



# 2013 Comprehensive Water Resources Report



Prepared for: Ventura Water

Prepared by: RBF Consulting,  
a Company of Michael Baker Corporation





# 2013 COMPREHENSIVE WATER RESOURCES REPORT

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## Final Report

Prepared for:  
**Ventura Water**  
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Ventura, CA 93002



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**June 10, 2013**

## EXECUTIVE SUMMARY

### Introduction

On July 26, 2010 Public Works conducted a workshop with City Council that included information on the City's current water supply issues. It was presented that with continued years of drought, tightening water restrictions and environmental responsibilities, Ventura's water supply was being impacted by several factors. These factors included and continue to include the following:

- The City's historical water rights to the Ventura River may be significantly limited as concern for the health of the endangered Southern California Steelhead and its habitat ecosystem restrict how much and at what time of the year this water source is available. Storm events over the past 15 years have restricted our ability to withdraw historical amounts from this source.
- City allocation from two groundwater basins, Oxnard Plain Basin and Santa Paula Basin, are increasingly regulated and monitored. Studies being conducted by the oversight agencies have indicated that potential overdraft and water quality issues may occur in the near future.
- The Mound Groundwater Basin has experienced water quality degradation and projections for reliable supply may be lower than originally anticipated.

A recommendation from the workshop was to provide a comprehensive evaluation of current and projected water supply needs.

In addition, as a part of this year's City Council Priority Projects, the Community Development (Planning) Department and Ventura Water have focused their time and energy on streamlining and documenting the development review process as it pertains to water and wastewater services. More specifically, we are working to:

- Ensure transparency and consistency to our customers,
- Create equity in assigning costs; and
- Protect the reliability of our water and wastewater infrastructure.

In order to provide a comprehensive evaluation of the City's current and projected water supply needs, there has been interdepartmental coordination to provide input and expertise on what development has taken place since the 2005 General Plan, the pace of proposed development and what water demands those developments may require. This Report will review previously developed water demand projections, anticipated water supplies and approved development projects and compare them to where

the City is today for each of these three categories. City staff is collaboratively looking forward to help plan the City's water resources to accommodate future development in the most responsible manner for its customers.

### Purpose

The main purpose of this report is twofold. The report will identify water demand and water supply conflicts in various reports and will evaluate how current and future anticipated water demands match current and future anticipated water supply. City staff recognize the need to develop a process that tracks proposed development projects, consistently calculates the anticipated increase in water demand associated with each proposed development project, and the evaluates the impact on the current water supply. This Comprehensive Water Resources Report ("Report") is intended to be a tool in the development review process as it pertains to water supply and demand.

### Previous Documents

As described in Section 1.B, one of the purposes of this Report is to identify the water demand and water supply discrepancies between the various previous reports published by the City, specifically the 2005 General Plan, 2010 Urban Water Management Plan and the 2011 Water Master Plan. A more detailed comparison is included in Section 1.D, and a summary of the year 2025 comparison is provided in Table ES-1.



**Table ES-1**  
**Year 2025 - Water Demand and Supply Projections from Previous Documents**

Document	2025 Water Demand		2025 Water Supply	
	(AFY)	Notes	(AFY)	Notes
2005 General Plan Documents	27,421	Based on anticipated growth rate in General Plan (population x per capita use)	28,262	<ul style="list-style-type: none"> <li>• All supply sources producing at maximum amounts.</li> <li>• Saticoy County Yard Well at 2,262 AFY.</li> <li>• No recycled water included.</li> </ul>
2010 Urban Water Management Plan	24,270	Based on population projection x per capita use	24,700	<ul style="list-style-type: none"> <li>• All supply sources producing at maximum amounts, except Casitas.</li> <li>• Casitas at 6,200 AFY (estimated in-District demand).</li> <li>• Saticoy County Yard Well at 0.</li> <li>• Recycled water at 700 AFY.</li> </ul>
2011 Water Master Plan	22,708	Based on existing water consumption plus estimated demands calculated using demand factors (gpm/ac)	18,760 - 25,800	<ul style="list-style-type: none"> <li>• Casitas: 4,960 AFY (current in-District demand) to 8,000 AFY (max).</li> <li>• Ventura River: 4,200 AFY (historical average) to 6,700 AFY (historical operational capacity).</li> <li>• Mound GW Basin: 2,500 AFY to 4,000 AFY (past 5-year low/high).</li> <li>• No recycled water included.</li> <li>• Oxnard GW Basin and Santa Paula Basin at max.</li> <li>• Saticoy County Yard Well at 0.</li> </ul>

### Current Water Supply

The City's potable water supply is derived from local groundwater basins, Lake Casitas and sub-surface water from the Ventura River. The City also has a 10,000 acre-foot per year allocation from the California State Water Project. To date the City has not received any of this water because there are no facilities to get the water to the City. There are presently five local water sources that provide water to the City water system:

- Casitas Municipal Water District (Casitas)
- Ventura River Foster Park Area (Foster Park)
  - Surface Water Intake
  - Upper Ventura River Groundwater Basin/Subsurface Intake and Wells
- Mound Groundwater Basin (Mound Basin)
- Oxnard Plain Groundwater Basin (Fox Canyon Aquifer)
- Santa Paula Groundwater Basin (Santa Paula Basin)

The City also provides recycled water from the Ventura Water Reclamation Facility (VWRF). The City's current reliable water supply is 19,600 AFY, although it could drop as low as 18,000 AFY at any time.

### Estimated Water Demand

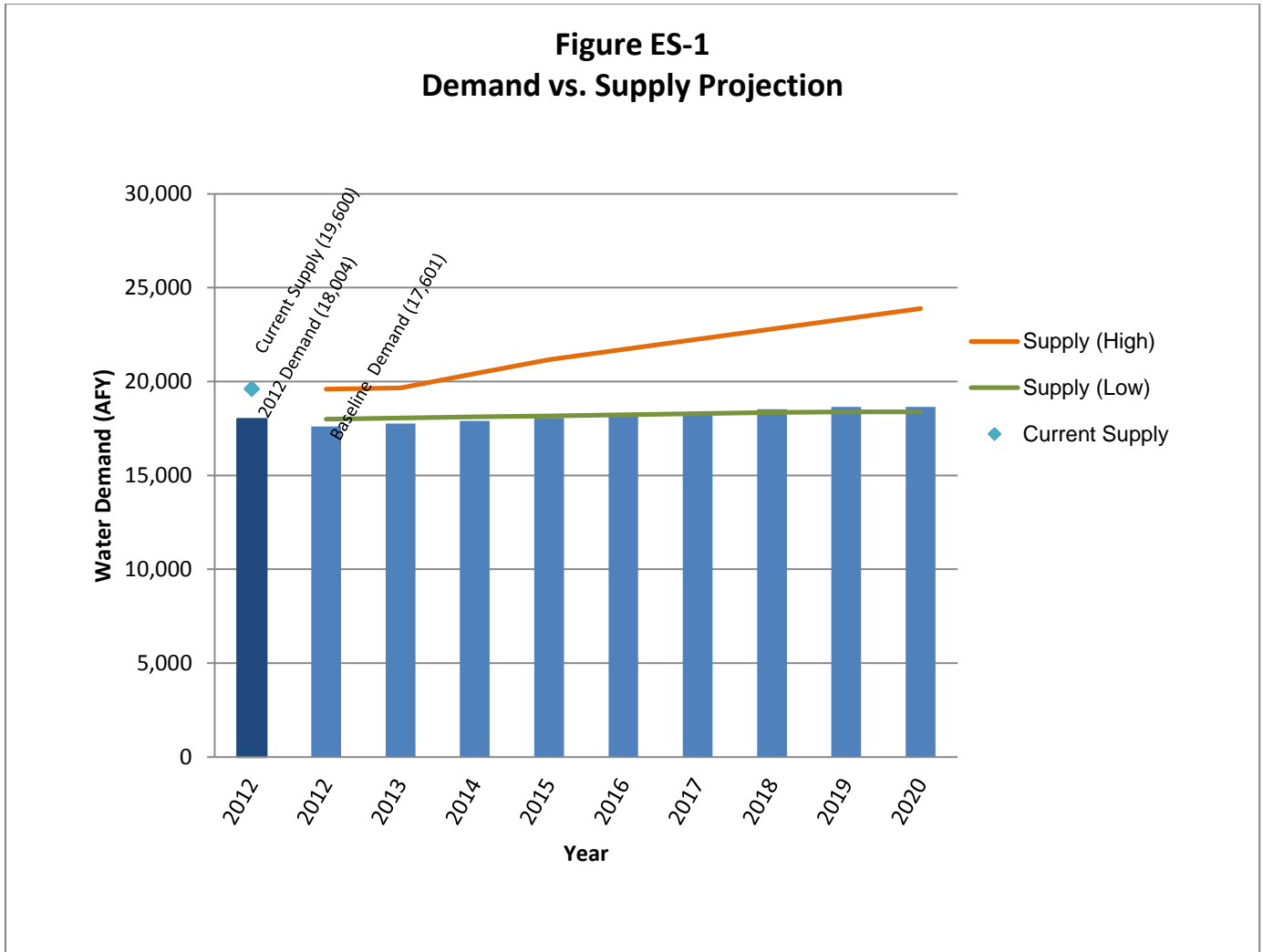
The City's total water consumption for the most recent complete calendar year (2012) was 18,004 AFY. Historical water consumption data was evaluated for the previous 10-year period to develop a baseline water demand condition. Based on a review of historical consumption data, it was determined that the most recent 5-year average of the annual water consumption would be used to establish the baseline water demand. This Report will utilize a baseline water demand of 17,601 AFY.

There are currently 47 projects that have received City approval for development. Of those 47 projects, a few are in construction, while the majority are approved for development. Utilizing water demand factors developed specifically for the City, based on historical data, it is estimated that the approved projects will require an additional 1,042 AFY of water supply, resulting in a total projected water demand of 18,643 AFY. Using an assumed absorption rate of 350 dwelling units per year (and an equivalent absorption rate for the non-residential development), it is estimated that the City will reach the projected demand condition in year 2019.

Figure ES-1 provides a graphical representation of the current water consumption, projected water demand through year 2020, and the anticipated water supply range over the same time period.



**Figure ES-1  
Demand vs. Supply Projection**



### Conclusions & Recommendations

Based on the City's current available water supply of 19,600 AFY, the City can meet the demands of the existing and approved development projects (18,643 AFY). However, at any time the available water supply could drop to an annual average of 18,000 AFY. In the circumstances where the water supply drops to the low end of the range, the supply is slightly (1%-2%) larger than the demand through year 2016, after which the water supply is less than the anticipated demand beginning in year 2017.

