

## I. Introduction

The County of Ventura and the ten cities within it – Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks, and Ventura – are working to reconcile:

- Development pressures
- State housing mandates
- The supply of vacant land
- Environmental restrictions
- Pressure to preserve agricultural land
- Potential water shortages and mounting traffic congestion concerns
- Smart growth and sustainable growth principles and
- Residents' view of what their communities should look like as evidenced by the numerous citizen-initiated Save Open Spaces and Agricultural Resources (SOAR) and City Urban Restriction Boundary (CURB) measures.



The purpose of this study is to identify the vacant land around Ventura County's ten cities, and to compare the development potential of this land, both in terms of housing and employment, to current growth projections. It is hoped that this information will provide a useful foundation for addressing the issues described above, and particularly in implementing Smart Growth and Sustainable Development principles. It is also hoped that this information will demonstrate that *now* is the window of opportunity to make the land use and growth forecast changes needed to bring our communities in balance with a community vision.

Section II below summarizes the conclusions of the study.

The process used in this study to identify vacant land and calculate development potential is summarized below and described in detail in Section III.

- Identification of vacant land.** Vacant land was identified by using the Tax Assessor's Site Use codes. Maps depicting the vacant land thus identified were sent to the planning departments of the ten cities for their review, and were then revised based on the cities' comments. Land that was vacant as of December 2001 was considered to be vacant.
- Calculation of development potential.** Using the Specific Plan, zoning, and/or general plan designations, the ability of the identified vacant land to accommodate residential, commercial, industrial, and institutional growth was calculated. In those cases where zoning or general plan densities consist of a range, the middle of the range was used. Again, the initial calculations were distributed to the cities' planning departments, and their comments were incorporated into the final development potential calculation.
- Comparison to Growth Projections.** The development potential numbers were then compared to the growth projections adopted on May 24, 2001 by the Ventura Council of Governments (VCOG), using the projections for the years 2005 and 2025.

**D. Jobs-Housing Ratio.** Finally, the development potential was compared to the existing and projected jobs-housing balance for the city, to determine whether the available vacant land would promote achieving or maintaining a jobs-housing balance. Like the growth projections, the jobs/housing ratios are taken from the tables adopted by VCOG on May 24, 2001.

Section IV includes the detailed information for each of the ten cities.

Appendix A includes bar charts illustrating 1) the total number of dwelling units/jobs each city can provide for; 2) the percent of projected 2005 growth the city can absorb; and 3) the percent of projected 2025 growth the city can absorb. Also included are pie charts depicting each city's share of the projected growth in dwelling units and number of jobs.

Appendix B contains a small scale map of each city, showing the vacant land.

## II. Summary of Conclusions.

The intent of this study is to determine the development potential of vacant, available land in the County's 10 cities, assess the match between the vacant land and VCOG's growth projections, and compare both to existing and projected jobs/housing ratios. It is not the purpose of this study to make recommendations on the cities' land use decisions, but rather to provide information regarding availability of vacant land compared to projected development.

*It is hoped that this information can be used to focus decision-makers' attention on pending shortages of vacant land, particularly vacant residential land, and appropriate ways to address this issue. It is specifically hoped that this information will be used to encourage smart growth and sustainable development plans, by encouraging mixed-use and more intense development patterns. Early recognition of the potential adverse consequences of present trends, including increased pressure on limited housing supplies, more traffic congestion, and worsening air pollution, will allow more time to craft and implement solutions.*

A secondary purpose of the study is to look at the quality and quantity of the information available. The study's findings point to the need for improved information on several fronts. This is described in more detail below.

The conclusions of the study are summarized below.

- A. The supply of vacant land is not well matched to growth projections.** As can be seen from Table II-1 below, there is little or no correlation between the cities' ability to provide for residential and commercial/industrial growth, and the growth projections.



**Table II-1 – Projected Residential and Employment Growth**

City	Residential (# of dwelling units)			Employment (# of jobs)		
	Growth Capacity	% Accommodated		Growth Capacity	% Accommodated	
		2005	2025		2005	2025
Camarillo	2,402	158%	34%	9,978	1,148%	197%
Fillmore	606	126%	18%	4,202	663%	132%
Moorpark	3,166	1,377%	78%	8,141	525%	135%
Ojai	273	54%	11%	1,057	1,047%	157%
Oxnard	10,950	388%	55%	50,325	1,549%	222%
Port Hueneme	127	72%	72%	408	144%	29%
Santa Paula	982	84%	22%	2,521	251%	55%
Simi Valley	1,703	35%	13%	47,916	636%	127%
Thousand Oaks	4,525	691%	105%	4,152	84%	19%
Ventura	8,396	427%	108%	13,250	335%	65%

Table II-2 below lists which year each city would use up its current supply of vacant land

**Table II-2**

City	Year Vacant Residential Land Consumed	Year Vacant Commercial and Industrial Land Consumed
Camarillo	2008	2047
Fillmore	2006	2033
Moorpark	2020	2034
Ojai	2003	2038
Oxnard	2014	2053
Port Hueneme	2004	2007
Santa Paula	2004	2013
Simi Valley	2002	2032
Thousand Oaks	2026	2004
Ventura	2027	2016

Only two cities, Thousand Oaks and Ventura, have sufficient capacity for their projected residential growth, and in the case of Thousand Oaks that seems due more to a very small growth projection than to a plentiful supply of vacant residential land. Four of the cities (Ojai, Port Hueneme, Santa Paula, and Simi Valley) do not have enough land to accommodate projected residential growth through 2025. Eight (Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, and Simi Valley) do not have enough to provide for residential growth through 2025.

Only the City of Thousand Oaks lacks sufficient commercial/industrial land to accommodate projected employment growth through 2025. Four cities (Port Hueneme, Santa Paula, Thousand Oaks, and Ventura) do not have enough to provide for commercial/industrial growth through 2025.

