Del Norte Area Plan	12	4.4
Lake Sherwood/Hidden Valley Area Plan	-	-
North Ventura Avenue Area Plan	7	3.7
Oak Park Area Plan	-	-
Ojai Valley Area Plan	49	18.0
Piru Area Plan	3	0.9
Saticoy Area Plan	29	6.4
Thousand Oaks Area Plan	-	-
All Area Plans, Total	108	33.7
Existing Communities		
Bell Canyon	-	-
Box Canyon	-	-
Camarillo Heights	-	-
East Santa Paula	1	0.5
Home Acres	-	-
La Cumbre Road	-	-
Las Posas Estates	-	-
Lewis Road	-	-
Matilija Canyon	-	-
Mission Rock Road	2	1.0
North Fork Springs	-	-
North Santa Paula	-	-
North Simi	-	-
Santa Rosa	-	-

Table 5-26 Summary of Legal, Nonconforming Parcels, By Location		
Location	Number of Parcels	Acres
Santa Susana	-	-
Saticoy Country Club	-	-
Somis	1	0.2
Tapo Canyon	-	-
Ventura Avenue	-	-
West Santa Paula	-	-
West Simi	-	-
All Existing Communities, Total	4	1.7
Area Plans and Existing Communities, Total	112	35.4

5. Development Capacity

5.10 Development Capacity Assumptions

1. The assumptions used in the modeling projected Development Capacity are presented in the following paragraphs. The property database from the County Assessor’s Office was utilized as the basis for information on each parcel’s unique identification number (Assessor’s Parcel Number or APN), parcel size, and current land use. It should be noted that this database does not associate individual APNs with legal lots. Consequently, it is possible to have multiple APNs on one legal lot, which may limit potential development to the minimum density or intensity allowed for the zone designation of this legal lot. This assumption has likely resulted in an overestimation of holding capacity and development potential given that there exist multiple APNs for various legal lots in the County. In this document, the terms “lot” and “parcel” are used synonymously to refer to a single, legal division of land.
2. For purposes of this analysis, it was assumed that every APN would be allowed to develop to the maximum density or intensity of the designated zone district for that parcel. As each property is unlikely to develop at the maximum density or intensity allowed, this has likely resulted in an overestimation of development potential. “Common” properties (properties held in common as part of a development, such as common open space in a condominium project) were excluded from the calculation of additional development capacity.
3. Appropriate Resource Management Agency Geographic Information System (GIS) data layers were used to apply potential

constraints to parcels in the unincorporated county area. If a portion of the APN was within the constraint layer, the entire parcel was considered subject to the constraint and not available for development. This has likely resulted in an underestimation of development potential as portions of some lots may provide viable locations for development.

The constraints or development limitations were applied (see Chapter 4 for details on each constraint) as follows:

- **Regulatory Floodway.** The regulatory floodway of a river or other watercourse is where floodwaters generally are the deepest, swiftest and most hazardous and where there is a high-risk of loss of life and property damage. Residential development is not allowed in the regulatory floodway as set forth in policy 5.2.6.2 of the County of Ventura Floodplain Management Ordinance 3841 (February 2, 1988).
- **Steep Slopes.** Steep slopes also make it more challenging and expensive to develop an area and pose potential human and environmental risks. For purposes of evaluating development capacity, parcels that contain a slope that equals or exceeds 20 percent were excluded.
- **Tax Exempt Properties.** These can include Federal properties (such as the Los Padres National Forest and Naval Base Ventura County), State properties (such as California State University Channel Islands), and County-owned facilities (such as Santa Rosa Valley Park).
- **Coastal Zone.** Because land within the coastal zone is highly regulated, the analysis considers land within the unincorporated coastal areas as potentially constrained.

Therefore, parcels located within the Coastal Zone were excluded.

5.11 Other Terms Used in this Chapter

- **Accessory Dwelling Unit.** Secondary units in residential zoning districts, also known as “second units.”
- **Acre.** Measurement of land area. For this analysis, acreage is converted to square feet using the conversion of one acre = 43,560 SF.
- **Assessor’s Parcel Number (APN).** This is a unique code used to identify a parcel. Parcels are used as the basis for assessing development capacity.
- **Density.** Standards of building density for residential uses are stated as the maximum allowable number of dwelling units per gross acre (du/ac). Minimum lot sizes are also provided.
- **Farmworker Complex.** A residential facility where the dwelling units are rented to, or sleeping quarters in a dormitory are occupied by, persons who are principally employed within the County of Ventura for activities associated with Crop and Orchard Production (see Sec. 8105-4 of the County’s Non-Coastal Zoning Ordinance), and all uses listed there under.
- **Farmworker Housing (Individual Units).** Farmworker units are occupied by a farmworker, and his or her family, employed full time and working on the same lot on which the dwelling unit is located or on other land that is under the same ownership or lease as the subject lot.
- **Intensity.** Standards of building intensity for non-residential uses, such commercial and industrial uses, are stated as a maximum allowable building lot coverage, expressed as a percent of the total building square footage on the lot divided by the lot size in square feet.
- **Legal Lot.** The County Assessor database used for this development capacity analysis does associate individual APNs with legal lots. Consequently, it is possible to have multiple APNs on one legal lot. In this document, the terms “lot” and “parcel” are used synonymously to refer to a single, legal division of land.
- **Legal, Nonconforming.** Refers to a parcel which contains a use and/or structure that was lawfully established and maintained but that is (1) no longer permitted in the zone in which it is located or, (2) no longer in conformance with the use in the zone in which it is located.
- **Underutilized.** Properties that are not developed to their maximum potential and may have the ability to increase the number of units on a parcel (residential) or increase the square footage of building coverage (commercial/industrial). Sections 5.5 and 5.8 discuss the factors used to discern underutilization determined by the parcel’s planned use as designated by the County’s General Plan, Area Plans, and Zoning Ordinance.