The results of this Report indicate that the spread between the current water demand and the current water supply is very tight, and in some conditions the supply could be less than the demand. This presents challenges for the City moving forward in the ability to allocate water supply to development projects that will generate additional water demands. The recommendations for the City moving forward include:

1. Track the total water consumption on an annual basis.
2. Re-calculate the 3-year, 5-year and 10-year water consumption averages on an annual basis.
3. Update the water supply portfolio on an annual basis.
4. Update the existing land use data on an annual basis. This can be done through a system that tracks the development projects as the transition from "Under Construction" to "Existing," and "Approved" to "Under Construction."
5. All future development projects should be evaluated based on current supply and demand conditions.
6. Use the City-specific water usage factors to calculate the water demand of all development projects as the projects proceed through the City process prior to approval.
7. Continue to develop water supply through demand side management, securing water rights, establishing an in-lieu fee ordinance, and continue to integrate new water supply sources into the City's portfolio.

Due to the wide range of demand and supply estimates in this initial analysis, it is clear that a thoughtful and multi-faceted approach to managing and planning for Ventura's water supply will be absolutely critical in the coming years to support economic growth and quality of life.



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LAFCo 13-01S Sphere of Influence Report

2005 General Plan Tables & Figures

2005 General Plan FEIR Tables

2010 UWMP Tables

2011 Water Master Plan Tables

LAFCo MSR Report

2005 General Plan FEIR Water Demand Factors (email correspondence)

2005-2012 Built Projects – Background Data

## 1. INTRODUCTION

### A. INTRODUCTION

On July 26, 2010 Public Works conducted a workshop with City Council that included information on the City's current water supply issues. It was presented that with continued years of drought, tightening water restrictions and environmental responsibilities, Ventura's water supply was being impacted by several factors. These factors included and continue to include the following:

- The City's historical water rights to the Ventura River may be significantly limited as concern for the health of the endangered Southern California Steelhead and its habitat ecosystem restrict how much and at what time of the year this water source is available. Storm events over the past 15 years have restricted our ability to withdraw historical amounts from this source.
- City allocation from two groundwater basins, Oxnard Plain Basin and Santa Paula Basin, are increasingly regulated and monitored. Studies being conducted by the oversight agencies have indicated that potential overdraft and water quality issues may occur in the near future.
- The Mound Groundwater Basin has experienced water quality degradation and projections for reliable supply may be lower than originally anticipated.

A recommendation from the workshop was to provide a comprehensive evaluation of current and projected water supply needs.

In addition, as a part of this year's City Council Priority Projects, the Community Development (Planning) Department and Ventura Water have focused their time and energy on streamlining and documenting the development review process as it pertains to water and wastewater services. More specifically, we are working to:

- Ensure transparency and consistency to our customers,
- Create equity in assigning costs; and
- Protect the reliability of our water and wastewater infrastructure.

In order to provide a comprehensive evaluation of the City's current and projected water supply needs, there has been interdepartmental coordination at the City to provide input and expertise

on what development has taken place since the 2005 General Plan, the projects currently approved for development within the City and the potential for additional development through 2025. The City provided data to better determine the water demands those developments may require. This Report will review previously developed water demand projections, anticipated water supplies and approved development projects and compare them to where the City is today. City staff is collaboratively looking forward to help plan the City's water resources to accommodate future development in the most responsible manner for its residents.

## B. PURPOSE OF REPORT

The main purpose of this report is twofold. The report will identify water demand and water supply conflicts in various reports and will evaluate how current and future anticipated water demands match current and future anticipated water supply. The City recognizes the need to develop a process that tracks proposed development projects, consistently calculate the anticipated increase in water demand associated with each proposed development project, and then evaluate the impact on the current water supply. This Comprehensive Water Resources Report ("Report") is intended to be a tool in the development review process as it pertains to water supply and demand.

Over the past several years, the City has prepared various documents that address water demand and water supply. More specifically, there are three documents that have been used as a reference document for both historical figures and future projections. The three documents are:

- 2005 General Plan, 2005 General Plan FEIR and 2007 Supplement
- 2010 Urban Water Management Plan (amended in 2011)
- 2011 Water Master Plan

Each of these reports was completed at a different time, with different data available and for a specific purpose and/or audience. An agency's water demands will vary from year to year depending upon a number of variables. In addition, the water supply availability will vary from year to year, especially in southern California, where in recent years the delivery and availability of both imported water supplies and groundwater have been legally challenged. Therefore, the information provided in each of these reports pertaining to water demand and water supply will show differences. Subsection D includes pertinent information on each of the three previous report, such as: the purpose of the report; the resources utilized for the report; the water demand

factors utilized and the estimated water demands based on those factors in each report and the anticipated current and future water supply in each report.

### C. STUDY AREA

The City of San Buenaventura is located 62 miles north of Los Angeles and 30 miles south of Santa Barbara along the California coastline. The City is located within the County of Ventura, and bound by the City of Oxnard to the south, by unincorporated Ventura County to the east and north, and by the Pacific Ocean to the west. The northwest portion of the City is bound by the Ventura River, while the southern portion is bound by the Santa Clara River. The Ventura Freeway (101) bisects the City in the north-south direction, while the Santa Paula Freeway (126) runs east to west through the center of the City. The Ojai Freeway (33) runs along the northwestern edge of the City. The City currently occupies an estimated 21 square miles and has an estimated population of 109,000 persons. Exhibit 1-1 identifies the City of San Buenaventura boundary, the Sphere of Influence and General Plan boundary.

Ventura Water provides potable water service to a population of approximately 113,500 persons and has approximately 32,000 service connections. The City's existing water service area includes all portions within the City limits, as well as portions of unincorporated Ventura County that meet the City's policy for water connections outside City limits (Municipal Code Section 22.110.055).

Ventura Water also operates the Saticoy Country Club (SCC) water system, which consists of residences and country club facilities that are located east of the City. They have their own stand-alone system, which includes two groundwater wells, a booster pump station and two storage tanks. The ownership responsibility for the system is shared between the City and SCC (1/3 and 2/3, respectively). The SCC system has a separate Domestic Water Supply Permit from the California Department of Public Health.





On January 16, 2013, the Ventura County Local Agency Formation Commission (LAFCo) adopted resolution LAFCo 13-01S, which updated the City of Ventura Sphere of Influence (see Appendix). The Sphere of Influence (SOI) included in this Report depicts the updated SOI.

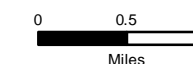
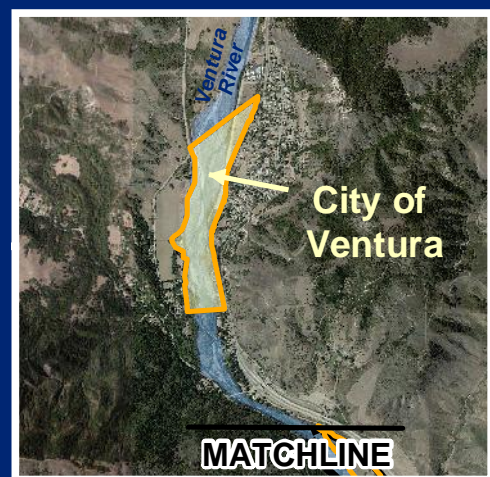




### City Overview

#### Legend

-  Location Sites
-  Ventura City Limit
-  General Plan Boundary
-  City Sphere of Influence



Source: Eagle Aerial, 2010





## D. DOCUMENT COMPARISON

### 1. 2005 General Plan, General Plan FEIR and 2007 Supplement

State law requires each California city to adopt a comprehensive, long-term General Plan for the physical development of the community that guides local decision-making by expressing community goals about the future distribution and character of land uses and activities. The General Plan serves as a long-term guide, establishing policies for day-to-day land use decisions over a 20-year planning horizon. The General Plan is a policy document that sets over-arching goals for the future development of the City and specifies policies and actions to achieve these over-arching goals.

The 2005 General Plan Final Environmental Impact Report (FEIR) provides an analysis of the potential environmental impacts associated with the potential development identified in the General Plan.

The City prepared a supplement to the FEIR in 2007 to address the impact of an additional 329,000 square feet of non-residential development in the Ventura Harbor area.

#### Land Use

Chapter 3 of the City's 2005 General Plan defines the City's plan for growth over the 20-year planning horizon (through 2025). Specifically, Table 3-2 of the General Plan provides the estimated amount of development that could reasonably be expected to occur within the City and the Sphere of Influence by 2025, and together with Figure 3-1 provides a picture of where such change might occur. The 2007 FEIR Supplement included an additional potential of 329,000 square feet of non-residential development in the 20-year planning horizon.

#### Water Supply

Chapter 4.13 of the 2005 General Plan FEIR addresses the impacts of the General Plan on the public utilities, which includes the water system. Table 4.13-7 summarizes the City's historic and projected water supply. The source used in preparation of Table 4.13-7 is the City's 2004 Biennial Water Supply Report, which provides projections for the

City's future water supply and demand based on current information at the time (thru 2003).

#### Water Consumption (Demands)

Table 4.13-8 summarizes the City's historical and projected water consumption. The source used in preparation of Table 4.13-8 is the City's 2004 Biennial Water Supply Report. Projected demands are based on the post-mandatory water conservation demand factor of 0.179 AFY/capita, the 2000 U.S. Census and the City growth rate of 0.9%. However, the table only projects out to Year 2020. In order to identify the water demand projections for Year 2025, you must utilize the projected water demands developed in Table 4.13-15 (5,806 AFY) in conjunction with the calculated demand increase (115 AFY) identified in the 2007 FEIR Supplement. The demand projections in Table 4.13-15 are based on a set of water demand factors to be discussed later in this Section.

## 2. 2010 Urban Water Management Plan

An Urban Water Management Plan (UWMP) is a long-term planning tool that provides water purveyors and their customers a broad perspective on water supply issues. The UWMP is a management tool, providing the framework for action, but not functioning as a detailed project development plan. Preparation of the UWMP is a requirement of the California Urban Water Management Planning Act. UWMP's must be prepared every five years. The primary goals of the UWMP are to: 1) plan the water supply over a 20-year period, 2) identify and quantify water supply for future demands in normal, single-dry and multiple-dry year conditions, and 3) implement conservation and efficient water use practices in urban settings.

#### Land Use

The UWMP does not evaluate land use. The UWMP projects water demands based on population projections. The population projections are based on historical data provided by the California Department of Finance (2000 Benchmark). Future projections are based on the 0.88 percent annual growth rate as identified in the City's 2005 General Plan, and are shown in Table 2-1 of the 2010 UWMP.

### Water Supply

Table 3-1 in the 2010 UWMP provides a summary of the existing and projected water supply. The water supply data are based on historical production data and estimates of current water supply sources available and operational constraints.

### Water Consumption (Demands)

Table 2-5 in the 2010 UWMP provides a summary of the past, current and projected water demands. The 2005 and 2010 water demand data are the actual metered demands based on billing records. The water demand projections are based on the per capita water demand factor of 168 gallons per capita day, multiplied by the population growth projections identified in Table 2-1 of the UWMP.