There are currently approximately 19,388 acres of vacant land within the CURB boundaries of the County's ten cities. It was intended that this land would accommodate the development needs of the cities until the year 2025, unless expansions are approved by the voters. As the supply of available land shrinks, through both development and SOAR measures, it becomes increasingly important to make the best possible use of the remaining land.

Countywide growth projections indicated that more than 66,000 residential units will be needed by the year 2025. The present supply of properly zoned vacant land would accommodate less than 32,000 units. Year 2025 Countywide growth projections indicated there will be approximately 123,497 new jobs. The combined ten-city vacant commercial/industrial land can accommodate more than 141,500 new jobs. If the vacant commercial/industrial land were to develop as zoned, it would generate a demand for more than 105,600 dwelling units, 73,600 more than the vacant residential land could accommodate. As presently zoned, these 73,600 additional units would not be located in any of Ventura County's cities, but by necessity, would be located further distances away, contrary to sustainable development principles.

As Table II-2 makes clear, the majority of the cities are lacking residential land, but are well supplied with commercial/industrial land. Given California's tax revenue structure, this is not surprising.

- B. The growth projections may not be realistic.** As described above, there is great disparity between the growth projections and the availability of vacant land to accommodate that growth. The lack of correlation between the supply of vacant land and the growth projections may not all be attributable to lack—or oversupply—of land. There may also be concerns with the growth projections.

**Table II-3 – Residential Growth Projections (# of dwelling units)**

City	2000 Base	2005 Projection	Numerical Increase	Percent Increase	2025 Projection	Numerical Increase	Percent Increase
Camarillo	24,115	25,637	1,522	6%	31,211	7,096	29%
Fillmore	3,854	4,335	481	12%	7,196	3,342	87%
Moorpark	9,403	9,633	230	2%	13,469	4,066	43%
Ojai	10,018	10,522	504	5%	12,538	2,520	25%
Oxnard	47,690	50,509	2,819	6%	67,687	19,997	42%
Port Hueneme	8,220	8,397	177	2%	8,397	177	2%
Santa Paula	8,551	9,719	1,168	14%	13,041	4,490	53%
Simi Valley	38,332	43,152	4,820	13%	51,086	12,754	33%
Thousand Oaks	45,476	46,131	655	1%	49,775	4,299	9%
Ventura	41,029	42,993	1,964	5%	48,837	7,808	19%
<b>Total/Average</b>	<b>236,688</b>	<b>251,028</b>	<b>14,340</b>	<b>6%</b>	<b>303,237</b>	<b>66,549</b>	<b>28%</b>

**1. Residential Growth Projections.** Table II-3 above illustrates both the numerical and percentage increases in dwelling units (Please note that the numerical and percent increases for 2025 are from the 2000 base year). Some inconsistencies become immediately apparent.

- Camarillo’s numerical growth is nearly twice that for Thousand Oaks, a much larger city.
- Fillmore’s growth, while numerically small, amounts to 87% of its base, the largest percentage increase of all the cities.
- Simi Valley would grow by 4,820 unit’s for the 2000 to 2005 period, but would add only (12,754-4820) 7,934 units in the twenty years from 2005 to 2025. Thus, while the City is adding an average of 964 units per year for the first five years, the growth rate drops to an average of 397 units per year for the next 20 years.
- Moorpark’s growth trends are the opposite; the annual growth rate of 46 units per year for the period 2000 to 2005 jumps to 192 units per year for the period 2005 to 2025.

**2. Employment Growth Projections.** Table II-4 below presents the same information for employment projections. Again, there are some obvious inconsistencies.

**Table II-4 – Employment Growth Projections (# of jobs)**

City	2000 Employment	2005 Projection	Numerical Increase	Percent Increase	2025 Projection	Numerical Increase	Percent Increase
Camarillo	34,833	35,702	869	2%	39,899	5,066	15%
Fillmore	3,905	4,539	634	16%	7,084	3,179	81%
Moorpark	7,690	9,241	1,551	20%	13,728	6,038	79%
Ojai	6,523	6,624	101	2%	7,196	673	10%
Oxnard	53,716	56,965	3,249	6%	76,388	22,672	42%
Port Hueneme	16,870	17,154	284	2%	18,289	1,419	8%
Santa Paula	7,055	8,061	1,006	14%	11,629	4,574	65%
Simi Valley	34,110	41,647	7,537	22%	71,794	37,684	110%
Thousand Oaks	71,255	76,191	4,936	7%	93,108	21,853	31%
Ventura	60,915	64,896	3,981	7%	81,254	20,339	33%
<b>CityTotal/Average</b>	<b>296,872</b>	<b>321,020</b>	<b>24,148</b>	<b>8%</b>	<b>420,369</b>	<b>123,497</b>	<b>42%</b>

- Oxnard’s growth rate of 650 jobs per year from 2000 to 2005 will jump to 975 jobs per year from 2005 to 2025.
- Simi Valley’s 2025 employment growth is projected to be 37,684 jobs, or nearly one-third of the total County growth of 123,497.

**3. Comparison Between the Residential and Employment Growth Projections.** There are also inconsistencies between the residential and employment projections.

- Moorpark anticipates a 79% increase in employment, but only a 43% increase in dwelling units.
- Thousand Oaks is projected to have a 31% increase in employment by 2025, but only a 9% increase in dwelling units.
- Simi Valley projects a 110% increase in employment, but only a 33% increase in dwelling units.

Based on this review, it is clear that when available vacant land does not fit with the growth projections, it is necessary to consider whether the growth projections may be at least partially at fault.