6 Historic Population Growth Rates and 2020-2040 Population Growth Projections

In addition to understanding how much development capacity exists within the unincorporated area, as described in detail in Chapter 5, it's also important to understand how many people are projected to live in the unincorporated County during the years covered by this General Plan Update (i.e., 2020 through 2040). All of this information is used together to assist in the evaluation of potential policy or land use alternatives.

Chapter 6 analyzes population growth rates based both on historic population growth trends, as well as future population projections prepared by the Southern California Association of Governments (SCAG) and other state agencies. The Background Report presented future population projections developed by SCAG prior to 2016. However, there was substantial public discussion about how the future projections compared to historical trends in the unincorporated county, and whether those initial SCAG projections provided a reasonable basis for future planning. Since that time, SCAG has been working on the 2020 Regional Transportation Plan/Sustainable Communities Strategy

(RTP/SCS) and has issued new draft projections for review by the County and the cities. The new projections are not significantly different for the county as a whole but the distribution of growth within the county is substantially different. In particular, the growth in the county unincorporated area has been significantly reduced, but some of the city projections are also quite different. The differences in the projections and SCAG's local area allocation methodology, are all discussed in more detail in this chapter.

This chapter also reviews a wider range of projections and discusses the components of the population projections in more detail. The allocation of projected growth in unincorporated county communities reflects a range based on new draft SCAG projections (low end of the range) and recent historical trends (high end of the projections). The analysis also includes a general consideration of journey-to-work patterns.

As noted above, the purpose of the population projections is to provide a preliminary comparison with existing development capacity. However, the projections do not necessarily represent an optimal population distribution based on a multitude of factors, including housing affordability, cost of infrastructure and environmental impacts.

6.1 SCAG Regional Growth Projections

In preparation for the 2020 RTP/SCS process, SCAG convened a panel of demographic and economic experts in June 2017 to review recent national, state and regional trends and basic assumptions for the updated projections. The panel noted that US Census projections indicate decreasing birth rates over the long term but increasing levels of immigration. The panel noted some uncertainty about immigration, given the current direction of federal policy. In addition, labor force participation rates are projected to increase as younger, better trained workers enter the labor force, reversing recent declines that began with the economic downturn. This trend in labor force participation would reduce regional population projections, as less total population would be needed to meet job projections. The impact of these trends is that the new draft SCAG **regional** projections show a 0.8 percent decline in jobs for the 2035-time horizon from the previous forecast and a 4.9 percent decrease in population. However, in terms of the geographic distribution of these changes, virtually all of the population decrease occurs in Los Angeles County, which comprises 58 percent of the SCAG region population.

Table 6-1 shows a comparison between the 2016 SCAG Projections and the 2020 Draft SCAG Projections. The only two time periods that overlap between the two sets of projections are 2020 and 2035. The prior projections had a base year of 2012 and extended to 2040. The current projections have a base year of 2016 and extend to 2045 without giving projections for 2040.

The new draft projection for Ventura County is slightly higher than the previous numbers, at 946,000 in 2035 compared to 945,100 previously. Within the County, the cities of Camarillo, Port Hueneme, Thousand Oaks and Simi Valley experience higher population growth in both 2020 and 2035 than in the previous projections while the other cities and the County unincorporated areas experience less growth. SCAG's methodology for the local area population allocations is discussed in a later section of this Chapter.

6. Historic Growth Rates and 2020-2040 Growth Projections

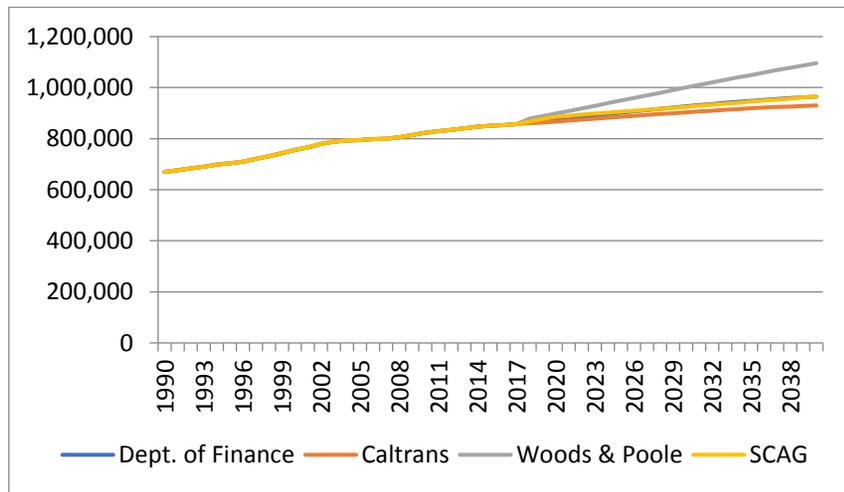
Table 6-1 Comparison of Population Projections From RTP/SCS 2016 and Draft RTP/SCS 2020