## 3. 2011 Water Master Plan

A Water Master Plan (WMP) is a document that is typically prepared every 5-10 years. They are not mandated by state law, but most water purveyors prepare a WMP to document the plan for improvement or expansion of the existing water distribution system. The master plan provides a comprehensive evaluation of the water system infrastructure to determine the systems' capacity to meet the current and future water demand, and evaluates the operational efficiency of the system. The primary focus of a master plan is to evaluate the capacity of the system facilities (pipelines, pump stations, reservoirs, wells, etc.) to provide a safe and reliable water supply to the customers at minimum specified criteria. The criteria will include system pressure, pipe velocity, fire flow availability, reservoir storage, pump capacity, etc., which are based on guidelines provided by the American Water Works Association (AWWA), Environmental Protection Agency (EPA), and California Department of Public Health (DPH). The primary goal of a WMP is to develop a capital improvement program that identifies specific projects, costs and priorities for system improvements.

### Land Use

The 2011 Water Master Plan utilized the land use data provided in Table 3-1 of the 2005 General Plan to establish the existing land use condition. The future "near-term" land use conditions were based on the City's 2006 Pending Project list. The ultimate land use condition was based on the remaining vacant land as identified in the 2005 General Plan,

less the proposed projects listed on the 2006 Pending Project list. The figures are summarized in Tables II-1 thru II-4 in the 2011 Water Master Plan.

#### Water Supply

The summary of the current (2010) water supplies are identified in Table V-14. The current water supply is shown as a historical supply projection range from 18,760 – 25,800 AFY.

#### Water Consumption (Demands)

The existing water demands identified in the 2011 Water Master Plan are based on actual billing records taken from a two-year period from January 2004 through December 2005. The actual billing records, coupled with the existing land use identified in the 2005 General Plan were used to develop “actual” water demand factors. The actual demand factors were increased by approximately 10% to account for water loss. The demand factors were applied to the 2006 Pending Project list and then to the remaining vacant land to calculate the future water demands.

The water supply and water demand figures provided within each document are summarized on Table 1-1. The table includes the source of the data used to develop the figures presented within each document, and the various factors and methods used to come up with the projections. As you will note, the water supply projections in the 2005 General Plan documents are the most optimistic and the water demand projections in the 2005 General Plan documents are the most conservative. This is likely due to the fact that these projections were made based on actual data available through Year 2003, and obviously could not factor in the economic conditions of later in the decade, nor the drought and water supply limitations of the same time frame.

It is prudent to point out that comparing the demand and supply projections within each of these three documents is not an “apples to apples” comparison, as each document was prepared at a different time using actual data from different time periods, incorporating current information regarding water supply sources at that specific time, using different methodologies (land use based vs. population based) to calculate future projections, using different demand factors and making different assumptions.



#### E. DEMAND FACTOR COMPARISON (from previous documents)

Demand factors are used to calculate the future water demand projections. Demand factors are either land use based (per area (acre/ksf) or per dwelling unit) or population based (per capita). Demand factors are typically derived from actual water consumption data, and a safety factor is applied for planning purposes. Demand factors were used in each of the three documents described above to arrive at the future demand projections presented within each report. As briefly described above and shown in Table 1-1, the demand factors and methodologies used within each document vary. Since each document uses different methodologies and demand factors, an “apples to apples” comparison is difficult. Table 1-2 lists the demand factors used within each report. In an attempt to show an “apples to apples” comparison, the residential demand factors have been converted to similar units and are shown on Table 1-3.

The Appendix includes water usage factors from other local agencies with similar characteristics – population, climate and water supply sources. These include Simi Valley, Thousand Oaks, Irvine Ranch Water District and Santa Margarita Water District.

**Table 1-1  
Summary of Previous Documents**

Total Water Supply (AFY)							
Document	2000	2005	2010	2015	2020	2025	Data Source & Factors
2005 General Plan, GP FEIR and 2007 Supplement	21,566 <sup>[1]</sup>	26,300	28,262	28,262	28,262	28,262	Table 1 of the 2004 Biennial Water Supply Report - Based on actual water production data thru 2003 - Future projections based on assumptions and limitations for each supply source known at the time (2004) - [1] Figure includes 1,129 AFY for raw water and oil operation use - Figures <u>do not</u> include recycled water
2010 Urban Water Management Plan	n/a	n/a	20,600	22,000	24,600	24,700	Table 3-2 of the 2010 UWMP - Water production data for 2010 is based on annual average data from 2000 - 2009 as presented in Table V-14 of the 2011 WMP - Future projections based on assumptions and limitations for each supply source known at the time (2011) - Figures do not include raw water and oil operation use - Figures include 700 AFY of recycled water annually
2011 Water Master Plan	n/a	n/a	n/a	n/a	n/a	18,760 - 25,800	Tables ES-2, V-1, V-2, V-7, V-10, V-13 and V-14 of 2011 WMP - Based on actual water production data thru 2009 - Future projections based on assumptions and limitations for each supply source known at the time (2011) - Figures do not include raw water and oil operation use - Figures <u>do not</u> include recycled water

Total Water Demand / Consumption (AFY)							
Document	2000	2005	2010	2015	2020	2025	Data Source & Factors
2005 General Plan, GP FEIR and 2007 Supplement	20,437	20,594	21,724	22,918	24,181	27,421 <sup>[2]</sup>	Tables 2, 3 and 4 of the 2004 Biennial Water Supply Report - Based on actual water consumption data thru 2003 - Historical population based on 2000 U.S. Census - Growth rate in City = 0.9%, outside City = 0.6% - Water Use Factor = 0.179 AFY/capita - [2] Year 2025 projections based on demand factors provided for FEIR
2010 Urban Water Management Plan	n/a	20,808	17,351	22,286	23,256	24,270	Table 2-5 of the 2010 UWMP - Based on actual water consumption data through 2010 - Historical population based on California Department of Finance Table E-4 Population Estimates for Cities, Counties and the State (2000 Benchmark) - Growth rate in City = 0.88%, outside City = 0.1258% in connections - Water Use Factor = 168 gpcd = 0.188 AFY/capita
2011 Water Master Plan	n/a	16,190	17,896	n/a	n/a	22,708	Table IV-5 and Figure IV-2 of the 2011 WMP - Based on actual billing records from 2004-2005. - Near-term projections (allocated to 2010) based on actual billing data from 2004-2005, calculated demand factors from the same period applied to the 2006 Pending Projects list. - Long-term projections (allocated to Year 2025) based on applying the calculated demand factors to the remaining developable land as identified in the 2005 GP, excluding the land accounted for in the 2006 Pending Projects list.

**Table 1-2  
Summary of Water Demand Factors in Previous Documents**

**General Plan FEIR, August 2005**

Land Use Description	Density (DU/Acre)	Demand Factor <sup>[1]</sup>	Unit
Residential	n/a	450	gpd/du
Retail	-	250	gpd/ksf
Office	-	250	gpd/ksf
Industrial	-	315	gpd/ksf
Hotel	-	500	gpd/ksf

[1] Provided in email correspondence from Chandra Chandrashaker, City CD, (January 8, 2013). Only used to calculate the year 2025 projections.

Note: Future projections through year 2020 based on population data and 0.179 AFY/capita factor

**2010 Urban Water Management Plan**

Land Use Description	Density (DU/Acre)	Demand Factor <sup>[1]</sup>	Unit
Single-Family	n/a	0.33	AFY/Acct
Multi-Family	n/a	1.71	AFY/Acct
Commercial	-	1.69	AFY/Acct
Industrial	-	10.87	AFY/Acct
Institutional/Governmental	-	2.80	AFY/Acct
Landscape	-	4.86	AFY/Acct
Petroleum Recovery	-	465	AFY/Acct
Other	-	0.83	AFY/Acct

[1] Adapted from 2005 data in Tables 2-5 and 2-6 of the 2010 UWMP.

Note: Future projections based on population data and 168 gpcd factor = 0.188 AFY/capita

**Water Master Plan, March 2011**

Land Use Description <sup>[1]</sup>	Density (DU/Acre) <sup>[1]</sup>	Demand Factor <sup>[2]</sup>	Unit
Neighborhood Low (NL)	0-8	1.20	gpm/acre
Neighborhood Medium (NM)	9-20	2.00	gpm/acre
Neighborhood High (NH)	21-54	5.00	gpm/acre
Commerce (C)	-	1.60	gpm/acre
Industry (I)	-	1.60	gpm/acre
Public and Institutional (PI)	-	0.75	gpm/acre
Parks and Open Space (POS)	-	0.10	gpm/acre
Downtown Specific Plan	21-54	2.55	gpm/acre

[1] Source: 2005 General Plan

[2] Per Table III-1 of WMP. Factors are calculated based on 2004-2005 billing data, and 2005 General Plan land use data.

**Table 1-3  
Comparison of Residential Water Demand Factors in Previous Documents**

Comparison of Residential Demand Factors					
2005 General Plan FEIR		2010 UWMP <sup>[2]</sup>		2011 Water Master Plan <sup>[1]</sup>	
Residential	450 gpd/du	Single-Family	293 gpd/du	Low (NL)	432 gpd/du
				Medium (NM)	199 gpd/du
		Multi-Family	1530 gpd/du	High (NH)	192 gpd/du

[1] Assumes the average density (du/acre)

[2] Assumes 1 account = 1 du

## F. CURRENT PLANNING DATA

The Community Development Department (City Planning Department) maintains a database of all projects that are in the planning, design or construction phase. These projects are known as the “Pending Projects.” The pending projects database is updated constantly as new projects are proposed or existing projects are modified.

The Community Development Department provided actual development data (“Built” projects) for the period from 2005 – 2012, and data on all projects that are under construction or have received all planning approvals (“Approved” projects) for development, as of December 31, 2012. This Report will take into account the actual development data provided by the City for years 2005-2012 to determine the current land use condition (as of December 31, 2012), as well as consider the impacts of those projects that are under construction or have received all planning approvals. Projects listed in the Pending Project database that had not received all approvals from the City as of December 31, 2012 were not considered in the future water demand projections for this Report.

## G. 2012 LAFCo MUNICIPAL SERVICE REVIEW

It should be noted that in 2012, the Ventura Local Agency Formation Commission (LAFCo) completed the Municipal Service Review for nine Ventura County cities, including the City of San Buenaventura. LAFCOs exist for each county in California. LAFCOs are responsible for achieving three primary objectives: encouraging the orderly formation and expansion of local government agencies; preserving agricultural land and open space resources; and discouraging urban sprawl. To accomplish these objectives, LAFCOs are responsible for coordinating logical and timely changes in local government boundaries, conducting special studies that review ways to reorganize and streamline government structure and preparing a sphere of influence for each city and special district over which they have authority.

LAFCOs are required to review, and as necessary, update the sphere of influence for each city or special district every five years. Prior to updating a sphere of influence, LAFCo is required to conduct a Municipal Service Review (MSR). MSRs consist of written determinations relating to seven different factors, one of which is the “present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies related to ... municipal and industrial water... within or contiguous to the sphere of influence.”



The MSR for the City of San Buenaventura (City) was accepted by the LAFCo Board on November 14, 2012. LAFCos findings regarding the potable water system concluded the City's current potable water demand is 88 percent of the supply, with approved development projects it increases to 94 percent of the supply, with proposed development projects it increases to 96 percent of the supply, and in drought conditions the normal water demand exceeds supply.

A copy of the MSR for the City is included as an Appendix.