*A first step to addressing this issue would be to generate realistic growth projections based on standard statistical procedures, including estimation of natural increase through age cohorts, and prediction of immigration based on current trends. Cities would then be able to make decisions based on more accurate projections.*

**C. If commercial/industrial growth occurs in accordance with the available vacant land, it will create substantial additional demand for housing, when vacant residential land is already insufficient.**

One important measure of a well-balanced community is the jobs/housing ratio. This ratio measures the balance between a community’s housing and its employment; a city should provide approximately enough housing for the people employed in its commercial/industrial sector. The jobs/housing ratio is calculated by dividing the number of jobs by the number of houses.

In the Ventura County subregion, a jobs/housing ratio between 1.10 and 1.34 is considered to be equilibrium. A ratio above 1.34 is considered to be jobs-rich, and in need of additional housing to reach equilibrium. A ratio below 1.10 is considered to be housing-rich, in need of jobs to reach equilibrium. A city that is within the equilibrium range has a better chance of its employees being housed within the city, thus reducing vehicle miles traveled, commute times, air pollution, and traffic congestion, among other problems.

The jobs/housing ratios illustrated in Table II-5 are based on the VCOG employment and dwelling unit projections. As can be seen, only Oxnard is within the equilibrium range. Six cities (Fillmore, Moorpark, Ojai, Oxnard, Santa Paula, and Simi Valley) are housing rich, while four (Camarillo, Port Hueneme, Thousand Oaks, and Ventura) are jobs-rich.

**Table II-5 – Jobs/Housing Ratios**

City	2000 Jobs/Housing Ratio	2005 Jobs/Housing Ratio	2025 Jobs/Housing Ratio
Camarillo	1.44	1.39	1.28
Fillmore	1.01	1.05	.98
Moorpark	.82	.96	1.02
Ojai	.65	.63	.57
Oxnard	1.13	1.13	1.13
Port Hueneme	2.05	2.04	2.18
Santa Paula	.83	.83	.89
Simi Valley	.89	.97	1.41
Thousand Oaks	1.57	1.65	1.87
Ventura	1.48	1.51	1.66

If growth occurs in accordance with the available residential and commercial/industrial land, however, the excess commercial/industrial land would generate substantial additional housing demand. The combined total of the ten cities’ employment capacity is 141,588 jobs, while the combined residential capacity is 31,730 units. Using the top of the jobs/housing equilibrium range, 1.34 jobs per dwelling unit, the employment capacity would generate a demand for 105,663 housing units. This is an additional 73,933 units, or more than twice the available residential capacity.

It is unlikely that development will proceed strictly in accordance with available vacant land, since many other factors drive development projects. However, even a strong trend in this

direction would exacerbate the existing housing shortage. Probable results would be increased traffic congestion, increased air pollution, longer commute times, and a generally decreased quality of life as employees drive in from surrounding areas, such as Newhall Ranch.

One obvious remedy would be for cities to redesignate some of the existing land from commercial/industrial to residential. Unfortunately, California's current tax and revenue structure provides a substantial disincentive for jurisdictions to zone for more residential growth. Another approach would be to allow mixed uses, including housing, in the commercial/industrial areas. This option would be particularly effective in providing affordable housing.

#### **D. Unused Residential Capacity Exists.**

As noted above, the residential capacities were calculated at the middle of the density ranges, where there is a range rather than a single number. Many jurisdictions could significantly increase their capacity simply by approving development at the maximum densities permitted by the zoning and general plan. For example, Santa Paula could increase its residential unit capacity from 982 units to 1,259 units, or nearly 30%, in this way. Higher densities have other benefits; higher density housing is usually more affordable, more conducive to mass transit and pedestrian activity, uses urban infrastructure more efficiently, and consumes less agricultural land.

Citizen protests are a key reason that most residential projects are built at less than maximum density. Until this issue is addressed, it is unlikely that elected officials will vote to approve higher density housing developments.

A sequel to this study, Growth Visioning, is under preparation. It will present various Countywide growth scenarios. These scenarios will provide some first steps in addressing the issues that are raised in this analysis.



### III. Procedures, Assumptions, and Standards.

In identifying vacant land and calculating its development potential, it was necessary to establish standards and assumptions. These are described in detail below.

**A. Identification of Vacant Land.** In conducting a vacant land assessment, it is necessary to make some assumptions as to what constitutes “available” vacant land. Availability is affected by political considerations such as whether the land is within a city’s Sphere of Influence, or whether it requires voter approval under a Save Our Open Space and Agricultural Resources (SOAR) or City Urban Restriction Boundary (CURB) measure; and by physical constraints such as what if any geological hazards are present. A specific set of assumptions, described below, was made to define availability for the purposes of this study.



#### 1. Legal/Political Constraints.

- a. Sphere of Influence. The purpose of Spheres of Influence is to delineate where urban development is expected to go.
- b. SOAR/CURB measures. Eight of the County’s ten cities have adopted some form of SOAR or CURB measure; only the cities of Port Hueneme and Ojai have not. This study makes a distinction between SOAR and CURB measures although they are often used interchangeably.

Seven of the measures (Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley, and Thousand Oaks) have CURB measures; that is, a line has been drawn around the city and any property outside that line requires voter approval prior to development. One city, Ventura, (as well as the County of Ventura) have SOAR measures; that is, any property that has specified Comprehensive Plan designations (typically Agriculture and Open Space) requires voter approval prior to development. In addition to its original SOAR measure, the City of Ventura’s Hillside Voter Participation Act (HVPA) requires voter approval prior to development in a defined area of its hillsides.

For the purposes of this study, only property which is both within a city’s Sphere of Influence and not constrained by a SOAR or CURB measure was considered in the primary analysis. However, there are additional tables and discussions including property which is within a Sphere but constrained by a SOAR/CURB measure, or outside a Sphere but not constrained by a SOAR/CURB measure. No distinction was made based on whether property was incorporated or unincorporated, as long as it was within a city’s Sphere.