	Population Projections for 2020			Populations Projections for 2035		
	RTP/SCS 2016	RTP/SCS 2020	Difference	RTP/SCS 2016	RTP/SCS 2020	Difference
Camarillo	69,500	73,814	4,314	78,300	79,624	1,324
Fillmore	20,000	16,300	-3,700	21,300	17,624	-3,676
Moorpark	39,000	39,579	579	43,000	41,546	-1,454
Ojai	7,700	7,697	-3	8,200	7,798	-402
Oxnard	220,200	219,430	-770	236,300	234,152	-2,148
Port Hueneme	22,100	23,454	1,354	22,200	24,055	1,855
San Buenaventura	112,500	113,162	662	122,000	119,116	-2,884
Santa Paula	34,400	32,068	-2,332	37,100	33,939	-3,161
Simi Valley	129,200	130,391	1,191	136,700	138,420	1,720
Thousand Oaks	129,800	138,350	8,550	130,500	148,222	17,722
Unincorporated	102,000	99,755	-2,245	109,500	101,504	-7,996
Total	886,400	894,000	7,600	945,100	946,000	900
UA Percent of County	11.5%	11.2%		11.6%	10.7%	

6.2 Countywide Projected Growth

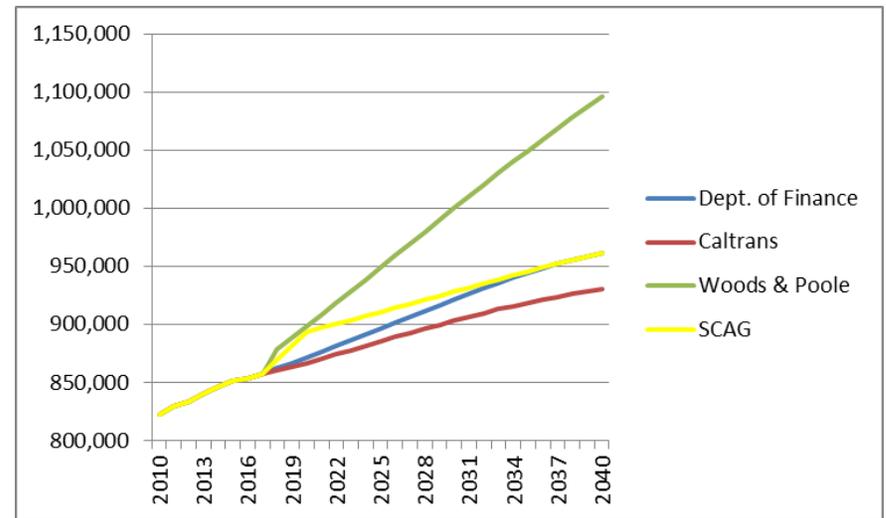
In addition to the SCAG projections, this chapter reviews projections of the State Department of Finance (DOF), and projections of Woods & Poole Economics (W&P), a national economic forecasting firm. Figure 6-1 shows the historical population growth for Ventura County as a whole since 1990 and then the alternate projections from each of these agencies.

Figure 6-1 Ventura County Total Population Growth, 1990-2017 Actual And 2018-2040 Projected



The 2020 Draft SCAG and DOF projections are very similar and appear to overlap, as shown in Figure 6-2. However, Figure 6-2 provides more detail and indicates that the SCAG projections are more similar to the W&P projections in the first few years and then gradually merge with the DOF projections by 2040 (see also Appendix Table A-1).

Figure 6-2 Alternate Population Projections, 2018-2040

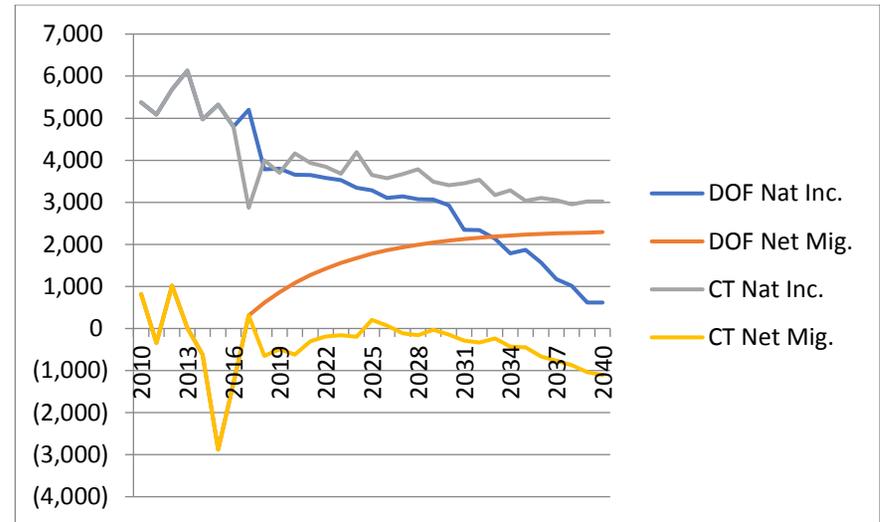


The W&P projections are much higher than the other sources but appear to follow the trajectory of county population from the 1970s through about 2000, of which the last ten years is shown in Figure 6-1. The DOF/SCAG projections follow the county trends since 2000, until about 2014, when growth rates declined further. The Caltrans projections follow from this lower inflection point since 2014. To some extent, this appears also to relate to a difference in scenarios related to net in migration into the county as discussed below.