#### H. REFERENCE DOCUMENTS

The following documents were used as reference for the preparation of this Comprehensive Water Resources Report. Specific excerpts and data sources from these documents used in the preparation of this Report are included in the Appendix.

2004 Biennial Water Supply Report

2005 Ventura General Plan (August 2005), City of San Buenaventura.

2005 Ventura General Plan Final EIR, Volumes I and II (August 2005), City of San Buenaventura.

2007 General Plan FEIR Supplement

2010 Urban Water Management Plan (June 2011), Kennedy/Jenks Consultants.

Water Master Plan (March 2011), RBF Consulting.

Municipal Service Reviews for Nine Ventura County Cities (November 14, 2012), Ventura Local Agency Formation Commission (LAFCo).

## 2. LAND USE

### A. EXISTING LAND USE

For the purposes of this Report, the “existing” land use picture is considered the year-end of 2012. In order to determine the existing land use make-up within the City’s water service area as of year-end 2012, the land use data published in the 2005 General Plan was used as a starting point. Table 3-1 of the 2005 General Plan (see Appendix) identifies the existing land uses (as of year-end 2004) in dwelling-unit count and square-footage. Table 2-1 herein provides a summary of the existing development as of year-end 2004 within the General Plan land use categories. Exhibit 2-1 (a copy of Figure 3-5 from the General Plan) depicts the land use designations throughout the City as identified in the 2005 General Plan.

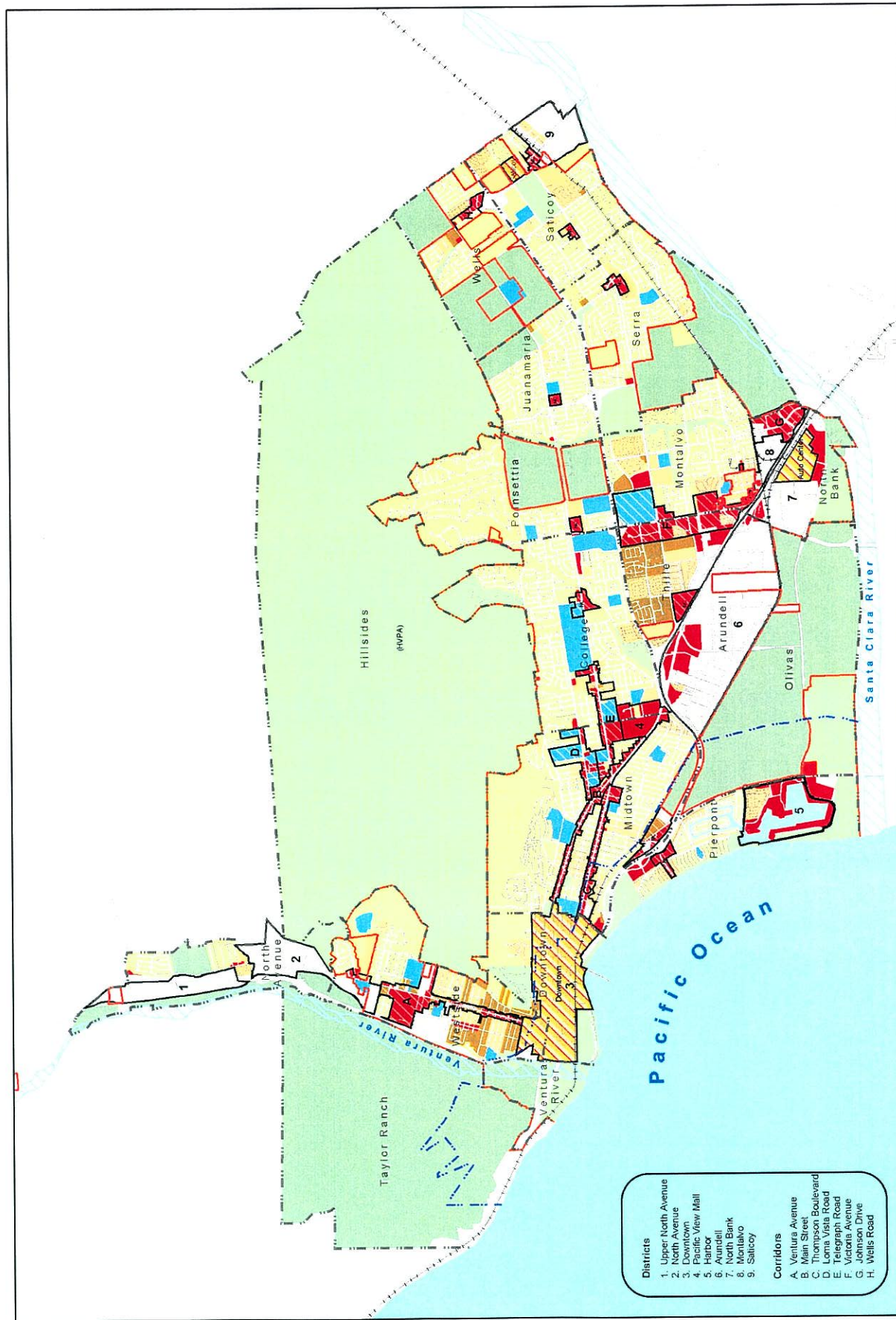
In order to depict the land use condition of the present day “existing” condition, data for all projects built from 2005-2012 was tabulated and summarized. The City Planning Department provided a listing of all projects “built” from 2005-2012, including back-up data (see Appendix). Minor modifications and adjustments were made based on supplemental data provided by Ventura Water staff. In addition, square footages for parking garages were eliminated from the list since the land use does not consume water. The summary of the “Built” projects is included in Table 2-2. It should be noted that the land uses were broken down into two (2) non-residential categories and two (2) residential categories, which is a more consolidated breakdown of the land use designations than shown in the 2005 General Plan.

Table 2-3 provided a summarized total of the existing (year-end 2012) land use within the City service area. It should be noted that Table 2-3 has been further consolidated into one (1) non-residential category. This was done because the break-down of the non-residential land uses in Table 2-2 was not broken down into detailed categories that matched the 2005 General Plan.

**Table 2-1**  
**Existing Land Uses per 2005 General Plan <sup>[1]</sup>**

Planning Designation	Allowed Density (du/acre)	Existing Development as of 2004		
		Single Family (Units)	Multi Family (Units)	Non-Residential (SF)
Neighborhood Low	0-8	19,425	3,335	49,386
Neighborhood Medium	9-20	1,163	8,965	149,513
Neighborhood High	21-54	814	2,468	194,143
Commerce		257	490	4,995,248
Industry		29	31	8,299,840
Public and Institutional		4	0	54,422
Park and Open Space		6	0	15,491
Agriculture		4	0	19,550
Downtown Specific Plan	21-54	332	1,543	1,795,401
Harbor District		0	310	350,160
<b>Total</b>		<b>22,034</b>	<b>17,142</b>	<b>15,923,154</b>

[1] Source: Table 3-1 of 2005 Ventura General Plan



- Districts**
1. Upper North Avenue
  2. North Avenue
  3. Pacific View Mall
  4. Harbor
  5. Arundell
  6. North Bank
  7. Montalvo
  8. Salicoy
  9. Saticoy
- Corridors**
- A. Ventura Avenue
  - B. Main Street
  - C. Thompson Boulevard
  - D. Loma Vista Road
  - E. Telegraph Road
  - F. Victoria Avenue
  - G. Johnson Drive
  - H. Wells Road

**Figure 3-5 GENERAL PLAN DIAGRAM**

**Neighborhood**

- Low (up to 8 du/ac)
- Medium (9-20 du/ac)
- High (21-54 du/ac)

**GENERAL PLAN DIAGRAM**

- City Limits
- Planning Communities
- California Coastal Zone Boundary
- Corridors, Neighborhood Centers (NC)
- Districts
- Agriculture
- Parks and Open Space
- Specific Plan Area
- Commerce
- Industry
- Public and Institutional

**Note:** Areas prone to flooding are shown on Figure 7-1 in Chapter 7.

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

**Table 2-2**  
**Summary of "Built" Projects 2005-2012**

	Non-Residential			Residential		
	RETAIL/OFFICE (SF)	INDUSTRIAL (SF)	TOTAL NON-RESIDENTIAL (SF)	SINGLE-FAMILY (UNITS)	MULTI-FAMILY (UNITS)	TOTAL RESIDENTIAL (UNITS)
<b>DISTRICTS</b>						
Upper North Avenue	0	18,619	18,619			
North Avenue	0	0	0			
Downtown Specific Plan	55,891	0	55,891	14	184	198
Pacific View Mall	14,624	0	14,624			
Harbor	201	0	201			
Arundell	105,412	71,890	177,302			
North Bank	97,774	500,132	597,906			
Montalvo	0	270	270			
Saticoy	438	0	438			
<b>Subtotal (Districts)</b>	<b>274,340</b>	<b>590,911</b>	<b>865,251</b>	<b>14</b>	<b>184</b>	<b>198</b>
<b>CORRIDORS</b>						
Ventura Avenue	7,086	0	7,086		24	24
Main Street	2,072	0	2,072		10	10
Thompson Boulevard	18,784	0	18,784			
Loma Vista	19,541	0	19,541		4	4
Telegraph Road	5,503	0	5,503		4	4
Victoria Avenue	64,775	163,328	228,103			
Johnson Drive	840	0	840			
Wells Road	2,816	0	2,816			
<b>Subtotal (Corridors)</b>	<b>121,417</b>	<b>163,328</b>	<b>284,745</b>	<b>0</b>	<b>42</b>	<b>42</b>
<b>SPHERE OF INFLUENCE(SOI/Other Infill/Neighborhood Centers)</b>						
101/126 Agriculture	0	0	0			
Wells/Saticoy	0	0	0			
Pierpont	0	0	0			
Other Neighborhood Centers (includes Seaward/Allessandro+College/ Day+Gateway Plaza+Victoria Plaza+Bristol+Kimball/Telegraph+Petit/Telephone+Telephone/ Cachuma+Saticoy)	27,032	0	27,032			
Second Units	0	0	0		26	26
Underutilized	0	0	0			
Vacant	0	0	0			
<b>Subtotal (SOI/Other Infill/NC)</b>	<b>27,032</b>	<b>0</b>	<b>27,032</b>	<b>0</b>	<b>26</b>	<b>26</b>
<b>PLANNING COMMUNITIES (Not Included within District/Corridor/Center-above)</b>						
Downtown	0	0	0	3	2	5
Ventura Ave/Westside	0	0	0			
Midtown	0	0	0	49	11	60
College (Telegraph/Loma Vista)	10,931	0	10,931	10	2	12
Telephone Road Corridor	0	0	0			
Montalvo/Victoria	56,933	0	56,933	123	104	227
Saticoy/East End	6,320	0	6,320	95	453	548
Arundell	0	0	0			
Olivas	658	0	658			
Pierpont	26,436	0	26,436	27	4	31
Serra	3,744	0	3,744	191	95	286
Juanamaria	689	0	689	1	3	4
Poinsettia	1,499	0	1,499	8		8
Thille	13,370	0	13,370		364	364
Wells	87,618	0	87,618		60	60
Westside	9,216	0	9,216	22	19	41
<b>Subtotal (Planning Communities)</b>	<b>217,414</b>	<b>0</b>	<b>217,414</b>	<b>529</b>	<b>1,117</b>	<b>1,646</b>
<b>TOTAL</b>	<b>640,203</b>	<b>754,239</b>	<b>1,394,442</b>	<b>543</b>	<b>1,369</b>	<b>1,912</b>

Source: Development data provided by City 02/14/2013.