- c. Land Conservation Act (LCA) Contracts. Owners of agricultural land can reduce their property taxes by entering into a Land Conservation Act contract, agreeing to maintain the land in agriculture for a 10- or 20-year period. Once the property owner decides to terminate the contract, he/she gives notice, and after 10 or 20 years, depending on the contract, the property may be developed. Property that is in an LCA contract was not considered to be available.

- 2. Geologic Constraints.** Three specific types of geologic constraints were examined: earthquake fault zones, 100-year flood plains, and steep slopes.
- Earthquake fault zones. Parcels which are totally or partially within an Alquist-Priolo fault zone were considered to be constrained by earthquake hazards.
  - 100-Year Flood Plains. Parcels which are totally or partially within a 100 year flood plain zone were considered to be constrained by flooding hazards. Parcels within a 500-year flood plain were not considered to be constrained by flood hazards.
  - Steep slopes. Slopes over 25% were considered steep, unless a city's planning policies called for a different definition. In cases where a city used a different factor—usually 20%--the city's factor was used.

Land that is affected by one or more of these conditions is called out separately.

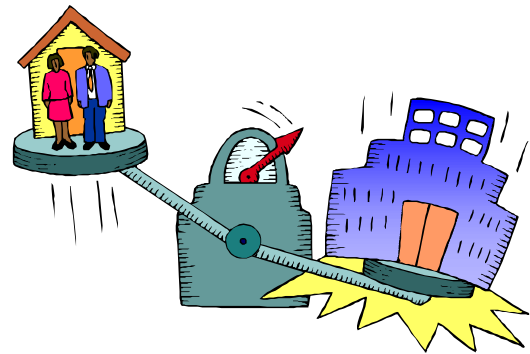
**B. Development Potential.** Once the vacant land was identified, it was necessary to estimate the land's development potential. This study used general plan designations, zoning classifications, and Specific Plans for this purpose.

- 1. Zoning and General Plan designations.** Zoning or General Plan designations were used to determine a property's development potential. If a property had a city zoning designation, that was used. However, in some cases unincorporated property that is within a city's Sphere has a General Plan designation, but no zoning, or the zoning is a "holding" zone, such as the City of Ventura's R-1-1acre zone. In these cases, the General Plan designation was used. In cases where a Specific Plan was in effect, the Specific Plan designations and densities were used. In some cases, the Specific Plan listed numbers of units without corresponding acreages; in these cases, there is an explanatory footnote for the acreage column.

In cases where property carries a mixed use designation, such as Ventura's PMXD (Planned Mixed Use Development) half of the property was assumed to develop residentially and half with commercial/industrial uses.

- 2. Density.** In many cases, residential zoning or General Plan designations are expressed in terms of a range, such as 9-15 units per acre. In these cases, the middle of the range was used; i.e., property zoned for 9-15 units per acre was assumed to develop at 12 units per acre. As noted in Section II-D above, if jurisdictions were to develop at the maximum density allowed by their zoning and comprehensive plans, residential capacity would be significantly increased.

- 3. Employment Factors.** Employment potential for commercial, industrial, and institutional land was calculated using the following factors, unless the city provided its own employment factors. These factors were taken from Ventura County's General Plan.



**Table III-1 – Employment Factors**

<b>Employment Factors (Jobs per Acre)</b>	
Commercial	13.07
Office	60.98
Industrial	17.42
Schools	4.36
Government	13.07

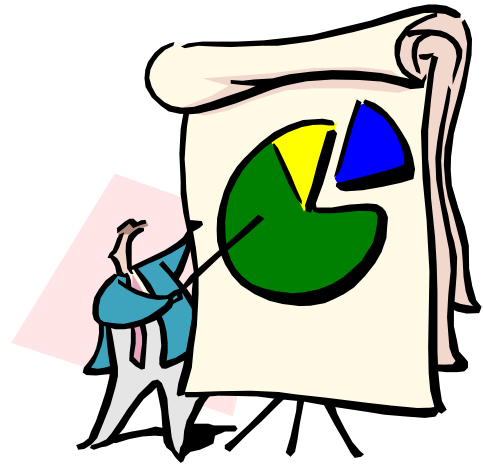
**C. Growth Projections.** A primary purpose of this study is to compare cities' available vacant land to current growth projections. The growth projections used were VCOG's projections for housing and employment growth for the years 2005 and 2025. This study uses the projections for each city's growth area, since that is most nearly equivalent to the Sphere of Influence area used for the vacant land assessment.

**D. Jobs/Housing Ratio.** Table II-5 in Section II illustrates the current and projected jobs/housing ratios of the cities, unincorporated area, and the county as a whole. The jobs/housing ratio measures the balance between a community's housing and its employment. It is calculated by dividing the number of jobs by the number of houses. In the Ventura County subregion, a jobs/housing ratio between 1.10 and 1.34 is considered to be equilibrium. A ratio above 1.34 is considered to be jobs-rich, and in need of additional housing to reach equilibrium. A ratio below 1.10 is considered to be housing-rich, in need of jobs to reach equilibrium. These ratios are taken from the projections and data adopted by VCOG in May 2001.

Jobs/housing balance is a key indicator of many important factors. When the jobs/housing ratio is significantly out of equilibrium, when a jurisdiction has substantially more housing than jobs, or vice versa, residents will probably experience long commutes, traffic congestion, air pollution, and other problems.

## IV. Analysis

The cities vary widely in their ability to accommodate the projected growth. The sections below analyze each city’s capacity in terms of its vacant land. A table is included for each city that lists its year 2000 base, in terms of number of dwelling units or jobs; its capacity, based on its vacant land, to absorb new dwelling units and jobs; and, for the 2005 and 2025 time periods, the projected increase in units/jobs, what percent increase that is of the year 2000 base, and the percent of the increase that could be accommodated on the identified vacant land. Also included is the city’s jobs/housing ratio for the years 2000, 2005, and 2025.