6. Historic Growth Rates and 2020-2040 Growth Projections

Of these four population projection sources, only DOF and Caltrans separate the components of population change into net migration and natural increase. Unfortunately, the two sources do not agree on the future of these population change components. As shown in Figure 6-3, the natural increase of births over deaths peaked in about 2013 at just over 6,000 persons, and then declined to less than 5,000 by 2016 (see also Appendix Table A-2). In 2017, the blue line projected by DOF diverges from the red line projected by Caltrans. Overall, between 2018 and 2040, DOF shows a more precipitous drop in birth rates while Caltrans shows a more gradual decline. However, there is a dramatic difference in the net migration projections. Ventura County has seen negative net migration during several years within the 2010 to 2016 period, meaning more people were leaving the county than were coming in. This may be attributed to loss of job opportunities and inability to afford housing during times of economic stress. (Reductions in birth rates also commonly occur during recessions). However, DOF projects that net migration will continue to steadily increase going forward, while Caltrans projects migration to be negative (i.e., more people leaving Ventura County than coming to the county) for most of the years in the 2018-2040 projection period. The DOF projections are consistent with the US Census national projections reviewed by the SCAG Expert Panel. This in part explains the lower projections by Caltrans compared to DOF and SCAG. This report interprets the Caltrans projections to reflect a view that job opportunities and household incomes in Ventura County will not keep pace with the cost of housing, motivating households to move to more affordable areas.

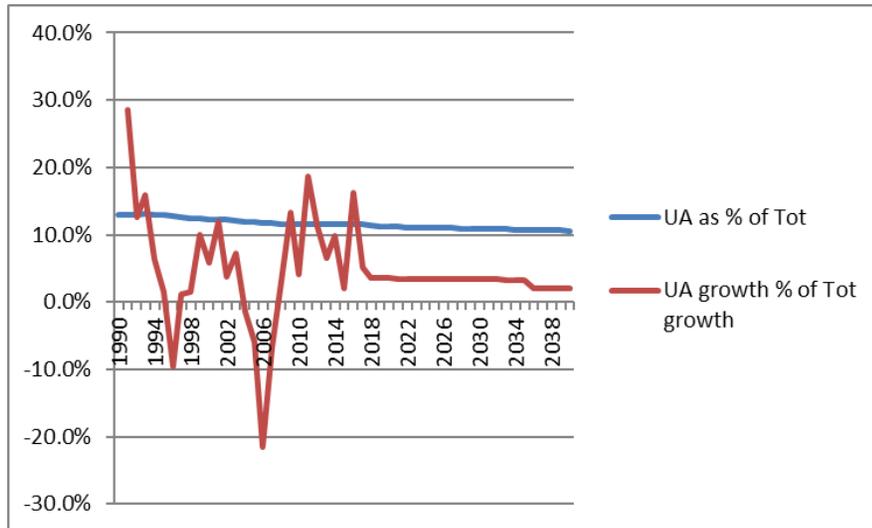
Figure 6-3 Recent History and Projected Change in Net Migration and Natural Population Increase



6.3 Unincorporated Area Population

Going back to 1990, the unincorporated area population represented about 13 percent of total County population. That percentage has generally been declining gradually and by 2017 is down to 11.5 percent (blue line in Figure 6-4 – see also Appendix Table A-3).

Figure 6-4 Unincorporated Area UA Population as a Share of Total County Population: 1990-2017 Actual from DOF and 2018-2040 Projections from SCAG



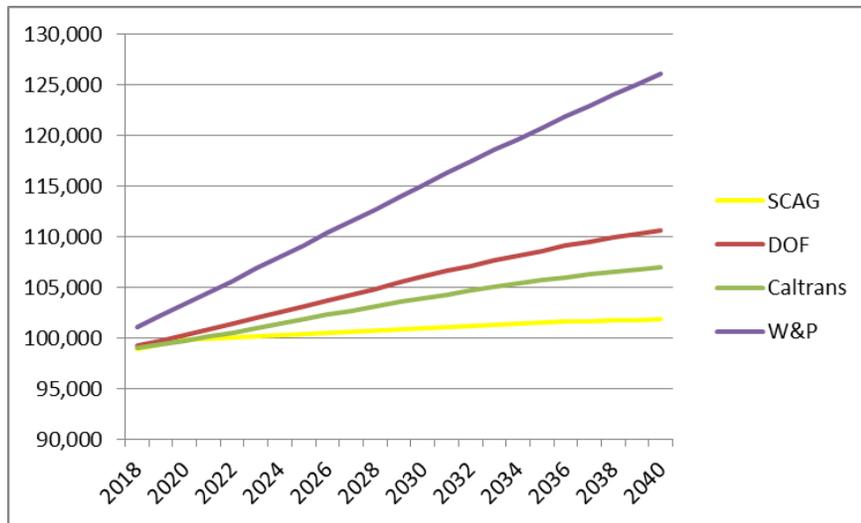
In the early 1990s, annual growth in the unincorporated county was well above the countywide average but has stayed below its share of countywide population most of the years since then. For reference, SOAR first took effect in 1999. More recently, there were a few years when unincorporated county population growth represented a higher proportion of county growth, but mainly because little development was occurring in the cities during the recession that began in 2008. For the 2016 to 2040 period, SCAG (Draft 2020 RTP/SCS) projects the unincorporated county to decline from 11.5 percent of countywide population to 10.6 percent as shown in the red line in Figure 6-4 (and Table A-3). This is substantially below the 2016 RTP/SCS projections, which had the unincorporated area increasing its share of county population to 11.8 percent by 2040. While there is no information to indicate why SCAG revised the unincorporated area projections this way,