Note: Figures include the built projects only.



**Table 2-3**  
**Summary of Existing Land Use - December 2012**

	<b>Residential Single-Family (units)</b>	<b>Residential Multi- Family (units)</b>	<b>Non-Residential (sf)</b>
Existing (as of 2005 General Plan) <sup>[1]</sup>	22,034	17,142	15,923,154
Constructed (Built Projects 2005 - 2012) <sup>[2]</sup>	543	1,369	1,394,442
<b>Total Existing Land Use (through 2012)</b>	<b>22,577</b>	<b>18,511</b>	<b>17,317,596</b>

[1] Per Table 2-1

[2] Per Table 2-2

## B. FUTURE LAND USE

The City maintains a database of projects that are in a phase of the planning process. The database includes all projects from those that are in the conceptual phase to those that are in construction. For the purposes of this Report, the priority was to determine those projects that the City has made commitments to, and to determine the water resources required to meet the anticipated water demand of the projects.

### 1. Under Construction and Approved Projects

The City Planning Department provided a listing of all the development projects within the City that are “In Planning Process,” “In Plan Check,” “Under Construction,” or have “All Planning Approvals.” The list was narrowed down to those projects that are either “Under Construction,” or have “All Planning Approvals.” Some modifications and adjustments were made based on review and data provided by Ventura Water staff. The Under Construction and Approved Projects are shown on Table 2-4. Table 2-4 provides specific data about each project, including the project number, type, name, status, description and land use details. The table also identifies if the project is located within the boundary of the Casitas Municipal Water District. Exhibit 2-2 identifies the location of each Project that is “Under Construction” or has “All Planning Approvals.”

### 2. Future Potential (per 2005 General Plan)

Table 3-2 of the 2005 General Plan (see Appendix) identifies the predicted development intensity and pattern that was anticipated to occur within the General Plan boundary through the planning horizon of year 2025. As mentioned previously, the City provided information as to the development areas that have been constructed, are currently under construction, or are approved for development since the 2005 General Plan through the end of year 2012. Table 2-5 provides a summary of the 2005 General Plan predicted development, a summary of the projects constructed from 2005-2012, a summary of the projects that are under construction or approved, and calculates the remaining developable land through the 2025 planning horizon. It should be noted that the residential unit count is not divided up by the density.

Table 2-4  
Summary of Approved and Under Construction Projects - December 2012

Project ID	Project Type	Project Name	Project Status	Located in Casitas Municipal Water District (Y or N)	Description of Project	Non-Residential							Residential			Area (ac)	
						Commercial (SF)	Hotel (SF)	Industrial (SF)	Institutional (SF)	Office (SF)	Total (SF)	Hospital (beds)	Hotel (Rooms)	Single-Family (Units)	Multi-Family (Units)		Total (Units)
PROJ-00687	Mixed Use	CAFE SCOOP - STAJEN	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	4,873	0	0	0	0	4,873	0	0		10	10	0.5
PROJ-00756	Mixed Use	ANASTASI DEV.	All Planning Approvals	NO	Mixed Use - Commercial/Residential	20,230	0	0	0	0	20,230	0	0		138	138	5.6
PROJ-01009	Industrial	SALLY CRAIN	All Planning Approvals	NO	Warehouse building	0	0	40,000	0	0	40,000	0	0		0	0	2.5
PROJ-01181	Institutional	HARRY LYONS SCHOOL	All Planning Approvals	YES	Public pool & aquatic center	0	0	0	5,960	0	5,960	0	0		0	0	1.3
PROJ-01520	Mixed Use	V2V VENTURES	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	2,500	0	0	0	0	2,500	0	0		29	29	1.1
PROJ-02225	Mixed Use	CENTRAL COAST INVESTORS	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	4,500	0	0	0	0	4,500	0	0		43	43	1.1
PROJ-02284	Residential	HILTY APARTMENTS	All Planning Approvals	YES	Apartments	0	0	0	0	0	0	0	0		16	16	0.4
PROJ-03031	Residential	ALDEA HERMOSA - CITY VENTURES	Under Construction	NO	47 single family residences with 9 residential 2nd units	0	0	0	0	0	0	0	0	28	28	7.4	
PROJ-03198	Residential	REXFORD	All Planning Approvals	YES	Condominiums	0	0	0	0	0	0	0	0		25	25	0.5
PROJ-03232	Residential	CITRUS PLACE - PHASE 2 & 3	All Planning Approvals	NO	59 Single Family Residences; 60 Condominiums	0	0	0	0	0	0	0	0	59	60	119	9.4
PROJ-03614	Mixed Use	V2V VENTURES	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	6,175	0	0	0	0	6,175	0	0		34	34	0.3
PROJ-03617	Industrial	FPA LAND DEV/VICTORIA CORP C	All Planning Approvals	NO	8 industrial office buildings	0	0	234,200	0	0	234,200	0	0		0	0	11.9
PROJ-03676	Mixed Use	PALM & POLI ASSOC	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	1,200	0	0	0	0	1,200	0	0		16	16	0.4
PROJ-03743	Mixed Use	CANNERY ROW LLC	Under Construction	YES	Mixed Use - Condominiums/Commercial	2,156	0	0	0	0	2,156	0	0		78	78	1.4
PROJ-03826	Residential	UC HANSEN TRUST SP	All Planning Approvals	NO	131 Single family; 34 Condominiums; 24 farmworker apartments	0	0	0	0	0	0	0	0	131	58	189	35.7
PROJ-03829	Residential	WESTWOOD/PARKLANDS	All Planning Approvals	NO	216 detached homes; 110 attached homes	0	0	0	0	0	0	0	0	216	110	326	58.5
PROJ-03864	Commercial	VOOV	All Planning Approvals	NO	New 2-story office building.	0	0	0	0	6,400	6,400	0	0		0	0	0.6
PROJ-03865	Residential	MATILUA	All Planning Approvals	YES	Condominiums	0	0	0	0	0	0	0	0		28	28	0.9
PROJ-04110	Residential	RISI	All Planning Approvals	YES	Condominiums	0	0	0	0	0	0	0	0		6	6	0.2
PROJ-04154	Residential	CENTEX	All Planning Approvals	YES	120 Single Family Residence, 36 Condominiums	0	0	0	0	0	0	0	0	120	36	156	25.3
PROJ-04182	Mixed Use	NEW URBAN VENTURES	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	1,779	0	0	0	0	1,779	0	0		80	80	2.7
PROJ-04263	Residential	SANTA CLARA ST URBAN RENEWAL	All Planning Approvals	YES	Condominiums	0	0	0	0	0	0	0	0		21	21	0.4
PROJ-04282	Commercial	GHITTERMAN	Under Construction	NO	New 2 story office building.	0	0	0	0	4,829	4,829	0	0		0	0	0.2
PROJ-04284	Mixed Use	MAIN/CENTRAL	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	2,500	0	0	0	0	2,500	0	0		14	14	0.6
PROJ-04291	Residential	LA BARRANCA	All Planning Approvals	NO	10 Single Family Lots	0	0	0	0	0	0	0	0	10	10	3.8	
PROJ-04296	Residential	GOLDBERG	All Planning Approvals	YES	5 Condominiums	0	0	0	0	0	0	0	0		5	5	0.2
PROJ-04300	Commercial	VENTURA EAST VILLAGE	All Planning Approvals	NO	14,000 sq.ft. market; 15,500 sq.ft. drugstore; 2,911 sq.ft. drive-thru restraurant	32,411	0	0	0	0	32,411	0	0		0	0	5.0
PROJ-04315	Residential	MATILUA INVESTMENT GROUP	All Planning Approvals	YES	15 Condominiums	0	0	0	0	0	0	0	0		15	15	0.6
PROJ-04326	Mixed Use	SONDERMANN-RING/VTA HARBOR	All Planning Approvals	NO	313 apartments (incl. 30 live/work lofts); 21,300 sq ft commercial/retail; 104 public boating slips; 8,600 sq ft recreation/management building; 1,850 linear foot public promenade.	21,300	0	0	0	8,600	29,900	0	0		313	313	26.9
PROJ-04333	Industrial	GORBANOV	All Planning Approvals	NO	New two story industrial building	0	0	3,241	0	0	3,241	0	0		0	0	0.4
PROJ-04543	Mixed Use	RENAISSANCE HOLDINGS	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	3,582	0	0	0	0	3,582	0	0		25	25	0.8
PROJ-04590	Residential	HUGHES	All Planning Approvals	YES	3 Condominiums	0	0	0	0	0	0	0	0		3	3	0.2
PROJ-04623	Mixed Use	JENVEN VILLAGE LLC	All Planning Approvals	NO	Mixed Use - Condominiums/Commercial	23,691	0	0	0	0	23,691	0	0		83	83	3.1
PROJ-04691	Residential	CHAPMAN, MIKE	Under Construction	YES	7 Apartments	0	0	0	0	0	0	0	0		7	7	0.5
PROJ-1126	Residential	HEMLOCK APARTMENTS	All Planning Approvals	YES	23 Apartments	0	0	0	0	0	0	0	0		23	23	0.6
PROJ-1128	Commercial	CHICK-FIL-A	Under Construction	NO	Fast food restaurant with a drive-thru	4,356	0	0	0	0	4,356	0	0		0	0	1.0
PROJ-1200	Mixed Use	LOGUE FAMILY	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	7,300	0	0	0	0	7,300	0	0		105	105	5.9
PROJ-1678	Institutional	CMH - NEW HOSPITAL	Under Construction	YES	Construction of a hospital building (320,000 sq ft and 230 beds), adaptive reuse of existing hospital facilities (121,000 sq ft for non-essential hospital support services) and 104,000 sq ft for new backfill medical office reuse), new street extensions.	0	0	0	320,000	0	320,000	230	0		0	0	1.9
PROJ-2008	Residential	ISLAND VIEW APARTMENTS - WESTWOOD COMMUNITIES	All Planning Approvals	NO	Apartment complex	0	0	0	0	7,434	7,434	0	0		154	154	3.8
PROJ-2695	Commercial	CBCFCU	Under Construction	NO	Two story bank	0	0	0	0	0	0	0	0		0	0	0.6
PROJ-3678	Institutional	CITY HALL - CARPORTS	All Planning Approvals	YES	Installation of solar panels on top of new parking canopy structures on behind City Hall	0	0	0	0	0	0	0	0		0	0	2.8
PROJ-3784	Commercial	MARRIOTT RESIDENCE INN	All Planning Approvals	NO	128 room Residence Inn	0	87,000	0	0	0	87,000	0	128		0	0	3.7
PROJ-3996	Commercial	MJL CAPITAL PARTNERS - GP/Z AMENDMENT	All Planning Approvals	NO	General Plan Amendment to modify the existing General Plan Land Use designation from Neighborhood Low to Commerce and change the existing zone designation from Single Family Residential (R-1) to Limited Commercial (C-1).	0	0	0	0	0	0	0	0		0	0	0.5
PROJ-4154	Residential	EAST VILLAGE RESIDENTIAL - CEDC	All Planning Approvals	NO	Low Income Apartments	0	0	0	0	0	0	0	0		50	50	2.5
PROJ-4222	Residential	PARKLANDS APARTMENTS	All Planning Approvals	NO	Apartments with Community Building	0	0	0	7,115	0	7,115	0	0		173	173	7.1
PROJ-4627	Commercial	VALERO	All Planning Approvals	YES	New automatic carwash and canopy	912	0	0	0	0	912	0	0		0	0	0.6
PROJ-4677	Residential	WESTSIDE RENAISSANCE - DYER SHEEHAN	All Planning Approvals	YES	Affordable senior apartments	0	0	0	0	0	0	0	0		50	50	2
<b>TOTAL</b>						<b>139,465</b>	<b>87,000</b>	<b>277,441</b>	<b>333,075</b>	<b>27,263</b>	<b>864,244</b>	<b>230</b>	<b>128</b>	<b>564</b>	<b>1,808</b>	<b>2,372</b>	<b>243.3</b>

Source: City of Ventura, with updates based on 04/12/2013 discussions.