The table below summarizes this data for all cities.

**Table IV-1 Year 2000: Ability to Accommodate Residential and Employment, by City**

City	Residential Capacity		Employment Capacity	
	Acres	Dwelling units	Acres	Jobs
Camarillo	1,439	2,402	730	9,978
Fillmore	228	606	274	4,202
Moorpark	N/A*	3,166	330	8,141
Ojai	954	273	67	1,057
Oxnard	1,648	10,950	2,128	50,325
Port Hueneme	9	127	27	408
Santa Paula	69	982	149	2,521
Simi Valley	3,499	1,363	1,840	46,310
Thousand Oaks	3,906	4525	189	4,152
Ventura	1,089	8,396	813	13,250
<b>Total</b>	<b>12,841</b>	<b>31,730</b>	<b>6,547</b>	<b>141,588</b>

\*Moorpark’s residential unit potential includes units from the City’s Specific Plans. Precise residential acreage numbers are not available from these plans.

## A. Camarillo.

	Residential (Dwelling Units)	Commercial/Industrial (Jobs)	Jobs/Housing Ratio
2000 Base	24,115	34,833	Year 2000
Growth Capacity*	2,402	9,978	1.44
2005 - Projected Numerical Increase	1,522	869	Year 2005 1.39
2005 - Percent Increase	6%	2%	
2005 - Percent Accommodated**	158%	1,291%	
2025 - Projected Numerical Increase***	7,096	5,066	Year 2025 1.28
2025 - Percent Increase	29%	15%	
2025 - Percent Accommodated	34%	222%	

\* Based on specific plan densities, zoning, or general plan designations. Where residential density is a range, the middle of the range was used.

\*\* Percent Accommodated means the percent of the projected growth that the city's capacity can absorb.

\*\*\* The 2025 increases (Projected Numerical, Percent, and Percent Accommodated) represent the increase from 2000 to 2025, and therefore include the 2005 increase.

Camarillo has abundant land for its projected commercial/industrial growth. It has sufficient vacant land to provide for its residential growth even through 2008. As noted before, in assessing the match between vacant land and growth projections, it is necessary to consider the accuracy of the projections as well as the availability of land. Camarillo's greater ability to accommodate employment growth may be partly attributable to its relatively smaller employment projections. Camarillo is one of the few cities that is anticipating a residential growth rate greater than its employment growth rate.

As of 2000, Camarillo's jobs/housing ratio was a jobs-rich 1.44, projected to decrease to 1.28 (within the equilibrium range of 1.10 to 1.34) by 2025. This reflects the relatively greater growth projected for dwelling units as compared to employment. However, given Camarillo's abundance of vacant commercial and industrial land, and comparatively limited residential land, this may not occur. If growth were to occur in accordance with Camarillo's supply of zoned vacant land, the jobs/housing ratio would be a jobs-rich 1.81.

**Additional Vacant Land.** Camarillo has additional vacant parcels that are outside of its Sphere of Influence but within its CURB line. Should the City succeed in obtaining a Sphere amendment, these parcels would allow for commercial/industrial development amounting to an additional 5,143 jobs. Since the city already has enough land to provide for commercial and industrial development, this would not affect its capacity to provide for projected growth.

## B. Fillmore.

	Residential (Dwelling Units)	Commercial/Industrial (Jobs)	Jobs/Housing Ratio
2000 Base	3,854	3,905	Year 2000 1.01
Growth Capacity*	606	4,202	
2005 - Projected Numerical Increase	481	634	Year 2005 1.05
2005 - Percent Increase	12%	16%	
2005 - Percent Accommodated**	126%	663%	
2025 - Projected Numerical Increase***	3,342	3,179	Year 2025 .98
2025 - Percent Increase	87%	81%	
2025 - Percent Accommodated	18%	132%	

\* Based on specific plan densities, zoning, or general plan designations. Where residential density is a range, the middle of the range was used.

\*\* Percent Accommodated means the percent of the projected growth that the city's capacity can absorb.

\*\*\* The 2025 increases (Projected Numerical, Percent, and Percent Accommodated) represent the increase from 2000 to 2025, and therefore include the 2005 increase.

Like most of the cities, Fillmore has more commercial/industrial than residential capacity. At the projected rates, Fillmore will run out of residential land in 2007, when its projected growth of 673 units overtakes its residential land capacity of 606 units. This may be due in part to high growth projections rather than a lack of residential land.

Overall Fillmore has the largest percentage increases of the ten cities, at 87% residential and 81% commercial/industrial. Simi Valley's commercial/industrial percentage increase is greater, at 110%, but its residential increase is only 33%. Like Camarillo and most other cities, Fillmore has more commercial/industrial capacity than residential capacity, relative to projected growth. However, in Fillmore's case, its residential and commercial/industrial growth rates are comparatively similar.

Fillmore's jobs/housing ratio was a housing-rich 1.01 in 2000, decreasing to .98 by 2025. Because Fillmore's supply of commercial and industrial land is greater than its residential land, this change may not occur. If growth were to occur in accordance with Fillmore's supply of zoned vacant land, the jobs/housing ratio would be a jobs-rich 1.82.

Additional vacant land. Fillmore has additional vacant parcels that are outside of its Sphere of Influence but within its CURB line. Should the City succeed in obtaining a Sphere amendment, these parcels would provide for 35 additional residential units and 1,472 jobs. These parcels would not make an appreciable difference on the city's ability to accommodate projected growth; there is already sufficient commercial/industrial land, and the additional dwelling units would only raise its 2025 percent accommodated to 19%.

There are also some parcels which are inside the Sphere of Influence line but outside the CURB. These were not considered, since it is assumed that the City Council's adoption of the CURB measure signifies its intent to concentrate on areas inside the CURB line.