the revised projections are more consistent with trends since SOAR took effect. SCAG’s methodology for allocating growth within the UA is discussed further below in Section 6.4

However, for comparison, this report includes alternate unincorporated county projections that maintain a constant share of county population (Figure 6-5 – see also Appendix Table A-4). The SCAG projection is the one described above with the decreasing share of population in the unincorporated county. The DOF projection maintains a constant 11.5 percent share for unincorporated county population compared to countywide population based on the DOF county population projection. The Caltrans and W&P projections also maintain a constant 11.5 percent share for the unincorporated county, based on the countywide population projections from those agencies. As discussed earlier, the SCAG, DOF and Caltrans projections reflect more recent history, while the W&P projections reflect unincorporated county growth rates obtained before SOAR was implemented. In addition, the SCAG unincorporated area projection reflects a slightly increasing share of population in the unincorporated area compared to the proportion of county population in the unincorporated county in 2017.

6. Historic Growth Rates and 2020-2040 Growth Projections

Figure 6-5 Alternate Projections for the Unincorporated Area



A general projection for unincorporated communities is presented in this chapter. This is intended to help anticipate whether land use changes would be needed to accommodate growth in the new General Plan. Households consider numerous factors when making decisions about where to live. These include quality of life considerations such as schools, recreation opportunities, other community amenities, as well as economic factors such as their ability to afford housing in the community and proximity to job locations. While detailed data on how future households will evaluate unincorporated area communities on these factors is generally not available, we can review historical trends as an expression of what future demand may be. This yields essentially a straight-line projection of past trends. Further analysis would be needed to determine the optimal distribution of future growth, including the existing availability of development capacity, the cost to expand infrastructure and community amenities, the environmental impacts that may occur from growth and the future pattern of job growth in the county. These factors should be evaluated at later stages in the General Plan Alternatives process.

6.4 Distribution of Growth Within the Unincorporated County

The distribution of growth within the unincorporated county will depend primarily on where developable land is available. The SCAG local area allocation methodology relies on local planning and zoning data, as well as parcel mapping related to open space and parks, endangered species, flood areas, natural community and habitat conservation, farmland and coastal inundation. SCAG also reviews journey to work data which is available for detailed census geography. The population projections are based on projection of households, which implies that the capacity of local areas to support housing development is the primary factor in allocating countywide growth projections to local areas and jurisdictions.

Table 6-2 shows 2010 and 2016 population in the planning areas and communities. In 2016, the Ojai Planning Area has the largest population among the unincorporated planning areas, followed by the Oxnard Planning Area. However, the Camarillo Area has seen the highest population growth over the past six years. Several planning areas and communities have seen population declines during this period. These declines may be due to annexations into adjacent cities, loss of housing units, or reductions in household size.

Public Review Draft Alternatives Report

County of Ventura

Table 6-2 Historical Population Growth by Planning Area and Community, 2010-2016

Planning Areas/ Communities	2010	2016	2016 Percent Dist.	Change	% of Positive Change
Camarillo Area	10,599	12,298	12.5%	1,698	
Santa Rosa Valley	3,238	3,503	3.6%	265	4.0%
Other	7,361	8,795	9.0%	1,434	21.5%
Fillmore Area	2,290	1,576	1.6%	-713	
Las Posas Area	3,474	3,454	3.5%	-20	
Moorpark Area	880	1,266	1.3%	386	5.8%
North Half Area	826	657	0.7%	-169	
Oak Park Area	14,575	15,298	15.6%	723	
Oak Park	14,110	14,855	15.1%	745	11.2%
Other	465	443	0.5%	-22	
Ojai Area	21,085	21,622	22.0%	537	
Meiners Oaks	3,537	3,720	3.8%	182	2.7%
Mira Monte	7,829	7,479	7.6%	-351	
Oak View	3,981	4,450	4.5%	469	7.0%
Other	5,738	5,974	6.1%	236	3.5%
Oxnard Area	15,970	16,129	16.4%	160	
Channel Islands Beach	3,250	2,844	2.9%	-407	
El Rio	6,188	6,945	7.1%	757	11.4%
Other	6,532	6,340	6.5%	-191	
Piru Area	2,535	2,859	2.9%	324	
Piru	1,485	2,127	2.2%	642	9.6%
Other	1,050	732	0.7%	-318	
Santa Paula Area	3,471	3,418	3.5%	-53	
Simi Valley Area	5,542	5,529	5.6%	-13	
Bell Canyon	2,468	2,343	2.4%	-125	
Santa Susana	1,307	1,012	1.0%	-295	
Other	1,766	2,173	2.2%	407	6.1%