**Table 2-5  
Summary of Predicted, Actual and Remaining Development**

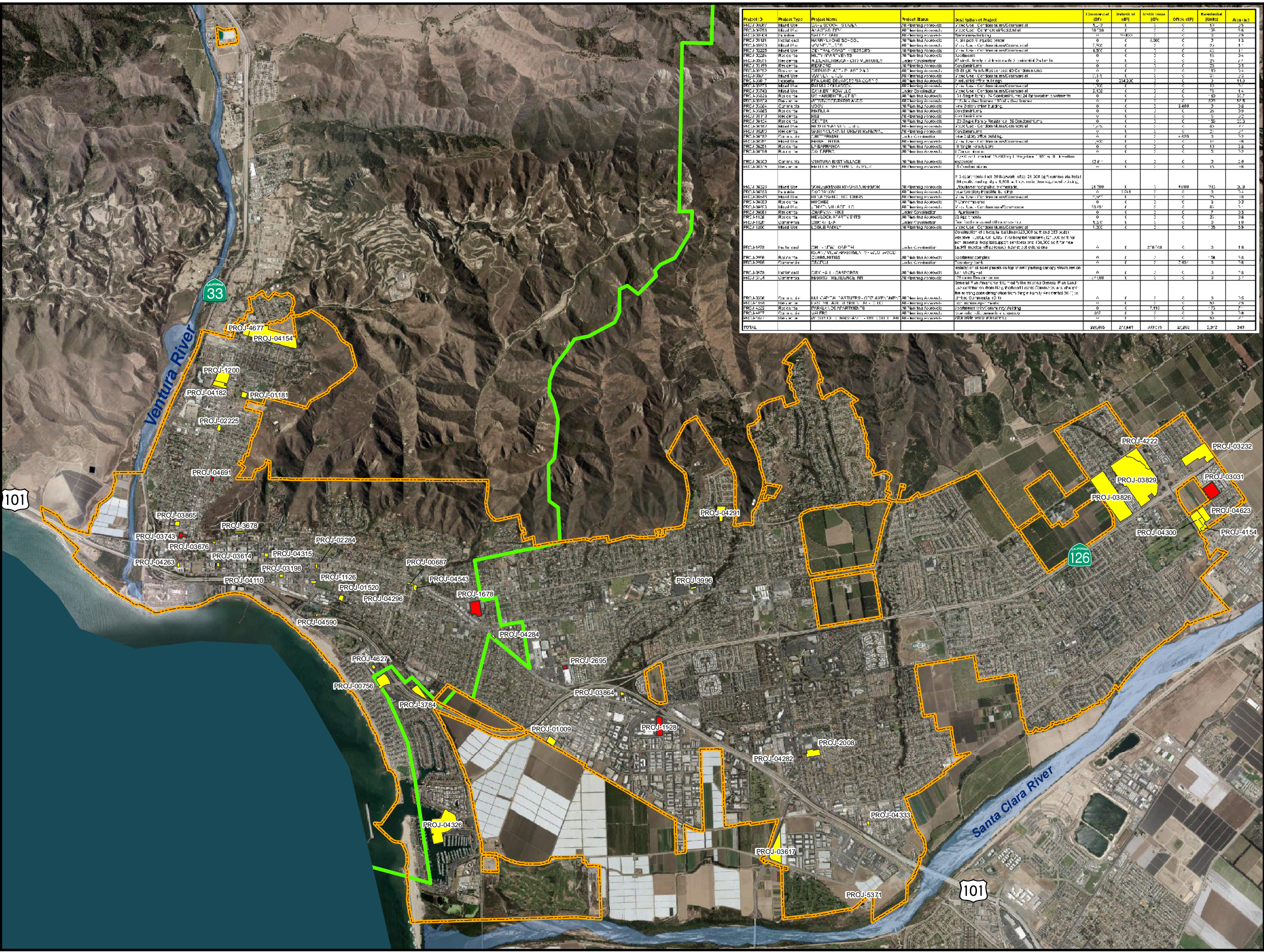
	Residential Development (units)	Non-Residential				
		Retail (sf)	Office (sf)	Industrial (sf)	Hotel (sf)	Total (sf)
2005 General Plan Prediction <sup>[1]</sup>	8,318	1,241,377	1,213,214	2,235,133	530,000	5,219,724
Actual Development (Built 2005-2012) <sup>[2]</sup>	1,912	320,102	320,102	754,239	0	1,394,442
<b>Remaining Developable Land (as of end 2012)</b>	<b>6,406</b>	<b>921,276</b>	<b>893,113</b>	<b>1,480,894</b>	<b>530,000</b>	<b>3,825,282</b>
Approved & Under Construction Projects <sup>[3]</sup>	2,372	139,465	27,263	610,516	87,000	864,244
<b>Remaining Developable Land (through 2025)</b>	<b>4,034</b>	<b>781,811</b>	<b>865,850</b>	<b>870,378</b>	<b>443,000</b>	<b>2,961,038</b>

[1] Source: Table 3-2 of 2005 General Plan.

[2] Per Table 2-2. The "Retail/Office" square footage listed in Table 2-2 was split evenly for the purposes of this table.

[3] Per Table 2-4. Square footage for the "Institutional" Category was added to the "Industrial" category.





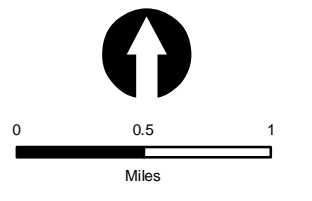
Project ID	Project Type	Project Name	Project Status	Description of Project	Estimated Cost (\$)	Funding Source (\$)	Anticipated Start	Anticipated End	Construction Status	Acres
PROJ-4677	Major Use	... ..	...	...	...	...	...	...	...	...
PROJ-1200	Major Use	...	...	...	...	...	...	...	...	...
PROJ-04182	Major Use	...	...	...	...	...	...	...	...	...
PROJ-01181	Major Use	...	...	...	...	...	...	...	...	...
PROJ-02225	Major Use	...	...	...	...	...	...	...	...	...
PROJ-04691	Major Use	...	...	...	...	...	...	...	...	...
PROJ-03865	Major Use	...	...	...	...	...	...	...	...	...
PROJ-3678	Major Use	...	...	...	...	...	...	...	...	...
PROJ-03743	Major Use	...	...	...	...	...	...	...	...	...
PROJ-03678	Major Use	...	...	...	...	...	...	...	...	...
PROJ-04263	Major Use	...	...	...	...	...	...	...	...	...
PROJ-03614	Major Use	...	...	...	...	...	...	...	...	...
PROJ-04315	Major Use	...	...	...	...	...	...	...	...	...
PROJ-03198	Major Use	...	...	...	...	...	...	...	...	...
PROJ-04110	Major Use	...	...	...	...	...	...	...	...	...
PROJ-1126	Major Use	...	...	...	...	...	...	...	...	...
PROJ-01520	Major Use	...	...	...	...	...	...	...	...	...
PROJ-04543	Major Use	...	...	...	...	...	...	...	...	...
PROJ-00687	Major Use	...	...	...	...	...	...	...	...	...
PROJ-1678	Major Use	...	...	...	...	...	...	...	...	...
PROJ-04284	Major Use	...	...	...	...	...	...	...	...	...
PROJ-04590	Major Use	...	...	...	...	...	...	...	...	...
PROJ-4627	Major Use	...	...	...	...	...	...	...	...	...
PROJ-0756	Major Use	...	...	...	...	...	...	...	...	...
PROJ-3784	Major Use	...	...	...	...	...	...	...	...	...
PROJ-01009	Major Use	...	...	...	...	...	...	...	...	...
PROJ-03864	Major Use	...	...	...	...	...	...	...	...	...
PROJ-1128	Major Use	...	...	...	...	...	...	...	...	...
PROJ-2695	Major Use	...	...	...	...	...	...	...	...	...
PROJ-03864	Major Use	...	...	...	...	...	...	...	...	...
PROJ-04282	Major Use	...	...	...	...	...	...	...	...	...
PROJ-2098	Major Use	...	...	...	...	...	...	...	...	...
PROJ-04333	Major Use	...	...	...	...	...	...	...	...	...
PROJ-03617	Major Use	...	...	...	...	...	...	...	...	...
PROJ-5371	Major Use	...	...	...	...	...	...	...	...	...
PROJ-03829	Major Use	...	...	...	...	...	...	...	...	...
PROJ-4222	Major Use	...	...	...	...	...	...	...	...	...
PROJ-03232	Major Use	...	...	...	...	...	...	...	...	...
PROJ-03031	Major Use	...	...	...	...	...	...	...	...	...
PROJ-04623	Major Use	...	...	...	...	...	...	...	...	...
PROJ-04300	Major Use	...	...	...	...	...	...	...	...	...
PROJ-4154	Major Use	...	...	...	...	...	...	...	...	...
TOTAL					26,600	27,641	343,115	27,262	2,872	249



**Pending Projects Approved and Under Construction (as of December 2012)**

**Legend**

- Ventura City Limit
- All Planning Approvals
- Under Construction



Source: Eagle Aerial, 2010



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### 3. WATER DEMANDS

#### A. EXISTING DEMAND CONDITION

According to the 2010 UWMP, the City serves almost 32,000 service connections and approximately 113,500 persons. Per-capita water usage has shown a marked decline in recent decades from 277 gallons per capita per day (gpcd) to 161 gpcd. This decrease is a result of lower water use by a few large use customers and concerted water conservation efforts pursuant to the State of California's mandated landscape ordinance and Senate Bill 7 also known as the Water Conservation Act of 2009. However, the City's water consumption target, which must be achieved by 2020, must further reduce the per-capita consumption by another 12 percent to achieve the target of 142 gpcd.