### C. Moorpark.

	Residential (Dwelling Units)	Commercial/Industrial (Jobs)	Jobs/Housing Ratio
2000 Base	9,403	7,690	Year 2000
Growth Capacity*	3,166	8,141	.82
2005 - Projected Numerical Increase	230	1,551	Year 2005 .96
2005 - Percent Increase	2%	20%	
2005 - Percent Accommodated**	1,377%	525%	
2025 - Projected Numerical Increase***	4,066	6,038	Year 2025 1.02
2025 - Percent Increase	43%	79%	
2025 - Percent Accommodated	78%	135%	

\* Based on specific plan densities, zoning, or general plan designations. Where residential density is a range, the middle of the range was used.

\*\* Percent Accommodated means the percent of the projected growth that the city's capacity can absorb.

\*\*\* The 2025 increases (Projected Numerical, Percent, and Percent Accommodated) represent the increase from 2000 to 2025, and therefore include the 2005 increase.

Moorpark, like most of the other cities, is better prepared to provide for commercial/industrial growth than for residential growth. It is noteworthy that Moorpark's residential growth is very unevenly distributed through the years. From 2000 to 2005, the City is projected to gain 230 dwelling units, an average of 46 units per year. From 2005 to 2025, it would gain 3,836 units, an average of 192 per year. This accounts for the unusually large difference the percent accommodated in 2005 versus in 2025. Assuming an average annual increase of 192 units between 2005 and 2025, Moorpark will use up its supply of available residential in about the year 2020.

Moorpark's jobs/housing ratio was a housing-rich .82 in 2000, and is anticipated to increase to .98 by 2025, reflecting the higher rates of projected employment growth over residential growth. The supplies of vacant land are consistent with this prediction. If growth were to occur in accordance with Moorpark's supply of zoned vacant land, the jobs/housing ratio would be 1.26, within the equilibrium range.

Additional vacant land. Moorpark's Sphere and CURB lines are coterminous, so that there are no parcels outside the Sphere but within the CURB to consider.

## D. Ojai.

	Residential (Dwelling Units)	Commercial/Industrial (Jobs)	Jobs/Housing Ratio
2000 Base	10,018	6,523	Year 2000 .65
Growth Capacity*	273	1,057	
2005 - Projected Numerical Increase	504	101	Year 2005 .63
2005 - Percent Increase	5%	2%	
2005 - Percent Accommodated**	54%	1,047%	
2025 - Projected Numerical Increase***	2,520	673	Year 2025 .57
2025 - Percent Increase	25%	10%	
2025 - Percent Accommodated	11%	157%	

\* Based on specific plan densities, zoning, or general plan designations. Where residential density is a range, the middle of the range was used.

\*\* Percent Accommodated means the percent of the projected growth that the city's capacity can absorb.

\*\*\* The 2025 increases (Projected Numerical, Percent, and Percent Accommodated) represent the increase from 2000 to 2025, and therefore include the 2005 increase.

Ojai has among the smallest growth projections of the ten cities, second only to Port Hueneme for percent commercial/industrial growth, and Port Hueneme and Thousand Oaks for percent residential growth. Even so, it is severely lacking in residential capacity compared to the forecast. Given the identified vacant residential land, and assuming an average annual increase of 101 units per year, Ojai would use up its vacant residential land by 2003.

Ojai's growth picture is further complicated by the Clean Air Ordinance, which limits residential development to 16 dwelling units per year. In recent years, development has not reached even this limited amount. In addition, there is a ballot measure on the November 2002 election which would prohibit approval of any project (except single family houses on existing legal lots) that would cause any adverse traffic impacts, unless mitigation measures are included. If passed, this measure would severely restrict Ojai's ability to approve either residential or commercial/industrial projects.

Ojai's jobs/housing ratio was a housing-rich .65, expected to decrease to .57 by 2025. Given the relatively greater availability of commercial/industrial land, this may not be an accurate projection. If growth were to occur in accordance with Ojai's supply of zoned vacant land, the jobs/housing ratio would be .74, still housing-rich but somewhat closer to equilibrium.

Additional vacant land. Ojai has no CURB line, so there are no parcels outside the Sphere but within the CURB to consider.

## E. Oxnard

	Residential (Dwelling Units)	Commercial/Industrial (Jobs)	Jobs/Housing Ratio
2000 Base	47,690	53,716	Year 2000 1.13
Growth Capacity*	10,950	50,325	
2005 - Projected Numerical Increase	2,819	3,249	Year 2005 1.13
2005 - Percent Increase	6%	6%	
2005 - Percent Accommodated**	388%	1,549%	
2025 - Projected Numerical Increase***	19,997	22,672	Year 2025 1.13
2025 - Percent Increase	42%	42%	
2025 - Percent Accommodated	55%	222%	

\* Based on specific plan densities, zoning, or general plan designations. Where residential density is a range, the middle of the range was used.

\*\* Percent Accommodated means the percent of the projected growth that the city's capacity can absorb.

\*\*\* The 2025 increases (Projected Numerical, Percent, and Percent Accommodated) represent the increase from 2000 to 2025, and therefore include the 2005 increase.

Oxnard's growth projections include the largest numerical increase in housing, nearly one-third of the county's total of 66,549. At an average annual increase of 859 units from 2005 to 2025, Oxnard would use up its residential land by 2015.

Oxnard is unique among the cities in that its residential and commercial/industrial growth projections are equal—6% through the year 2005 and 42% through 2025.

Oxnard had a jobs/housing ratio of 1.13 in 2000, within the 1.10-1.34 equilibrium range. This ratio is expected to remain steady through 2025, reflecting the equal rates of growth—42% in each case—projected for its residential and commercial/industrial sectors. However, given the City's abundance of commercial/industrial land compared to residential land, the balance may tip toward a jobs-rich ratio. If growth were to occur in accordance with Oxnard's supply of zoned vacant land, the jobs/housing ratio increase to a jobs-rich 1.77.