6. Historic Growth Rates and 2020-2040 Growth Projections

Planning Areas/ Communities	2010	2016	2016 Percent Dist.	Change	% of Positive Change
Thousand Oaks Area	8,784	9,014	9.2%	230	
Casa Conejo	3,138	3,786	3.9%	649	9.7%
Lake Sherwood	1,394	1,562	1.6%	168	2.5%
Other	4,252	3,666	3.7%	-586	
Ventura Area	4,907	5,119	5.2%	212	
Saticoy	909	1,241	1.3%	331	5.0%
Other	3,998	3,879	3.9%	-119	
Total	94,937	98,239	100.0%	3,302	100.0%
Positive Growth				6,672	

Source: ADE, Inc., data from California Department of Finance and American Community Survey.

Table 6-3 allocates the unincorporated county growth from the SCAG, DOF and Caltrans projections into the Planning Areas and communities. This procedure follows several rules:

- For communities that have seen population declines between 2010 and 2016, future population growth is allocated based on their 2016 share of total unincorporated county population. The assumption here is that these are established communities that may have experienced recent declines but will continue to attract future residents over the long term. However, for remnants of Planning Areas outside established communities (labeled “Other” in Tables 6-2 and 6-3 that have been declining in population, no future growth is allocated.
- For communities that have seen growth between 2010 and 2016, their future growth is allocated based on their share of total

unincorporated county growth during the past six years. Those growth share percentages are shown in the right-hand column of Table 6-2. The assumption here is that these communities have development momentum that would continue so long as some development capacity remains available.

- The growth by Planning Area is the sum of growth allocated to communities and other areas within each Planning Area. The bottom line growth totals correspond to the low, medium and high projections represented by SCAG (Draft 2020 RTP/SCS), Caltrans, and DOF, from Figure 6-5 (and Table A-4).

Public Review Draft Alternatives Report

County of Ventura

Table 6-3 Projected Growth by Planning Area and Community, based on Three Growth Projections

Planning Areas	2017-2040 Growth		
	SCAG	DOF	Caltrans
Camarillo Area	700	2,420	1,720
Santa Rosa Valley	110	380	270
Other	590	2,040	1,450
Fillmore Area	60	200	140
Las Posas Area	130	430	310
Moorpark Area	160	550	390
North Half Area	20	80	60
Oak Park Area	310	1,060	750
Oak Park	310	1,060	750
Other	0	0	0
Ojai Area	630	2,210	1,560
Meiners Oaks	70	260	180
Mira Monte	270	940	670
Oak View	190	670	470
Other	100	340	240
Oxnard Area	410	1,440	1,010
Channel Islands Beach	100	360	250
El Rio	310	1,080	760
Other	0	0	0
Piru Area	260	910	650
Piru	260	910	650
Other	0	0	0
Santa Paula Area	130	430	300
Simi Valley Area	300	1,000	710
Bell Canyon	90	290	210
Santa Susana	40	130	90
Other	170	580	410

6. Historic Growth Rates and 2020-2040 Growth Projections

Planning Areas	2017-2040 Growth		
	SCAG	DOF	Caltrans
Thousand Oaks Area	340	1,160	820
Casa Conejo	270	920	650
Lake Sherwood	70	240	170
Other	0	0	0
Ventura Area	140	470	330
Saticoy	140	470	330
Other	0	0	0
Total	3,590	12,360	8,750

Source: ADE, Inc.

The outcome of this exercise is that the Camarillo Planning Area would see the highest demand for growth, followed by the Ojai Area and the Oxnard Area. One concern with this scenario is that it does not reflect an optimal journey to work solution for many families. The Ojai Valley offers a very comfortable rural lifestyle, but it is not particularly close to the main job centers in the county. It offers good access to workers commuting north to Santa Barbara but not for workers commuting south into Los Angeles. We would expect greater demand in the communities in the central and southern part of the county along U.S. Highway 101, in the Simi Valley Planning Area, and along the Highway 126 corridor.

To address this concern, this report includes an additional scenario that reduces projected demand in the Ojai Planning Area and adds to the demand in Ventura, Oxnard, Oak Park, Simi Valley, and Thousand Oaks Planning Areas (Table 6-4). The allocation of projected growth in unincorporated county communities reflects a range based on new draft SCAG projections (low end of the range) and recent historical trends (high end of the projections). With the recent dissemination of the new SCAG Draft 2020 RTP/SCS projections, the County is faced with a policy choice in terms of the level of growth to plan for in the unincorporated area. The SCAG Draft 2020 RTP/SCS projections are well below historical

trends. The DOF-based projections show what population growth would be if the unincorporated area maintains a constant share of total County population. Further evaluation and consideration of the land use and environmental impact of growth would be needed to determine an optimal growth target for the 2040 General Plan Update.