City staff provided a summary of the meter consumption data for the entire service area for the calendar years (CY) 2003 - 2012 (Historical Water Consumption). Table 3-1 summarizes the total water consumption for each consumption category within the City's water service area for the most recent complete year of data, CY 2012. As shown in Table 3-1, the total water consumption for CY 2012 was 18,004 AFY, including the 6.5% water loss factor. The annual water consumption figures for the past ten years are provided in subsection 3.D.

**Table 3-1**  
**Summary of Existing Water Consumption for CY 2012**

City Consumption Category	Water Consumption (HCF) <sup>[1]</sup>	Water Consumption (gpm)	Water Consumption (gpd)	Water Consumption (AFY)	Water Consumption + 6.5% Loss (AFY)
Single Family	3,212,783	4,572.23	6,584,005	7,376	7,855
Multi Family	1,708,860	2,431.94	3,501,993	3,923	4,178
Commercial/Retail/Industrial/Hotel	1,491,845	2,123.10	3,057,260	3,425	3,647
Public/Institutional (Municipal/Church/School)	250,903	357.07	514,179	576	613
Hospitals	96,261	136.99	197,269	221	235
Parks/Landscape/Irrigation	398,875	567.65	817,421	916	975
Other <sup>[2]</sup>	204,439	290.94	418,960	469	500
<b>Total</b>	<b>7,363,966</b>	<b>10,479.92</b>	<b>15,091,086</b>	<b>16,905</b>	<b>18,004</b>

[1] Source: HCF Consumption Data Tables (2003-2012) provided by Ventura Water.

[2] "Other" category includes all other accounted-for water such as construction water, water/sewer system maintenance, measured leakage. In addition, this includes 'grandfathered' users with water entitlements requiring special service conditions.



## B. CONSUMPTION AND USAGE FACTORS

Future water demands are calculated using available land use data and corresponding water demand factors. Recently, the City has been utilizing the water demand factors identified in the 2005 General Plan FEIR to calculate future water demands. However, City staff recognize that the demand factors identified in the FEIR are very conservative, planning-level factors. City staff felt it prudent to develop more accurate water demand factors based on recent, historical billing data.

Utilizing land use information provided by the City and quantified in Section 2, water consumption factors were calculated for each consumption category based upon the CY 2012 consumption data provided by the City (Historical Water Consumption). The consumption factor calculations excluded the water consumption data for any specialized, or non-typical, land uses so as not to skew the factors. A consumption factor was calculated for each of the water consumption categories, provided adequate consumption data and land use data was available. Due to an apparent inconsistency in the reported building area, the calculated factor for the "Public/Institutional" category was significantly higher than industry norms. Therefore, for the purposes of this Report one factor was calculated for the "Non-Residential" customers, which included the "Commercial/Retail/Industrial/Hotel" category and the "Public/Institutional" category. Table 3-2 provides detail for how each of the categories consumption factor was calculated. Please note, the calculations in Table 3-2 are considered "raw factors," and do not factor in water loss or contingency.

The raw consumption factors were used as a basis to calculate a "Usage Factor," or planning-level consumption factor. The usage factors adjust the consumption factors to include a 6.5% water loss factor, per the 2010 UWMP, and a 20% contingency (factor of safety) for planning purposes. Table 3-3 provides a summary of the water usage factors recommended for use in calculating all future water demands for projects where development densities are known.

**Table 3-2**  
**Calculation of Raw Consumption Factors for CY 2012**

<b>City Consumption Category</b>	<b>Water Consumption (HCF) <sup>[1]</sup></b>	<b>Water Consumption (gpm)</b>	<b>Water Consumption (gpd)</b>	<b>Water Consumption (AFY)</b>	<b>Units <sup>[2]</sup></b>	<b>ksf or acre <sup>[2]</sup></b>	<b>Raw Consumption Factor</b>
Single-Family Res.	3,212,783	4,572.2	6,584,005	7,376	22,577		<b>292 gpd/du</b>
Multi-Family Res.	1,708,860	2,431.9	3,501,993	3,923	18,511		<b>189 gpd/du</b>
Commercial/Retail/Industrial/Hotel	1,491,845	2,123.1	3,057,260	3,425		17,318	<b>206 gpd/ksf <sup>[3]</sup></b>
Public/Institutional	250,903	357.1	514,179	576			
Hospital/Assisted Living	96,261	137.0	197,269	221	465		<b>424 gpd/bed</b>
Park/Landscape/Irrigation <sup>[4]</sup>	398,875	567.7	817,421	916		522	<b>1,566 gpd/acre</b>
<b>TOTAL</b>	<b>7,159,527</b>	<b>10,189.0</b>	<b>14,672,127</b>	<b>16,436</b>	-	-	-

[1] Per Table 3-1

[2] Per Table 2-3.

[3] "Public/Institutional" was consolidated with "Commercial/Retail/Industrial" because gross square footages could not be accurately broken out for the two categories.

**Table 3-3**  
**Summary of Planning-Level Water Consumption Factors**

Water Demand Factor Classification		Raw Consumption Factor (CY 2012) <sup>[1]</sup>	Adjustment for Water Loss (+6.5%) <sup>[3]</sup>	Adjustment for Planning Purposes (+20%) <sup>[4]</sup>
Residential	Residential (0-8 du/ac)	292 gpd/du	311 gpd/du	370 gpd/du
	Residential (9-20 du/ac)	189 gpd/du	201 gpd/du	250 gpd/du
	Residential (21+ du/ac)	189 gpd/du	201 gpd/du	250 gpd/du
Non-Residential	Commercial/Retail/Industrial/Hotel Public/Institutional	206 gpd/ksf <sup>[2]</sup>	220 gpd/ksf	265 gpd/ksf
	Hospital/Assisted Living	424 gpd/bed	452 gpd/bed	545 gpd/bed
	Park/Landscape/Irrigation	1,566 gpd/acre	1,668 gpd/acre	2,000 gpd/acre

[1] Per Table 3-2.

[2] "Public/Institutional" was consolidated with "Commercial/Retail/Industrial" because gross square footages could not be accurately broken out for the two categories.

[3] Per 2010 UWMP.

[4] Value rounded-up to nearest 5.

### C. USAGE FACTOR COMPARISON

The water usage factors calculated for the City were compared with other southern California water agencies with similar characteristics – population, climate, water supply sources. These included local agencies such as the City Simi Valley and the City of Thousand Oaks, as well as two other southern California agencies that have performed extensive research into calculating usage factors, the Irvine Ranch Water District and the Santa Margarita Water District. When compared to the other agency's factors, the low and medium density residential factors and the parks/irrigation factor calculated for Ventura are on the low side. The high density residential factor and the non-residential factor are both on the high side. Although the factors are either on the low or high side when compared to other agencies, this is likely due to the way Ventura classifies the consumption categories for billing purposes. Overall, the demand factors calculated for the City are within reason when compared to neighboring agencies. The comparison of water usage factors is shown on Table 3-4.

**Table 3-4**  
**Water Consumption Factor Comparison**

Water Demand Factor Classification		Southern California Agencies				
		City of Ventura <sup>[5]</sup>	City of Thousand Oaks <sup>[1]</sup>	VCWWD No. 8 (Simi Valley) <sup>[2]</sup>	Santa Margarita Water District <sup>[3]</sup>	Irvine Ranch Water District <sup>[4]</sup>
Low Density Residential	<i>Low Density Residential (2-4.5 du/ac)</i>	-	405 gpd/du	840 gpd/du	-	-
	Residential (0-8 du/ac)	370 gpd/du	-	420 gpd/du	450 gpd/du	405 gpd/du
Medium Density Residential	<i>Medium Density Residential (4.5-15 du/ac)</i>	-	310 gpd/du	-	-	-
	Residential (9-20 du/ac)	250 gpd/du	-	-	300 gpd/du	310 gpd/du
High Density Residential	<i>High Density Residential (15-30 du/ac)</i>	-	180 gpd/du	-	-	-
	<i>Condominium</i>	-	-	259 gpd/du	-	-
	<i>Multi-Family Apartment</i>	-	-	222 gpd/du	-	-
	Residential (21+ du/ac)	250 gpd/du	-	-	175 gpd/du	200 gpd/du
Commercial/Industrial/Retail	Commercial/Retail/Industrial/Hotel	265 gpd/ksf			225 gpd/ksf	
	Public/Institutional					
	Hospital/Assisted Living	545 gpd/bed	-	1.85 gpm/ac	-	230 gpd/ksf
	<i>Commercial</i>	-	130 gpd/ksf	2.00 gpm/ac	225 gpd/ksf	220 gpd/ksf
	<i>Industrial</i>	-	60 gpd/ksf	-	-	-
	<i>Industrial - Light</i>	-	-	2.00 gpm/ac	-	60 gpd/ksf
	<i>Industrial - Heavy</i>	-	-	-	-	5000 gpd/ksf
	<i>Institutional</i>	-	45 gpd/ksf	-	-	-
	<i>School</i>	-	15 gpd/ksf	1.20 gpm/ac	15 gpd/stu	15 gpd/ksf
Parks / Irrigation	Park/Landscape/Irrigation	2,000 gpd/acre	-	-	3.5 AF/ac	3,400 gpd/acre
	<i>Parks, Golf Courses, Open Space, Recreation Areas</i>	-	3,400 gpd/acre	-	-	-
	<i>Open Space, Community Park (Passive) Recreation Facility</i>	-	-	-	100 gpd/acre	-
	<i>Community Park (Active)</i>	-	-	-	200 gpd/acre	-
	<i>Community Facility</i>	-	-	-	2,500 gpd/acre	-

[1] Table III-1, City of Thousand Oaks Water Master Plan, March 2005.

[2] Table III-1, Ventura County Waterworks District No. 8 Water Master Plan, February, 2010.

[3] Table IV-1, Santa Margarita Water District, I.D. Nos. 4C, 4E, 5 & 6 Plan of Works, April, 2012.

[4] Table 3-1, Irvine Ranch Water District, Water Resources Master Plan, November 16, 1999.

[5] Table 3-3 herein.

#### D. HISTORICAL WATER CONSUMPTION (BASELINE DEMAND CONDITION)

To calculate the total near-term water demand, the projected demands must be added to a baseline demand condition. The baseline demand should consider the historical water usage of the entire service area over an extended duration, in order to account for the year-to-year anomalies that can occur. City-wide water demands will vary from year to year based on several factors, including climate, water rates, the local economy, and environmental restrictions among other factors. To determine a recommended baseline, the historical water data was gathered for the past 10-year period. Ventura Water staff provided historical water consumption data for CY 2003 through 2012. Table 3-5 provides a summary of the City-wide water consumption for each year from 2003 to 2012. The consumption numbers are also depicted graphically on Figure 3-1.