Additional vacant land. There were three areas in which Oxnard's CURB line was not coterminous with its Sphere boundary; 1) approximately 250 acres located northeast of Victoria Avenue and Gonzales Road, 2) approximately 79 acres located northeast of Fifth Street and Harbor Boulevard (North Shore), and 3) approximately 50 acres located southwest of Victoria Avenue and Teal Club Road. Since adoption of the CURB measure, the Sphere boundary has been amended to be coterminous with the first two of these, and they are included in the above calculations. The third area is actually already incorporated, although it is outside of the Sphere boundary. This area is eligible to be considered in this study, but since it is designated Community Reserve, it was not possible to calculate its development potential.

## F. Port Hueneme

	Residential (Dwelling Units)	Commercial/Industrial (Jobs)	Jobs/Housing Ratio
2000 Base	8,220	16,870	Year 2000
Growth Capacity*	127	408	2.05
2005 - Projected Numerical Increase	177	284	Year 2005 2.04
2005 - Percent Increase	2%	2%	
2005 - Percent Accommodated**	72%	144%	
2025 - Projected Numerical Increase***	177	1,419	Year 2025 2.18
2025 - Percent Increase	2%	8%	
2025 - Percent Accommodated	72%	29%	

\* Based on specific plan densities, zoning, or general plan designations. Where residential density is a range, the middle of the range was used.

\*\* Percent Accommodated means the percent of the projected growth that the city's capacity can absorb.

\*\*\* The 2025 increases (Projected Numerical, Percent, and Percent Accommodated) represent the increase from 2000 to 2025, and therefore include the 2005 increase.

Port Hueneme has the smallest growth projections of the ten cities, both in absolute numbers and by percent. Bordered on three sides by the City of Oxnard and on the fourth by a small strip of developed unincorporated area, then the Pacific Ocean, it cannot grow outward. Further, a large part of its incorporated area is occupied by the U. S. Naval Construction Battalion Center. Given these constraints, the city has limited development opportunities. Its residential growth is projected to stop after 2005, but it will use up its available residential land before that. Despite its small projected growth, however, it does not have enough land to provide for the projected growth. It is one of only two cities (Santa Paula is the other) which does not have enough land to absorb either residential or commercial growth.

Its 2000 jobs/housing ratio was a jobs-rich 2.05, anticipated to increase to 2.18 by 2025. If growth were to occur in accordance with Port Hueneme's supply of zoned vacant land, the jobs/housing ratio would increase to a jobs-rich 2.07.

Additional vacant land. Port Hueneme has no CURB line, so that there are no parcels outside the Sphere but within the CURB to consider.

## G. Santa Paula

	Residential (Dwelling Units)	Commercial/Industrial (Jobs)	Jobs/Housing Ratio
2000 Base	8,551	7,055	Year 2000 .83
Growth Capacity*	982	2,521	
2005 - Projected Numerical Increase	1,168	1,006	Year 2005 .83
2005 - Percent Increase	14%	14%	
2005 - Percent Accommodated**	84%	251%	
2025 - Projected Numerical Increase***	4,490	4,574	Year 2025 .89
2025 - Percent Increase	53%	65%	
2025 - Percent Accommodated	22%	55%	

\* Based on specific plan densities, zoning, or general plan designations. Where residential density is a range, the middle of the range was used.

\*\* Percent Accommodated means the percent of the projected growth that the city's capacity can absorb.

\*\*\* The 2025 increases (Projected Numerical, Percent, and Percent Accommodated) represent the increase from 2000 to 2025, and therefore include the 2005 increase.

Santa Paula is one of only three cities—together with Port Hueneme and Thousand Oaks—that doesn't have enough land to provide for 2025 employment growth. It is also one of only two cities (Port Hueneme is the other) that does not have enough residential or commercial/industrial land. It would consume its available residential land in 2004 and its commercial/industrial land in 2013. This disparity between land and projections may be partly due to that fact that the growth projections are relatively high, with a 53% increase in residential growth and a 65% increase in commercial/industrial growth through 2025, compared to county averages of 28% and 42% respectively.

Santa Paula's jobs/housing ratio is a jobs-poor .83, expected to increase to .89 by 2025. This is still well below the equilibrium range of 1.10 to 1.34. Santa Paula's residential and commercial/industrial growth projections are relatively well-balanced, at 53% projected residential growth and 65% projected commercial/industrial growth. If growth were to occur in accordance with Santa Paula's supply of zoned vacant land, the jobs/housing ratio would be 1.00, somewhat closer to equilibrium.

**Additional Vacant Land.** Santa Paula has two areas that are inside the Sphere of Influence but outside its CURB line; Adams Canyon and West Area 2. A measure has been placed on the November 2002 ballot to extend the CURB line out around Adams Canyon.

According to the information that was submitted with the Sphere amendment application that brought these areas into the Sphere, Adams Canyon could provide 2,250 dwelling units, and enough commercial acreage for 131 jobs. West Area 2 has enough commercial/industrial acreage to provide for 2,178 jobs. These additional dwelling units would bring Santa

Paula's ability to absorb projected residential growth through 2025 to 72%. The additional jobs growth would allow Santa Paula to provide for 106% of its projected commercial/industrial growth through 2025.

## H. Simi Valley

	Residential (Dwelling Units)	Commercial/Industrial (Jobs)	Jobs/Housing Ratio
2000 Base	38,332	34,110	Year 2000 .89
Growth Capacity*	1,363	46,311	
2005 - Projected Numerical Increase	4,820	7,537	Year 2005 .97
2005 - Percent Increase	13%	22%	
2005 - Percent Accommodated**	28%	614%	
2025 - Projected Numerical Increase***	12,754	37,684	Year 2025 1.41
2025 - Percent Increase	33%	110%	
2025 - Percent Accommodated	11%	123%	

\* Based on specific plan densities, zoning, or general plan designations. Where residential density is a range, the middle of the range was used.