Table 6-4 Range of Population Growth Projections,

	Population Projections for 2020			Populations Projections for 2035		
	RTP/SCS 2016	Draft RTP/SCS 2020	Difference	RTP/SCS 2016	Draft RTP/SCS 2020	Difference
Camarillo	69,500	73,814	4,314	78,300	79,624	1,324
Fillmore	20,000	16,300	-3,700	21,300	17,624	-3,676
Moorpark	39,000	39,579	579	43,000	41,546	-1,454
Ojai	7,700	7,697	-3	8,200	7,798	-402
Oxnard	220,200	219,430	-770	236,300	234,152	-2,148
Port Hueneme	22,100	23,454	1,354	22,200	24,055	1,855
San Buenaventura	112,500	113,162	662	122,000	119,116	-2,884
Santa Paula	34,400	32,068	-2,332	37,100	33,939	-3,161
Simi Valley	129,200	130,391	1,191	136,700	138,420	1,720
Thousand Oaks	129,800	138,350	8,550	130,500	148,222	17,722
Unincorporated	102,000	99,755	-2,245	109,500	101,504	-7,996
Total	886,400	894,000	7,600	945,100	946,000	900
UA Percent of County	11.5%	11.2%		11.6%	10.7%	

UNINCORPORATED AREA 2017-2040					
Planning Areas/Communities	2017-2040 Growth		Planning Areas/Communities	2017-2040 Growth	
Camarillo Area	700	- 2,420	Piru Area	260	- 910
Santa Rosa Valley	110	- 380	Piru	260	- 910
Other	590	- 2,040	Other	0	- 0

6. Historic Growth Rates and 2020-2040 Growth Projections

UNINCORPORATED AREA 2017-2040							
Planning Areas/Communities		2017-2040 Growth		Planning Areas/Communities		2017-2040 Growth	
Fillmore Area		60	- 200	Santa Paula Area		130	- 430
Las Posas Area		130	- 430	Simi Valley Area		300	- 1,120
Moorpark Area		160	- 550		Bell Canyon	90	- 290
North Half Area		20	- 80		Santa Susana	40	- 130
Oak Park Area		310	- 1,590		Other	170	- 700
	Oak Park	310	- 1,590	Thousand Oaks Area		340	- 1,740
	Other	0	- 0		Casa Conejo	270	- 1,380
Ojai Area		630	- 590		Lake Sherwood	70	- 360
	Meiners Oaks	70	- 130		Other	0	- 0
	Mira Monte	270	- 90	Ventura Area		140	- 660
	Oak View	190	- 340		Saticoy	140	- 660
	Other	100	- 30		Other	0	- 0
Oxnard Area		410	- 1,640	Total		3,590	- 12,360
	Channel Islands Beach	100	- 360				
	El Rio	310	- 1,280				
	Other	0	- 0				

Appendix Tables

Table A-1 Alternative Countywide Population Projections

Year	Dept. of Finance	Caltrans	Woods & Poole	SCAG <i>Draft 2020 RTP/SCS</i>
2010	823,318	823,318	823,318	823,318
2011	829,511	829,511	829,511	829,511
2012	834,253	834,253	834,253	834,253
2013	840,955	840,955	840,955	840,955
2014	847,103	847,103	847,103	847,103
2015	851,451	851,451	851,451	851,451
2016	853,893	853,893	853,893	853,893
2017	857,386	857,386	857,386	857,386
2018	862,900	860,568	878,947	869,591
2019	867,295	863,909	888,789	881,795
2020	871,960	867,122	898,702	894,000
2021	876,697	870,660	908,686	897,376
2022	881,613	874,296	918,740	900,765
2023	886,622	877,952	928,853	904,166
2024	891,708	881,468	939,030	907,580
2025	896,731	885,470	949,241	911,008
2026	901,790	889,326	959,475	914,448
2027	906,756	892,967	969,727	917,901
2028	911,826	896,519	979,975	921,367
2029	916,890	900,146	990,232	924,847
2030	922,001	903,604	1,000,489	928,339
2031	927,017	906,864	1,010,609	931,845
2032	931,488	910,028	1,020,582	935,363
2033	935,985	913,227	1,030,434	938,896
2034	940,302	916,162	1,040,156	942,441
2035	944,298	919,015	1,049,749	946,000
2036	948,397	921,598	1,059,224	949,152
2037	952,207	924,035	1,068,584	952,315
2038	955,644	926,323	1,077,833	955,488
2039	958,930	928,407	1,086,979	958,672
2040	961,828	930,392	1,096,023	961,867

Table A-2 Components of Population Change, as Projected by Department of Finance and Caltrans

Year	Dept. of Finance		Caltrans	
	Natural Increase	Net Migration	Natural Increase	Net Migration
2010	5,377	816	5,377	816
2011	5,085	(343)	5,085	(343)
2012	5,683	1,019	5,683	1,019
2013	6,131	17	6,131	17
2014	4,971	(623)	4,971	(623)
2015	5,321	(2,879)	5,321	(2,879)
2016	4,799	(1,306)	4,799	(1,306)
2017	5,203	311	2,871	311
2018	3,786	609	3,994	(653)
2019	3,802	863	3,703	(490)
2020	3,655	1,082	4,162	(624)
2021	3,647	1,269	3,936	(300)
2022	3,584	1,425	3,847	(191)
2023	3,524	1,562	3,677	(161)
2024	3,347	1,676	4,196	(194)
2025	3,282	1,777	3,652	204
2026	3,107	1,859	3,571	70
2027	3,140	1,930	3,669	(117)
2028	3,073	1,991	3,786	(159)
2029	3,068	2,043	3,487	(29)
2030	2,930	2,086	3,403	(143)
2031	2,346	2,125	3,452	(288)
2032	2,339	2,158	3,533	(334)
2033	2,131	2,186	3,171	(236)
2034	1,785	2,211	3,287	(434)
2035	1,869	2,230	3,033	(450)
2036	1,563	2,247	3,103	(666)
2037	1,176	2,261	3,050	(762)
2038	1,013	2,273	2,954	(870)
2039	617	2,281	3,022	(1,037)
2040	617	2,292	3,022	(1,103)

6. Historic Growth Rates and 2020-2040 Growth Projections

Table A-3 Historical and Projected Unincorporated Area Population, based on 2020 Draft SCAG Projections

Year	Total County Population	Unincorporated Population	UI as % of Tot	UI growth % of TOT growth
1990	669,016	86,520	12.9%	
1991	673,051	87,669	13.0%	28.5%
1992	681,632	88,750	13.0%	12.6%
1993	690,042	90,085	13.1%	15.9%
1994	697,180	90,545	13.0%	6.4%
1995	702,830	90,632	12.9%	1.5%
1996	707,772	90,156	12.7%	-9.6%
1997	716,062	90,253	12.6%	1.2%
1998	725,390	90,392	12.5%	1.5%
1999	735,960	91,458	12.4%	10.1%
2000	749,740	92,266	12.3%	5.9%
2001	762,944	93,845	12.3%	12.0%
2002	774,438	94,282	12.2%	3.8%
2003	784,632	95,011	12.1%	7.2%
2004	792,213	94,907	12.0%	-1.4%
2005	795,962	94,685	11.9%	-5.9%
2006	799,049	94,020	11.8%	-21.5%
2007	803,572	93,709	11.7%	-6.9%
2008	808,970	93,870	11.6%	3.0%
2009	815,284	94,711	11.6%	13.3%
2010	823,318	95,045	11.5%	4.2%
2011	829,511	96,197	11.6%	18.6%
2012	834,253	96,725	11.6%	11.1%
2013	840,955	97,159	11.6%	6.5%
2014	847,103	97,759	11.5%	9.8%
2015	851,451	97,848	11.5%	2.0%
2016	853,893	98,068	11.5%	9.0%
2017	857,386	98,424	11.5%	10.2%
2018	869,591	98,868	11.4%	3.6%
2019	881,795	99,311	11.3%	3.6%
2020	894,000	99,755	11.2%	3.6%
2021	897,376	99,871	11.1%	3.4%

Year	Total County Population	Unincorporated Population	UI as % of Tot	UI growth % of TOT growth
2022	900,765	99,986	11.1%	3.4%
2023	904,166	100,102	11.1%	3.4%
2024	907,580	100,218	11.0%	3.4%
2025	911,008	100,335	11.0%	3.4%
2026	914,448	100,451	11.0%	3.4%
2027	917,901	100,567	11.0%	3.4%
2028	921,367	100,684	10.9%	3.4%
2029	924,847	100,801	10.9%	3.4%
2030	928,339	100,918	10.9%	3.3%
2031	931,845	101,035	10.8%	3.3%
2032	935,363	101,152	10.8%	3.3%
2033	938,896	101,269	10.8%	3.3%
2034	942,441	101,386	10.8%	3.3%
2035	946,000	101,504	10.7%	3.3%
2036	949,152	101,570	10.7%	2.1%
2037	952,315	101,635	10.7%	2.1%
2038	955,488	101,701	10.6%	2.1%
2039	958,672	101,766	10.6%	2.1%
2040	961,867	101,832	10.6%	2.1%

Public Review Draft Alternatives Report

County of Ventura

Table A-4 Alternate Unincorporated Area Population Projections, 2018-2040

Year	SCAG <i>Draft 2020 RTP/SCS</i>	DOF	Caltrans	W&P
2018	98,868	99,234	98,965	101,079
2019	99,311	99,739	99,350	102,211
2020	99,755	100,275	99,719	103,351
2021	99,871	100,820	100,126	104,499
2022	99,986	101,385	100,544	105,655
2023	100,102	101,962	100,964	106,818
2024	100,218	102,546	101,369	107,988
2025	100,335	103,124	101,829	109,163
2026	100,451	103,706	102,272	110,340
2027	100,567	104,277	102,691	111,519
2028	100,684	104,860	103,100	112,697
2029	100,801	105,442	103,517	113,877
2030	100,918	106,030	103,914	115,056
2031	101,035	106,607	104,289	116,220
2032	101,152	107,121	104,653	117,367
2033	101,269	107,638	105,021	118,500
2034	101,386	108,135	105,359	119,618
2035	101,504	108,594	105,687	120,721
2036	101,570	109,066	105,984	121,811
2037	101,635	109,504	106,264	122,887
2038	101,701	109,899	106,527	123,951
2039	101,766	110,277	106,767	125,003
2040	101,832	110,610	106,995	126,043

6. Historic Growth Rates and 2020-2040 Growth Projections

Please see the next page.