\*\* Percent Accommodated means the percent of the projected growth that the city's capacity can absorb.

\*\*\* The 2025 increases (Projected Numerical, Percent, and Percent Accommodated) represent the increase from 2000 to 2025, and therefore include the 2005 increase.

Simi Valley has the second largest expected increase in housing units, with only the City of Oxnard's projecting a larger number (19,997). Due in part to this factor, the city's vacant land is well below the amount needed to accommodate the projected increase. At an average annual increase of 964 units, it would have consumed its available residential land by 2002. However, it is unlikely that actual construction rates would equal that number.

Simi Valley's jobs/housing ratio was a housing-rich .89 in 2000, projected to increase to 1.41 by 2025. Given the City's ample supply of commercial/industrial land, compared to residential land, this projected change could occur. If growth were to occur in accordance with Simi's supply of zoned vacant land, the jobs/housing ratio would be a jobs-rich 2.03. In fact, Simi's projected job growth through 2025 is greater than its existing jobs base.

Additional Vacant Land. Simi Valley's CURB line encompasses five areas that are outside its Sphere of Influence. These areas could accommodate an additional 772 dwelling units and 836 jobs. With these parcels, Simi Valley could absorb 17% of its projected 2025 residential growth, and 125% of its projected 2025 employment growth.

## I. Thousand Oaks

	Residential (Dwelling Units)	Commercial/Industrial (Jobs)	Jobs/Housing Ratio
2000 Base	45,476	71,255	Year 2000
Growth Capacity*	4,525	4,152	1.57
2005 - Projected Numerical Increase	655	4,936	Year 2005 1.65
2005 - Percent Increase	1%	7%	
2005 - Percent Accommodated**	691%	84%	
2025 - Projected Numerical Increase***	4,299	21,853	Year 2025 1.87
2025 - Percent Increase	9%	31%	
2025 - Percent Accommodated	105%	19%	

\* Based on specific plan densities, zoning, or general plan designations. Where residential density is a range, the middle of the range was used.

\*\* Percent Accommodated means the percent of the projected growth that the city's capacity can absorb.

\*\*\* The 2025 increases (Projected Numerical, Percent, and Percent Accommodated) represent the increase from 2000 to 2025, and therefore include the 2005 increase.

Thousand Oaks and Ventura are the only cities with more residential than commercial and industrial vacant land. However, this may reflect the very low residential growth projections rather than an abundance of vacant land. Thousand Oaks' percent increase in residential units, at 1% through 2005 and 9% through 2025, is lower than all of the other cities except Port Hueneme. The city will have sufficient vacant residential land to provide for development through 2025. However, at an average production of 987 jobs per year (if this in fact occurs), its commercial/industrial land will be consumed in 2004.

Thousand Oaks' jobs/housing ratio was a jobs-rich 1.57 in 2000 and is expected to increase to 1.87 by 2025. Given the comparative lack of commercial/industrial land, this may not occur. If growth were to occur in accordance with Thousand Oaks' supply of zoned vacant land, the jobs/housing ratio would be 1.51, still jobs-rich but less so than with the growth projections.

Additional vacant land. Thousand Oaks' Sphere and CURB lines are coterminous, so that there are no parcels outside the Sphere but within the CURB to consider.

## J. Ventura

	Residential (Dwelling Units)	Commercial/Industrial (Jobs)	Jobs/Housing Ratio
2000 Base	41,029	60,915	Year 2000 1.48
Growth Capacity*	8,396	13,350	
2005 - Projected Numerical Increase	1,964	3,981	Year 2005 1.51
2005 - Percent Increase	5%	7%	
2005 - Percent Accommodated**	427%	335%	
2025 - Projected Numerical Increase***	7,808	20,339	Year 2025 1.66
2025 - Percent Increase	19%	33%	
2025 - Percent Accommodated	108%	65%	

\* Based on specific plan densities, zoning, or general plan designations. Where residential density is a range, the middle of the range was used.

\*\* Percent Accommodated means the percent of the projected growth that the city's capacity can absorb.

\*\*\* The 2025 increases (Projected Numerical, Percent, and Percent Accommodated) represent the increase from 2000 to 2025, and therefore include the 2005 increase.

Ventura is the only city other than Thousand Oaks that is more able to accommodate its residential growth than its commercial/industrial growth. This is due not so much to an abundance of vacant residential land as to the fact that its projected commercial/industrial growth rate is half again greater than its residential growth rate. At a projected increase of 818 jobs per year, the City would consume its commercial/industrial land in 2016.

Ventura's jobs/housing ratio was a slightly jobs-rich 1.48, projected to increase to 1.66 by 2025. If growth were to occur in accordance with Ventura's supply of zoned vacant land, the jobs/housing ratio would increase only to 1.50.

Additional Vacant Land. Ventura has both a SOAR measure, requiring voter approval prior to development of property designated "Agriculture" in the General Plan, and the Hillside Voter Participation Act (HVPA) which requires voter approval prior to development in a specified area of the hillsides. A measure on the November 2002 ballot, the Open 80 proposal, which, if approved, would allow 1,390 dwelling units and 40,000 square feet of commercial space. Since the city already has enough land to accommodate residential growth, the additional residences are not an issue from the perspective of matching projected growth to capacity. The small amount of commercial development would not appreciably affect the City's ability to accommodate projected commercial/industrial growth.

Note: Vacant parcels that are in a Land Conservation Act (LCA) contract were not included in this study. For this reason, many of the large parcels in Ventura's hillside area are not shown on the map depicting Ventura's vacant parcels.