As noted in the table, the average annual water consumption for Years 2003-2007 (19,507 AFY) was significantly higher than the average annual consumption for Years 2008-2012 (17,601 AFY). The drop in consumption is likely due to several factors, including improvements to the City's distribution system to control water loss, more aggressive water conservation measures, less construction activity, and a weaker economy. Some of the water use reduction trends may revert back to previous habits, however some will remain. With the State's passing of SB x7-7, all agencies are required to maintain a reduced urban water use target. This bill will result in water municipalities maintaining aggressive water conservation programs.

The historical data was used to develop the baseline demand condition, which is identified in Table 3-5. The City experienced a steady decline in total water consumption from its' peak year of 2007 (19,931 AFY) to the low year of 2011 (16,550 AFY). However, the City experienced an 8.8% increase in water consumption year-over-year from 2011 to 2012. This is indicative of a strengthening economy. Over the most recent 5-year period, the average annual water consumption was 17,601 AFY, with the lowest year approximately 6.0% lower than the average and the highest year approximately 13.2% above the average. Over the 10-year period, the average annual water consumption was 18,554 AFY, with the lowest year approximately 10.8% lower than the average and the highest year approximately 7.4% above the average.

For the purposes of establishing a baseline average annual water demand for the existing condition, it is recommended to use the 10-year average from the preceding ten years of data to capture the various factors influencing water consumption over the recent period. Due to the prolonged economic downturn, the significant restrictions placed on the imported water supply to southern California, and the recent drought conditions, it was determined that a longer period was

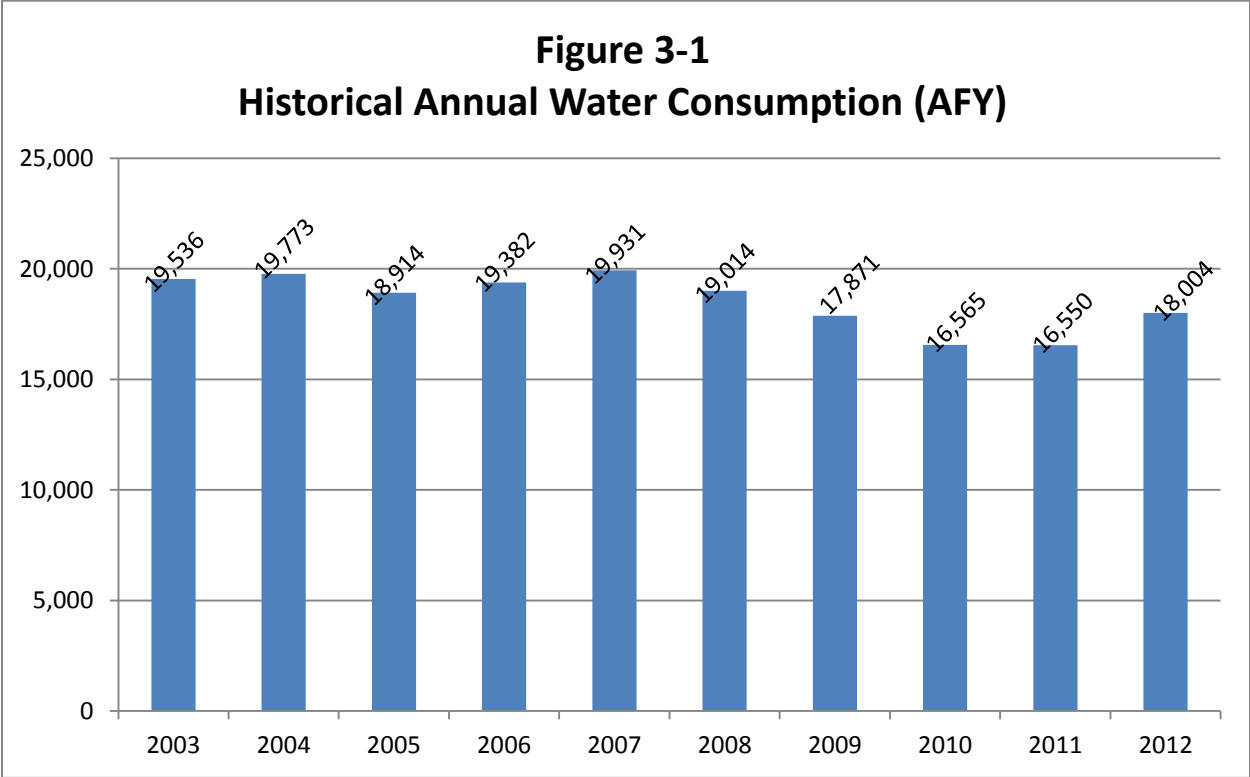
necessary to determine the baseline demand condition that is more reflective of a typical demand year. However, the City has identified a large industrial water user that has been significantly reducing their potable water consumption since the early 2000s. The City expects their reduced dependence on the potable water system to be permanent condition; therefore the City feels more comfortable using the most recent 5-year average as the baseline demand condition. Therefore, the baseline water demand established for this Report is 17,601 AFY.

**Table 3-5**  
**Historical Annual Water Consumption**

Calendar Year	Consumption <sup>[1]</sup> (AFY)	Averages		
		3-year	5-year	10-year
2003	19,536		19,507	18,554
2004	19,773			
2005	18,914			
2006	19,382			
2007	19,931			
2008	19,014	17,040	17,601	
2009	17,871			
2010	16,565			
2011	16,550			
2012	18,004			

[1] Provided by Ventura Water. Includes 6.5% water loss factor.





#### E. FUTURE DEMAND PROJECTIONS (Approved Projects Only)

This Report will focus only on the near-term demand growth projections. The near-term growth consists of the proposed development projects that have been approved by the City but are not yet connected to the City's water system. This includes projects that are currently under construction, or were under construction in December 2012, and projects that have all City approvals, but have yet to begin construction (Table 2-4).

The future average annual water demand for the near-term growth projects were calculated utilizing the City-specific usage factors calculated above (Table 3-3). The factors were applied to each project in Table 2-4, per the detailed land use breakdown. Table 3-6 summarizes the calculations for the future demand potential. The increased water demand using the City-specific factors is predicted to be 1,042 acre-feet/year (AFY). Table 3-6 also identifies the portion of the near-term demands, 390 AFY, that are predicted to be within the service area of the Casitas Municipal Water District. The projected demands are considered a fully-committed allocation of the water supply.

Under the baseline demand condition, and utilizing the City-specific water usage factors developed herein for the approved development projects, the total near-term water demands are predicted to be 18,643 AFY, as shown on Table 3-7.

In order to estimate the growth of the future water demands, and absorption rate of 350 dwelling units per year (units/year) was utilized (and an equivalent absorption rate for the non-residential development). Based on historical growth data provided by the City, an estimated annual growth of 350 units/year is considered conservative. Assuming the 350 units/year growth rate, the City can expect the projected water demand for the under construction and approved projects to be fully vested by Year 2019, per Table 3-8.

**Table 3-6**  
**Total Estimated Demands for Under Construction and Approved Projects**

Water Demand Factor Classification	Quantity <sup>[1]</sup>	Usage Factor <sup>[2]</sup>	Estimated Average Water Demand	
Residential (0-8 du/ac)	564 du	370 gpd/du	208,680 gpd	234 AFY
Residential (9-20 du/ac)	1,808 du	250 gpd/du	452,000 gpd	506 AFY
Residential (21+ du/ac)				
Commercial/Retail/Industrial/Hotel Public/Institutional	544 ksf <sup>[3]</sup>	265 gpd/ksf	144,225 gpd	162 AFY
Park/Landscape/Irrigation	0 ac	2,000 gpd/ac	-	-
Hospital/Assisted Living	230 bed	545 gpd/bed	125,350 gpd	140 AFY
<b>Total</b>			<b>930,255 gpd</b>	<b>1,042 AFY</b>

Quantity <sup>[4]</sup>	Estimated Average Water Demand (within Casitas Boundary)	
120 du	44,400 gpd	50 AFY
669 du	167,250 gpd	187 AFY
43 ksf <sup>[3]</sup>	11,511 gpd	13 AFY
0 ac	-	-
230 bed	125,350 gpd	140 AFY
	<b>348,511 gpd</b>	<b>390 AFY</b>

[1] Per Table 2-4

[2] Per Table 3-3

[3] Excludes 320,000 SF for the Hospital. Hospital demand calculated "per bed" since an appropriate factor was developed. Includes Hotel SF.

[4] Within Casitas Boundary, per Table 2-4 (included in the total).

**Table 3-7****Projected Total Water Demands Including Under Construction and Approved Projects - Various Baselines**

<b>Baseline Demand Condition</b>	<b>Baseline Water Demand</b>	<b>Projected Water Demand <sup>[1]</sup></b> 1,042 AFY
1-Year: 2012	18,004 AFY	19,046 AFY
3-Year Average: 2010-2012	17,040	18,082
<b>5-Year Average: 2008-2012</b>	<b>17,601</b>	<b>18,643</b>
10-Year Average: 2003-2012	18,554	19,596
Past 5-Year Period: Annual High Year	19,014	20,056
Past 10-Year Period: Annual High Year	19,931	20,973

[1] Based on Calculated Consumption (Usage) Factors



**Table 3-8  
Projected Water Demand Growth per Absorption Rate**

<b>Year</b>	<b>Total Units <sup>[1]</sup></b>	<b>Absorption Rate <sup>[2]</sup></b>	<b>Projected Water Demand <sup>[3]</sup></b>
<b>2012</b>			<b>17,601 AFY</b>
2013		350	17,755
2014		350	17,908
2015		350	18,062
2016		350	18,216
2017		350	18,370
2018		350	18,523
2019		272	18,643
2020			18,643
<b>Totals</b>	<b>2,372</b>	<b>2,372</b>	<b>18,643 AFY</b>

[1] Per Table 2-4.

[2] Based on City's experience with peak rates of construction activity of approximately 350 units per year. Absorption rate of Commercial, Retail, Industrial, Hotel and Public/Institutional assumed to correlate with the estimated DU absorption rate.

[3] Projections based on Baseline Demand Condition, per Table 3-7.

## 4. WATER SUPPLY

### A. INTRODUCTION

The City's potable water supply is derived from local groundwater basins, Lake Casitas and subsurface water from the Ventura River. The City also has a 10,000 acre-foot per year allocation from the California State Water Project. To date the City has not received any of this water because there are no facilities to get the water to the City. There are presently five local water sources that provide water to the City water system:

- Casitas Municipal Water District (Casitas)
- Ventura River Foster Park Area (Foster Park)
  - Surface Water Intake
  - Upper Ventura River Groundwater Basin/Subsurface Intake and Wells
- Mound Groundwater Basin (Mound Basin)
- Oxnard Plain Groundwater Basin (Fox Canyon Aquifer)
- Santa Paula Groundwater Basin (Santa Paula Basin)

The City also provides recycled water from the Ventura Water Reclamation Facility (VWRF). The six current water supply sources are presented in the following section. Please refer to Exhibit 4-1 for the locations and boundaries of the City's current supply sources.

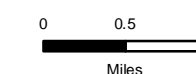
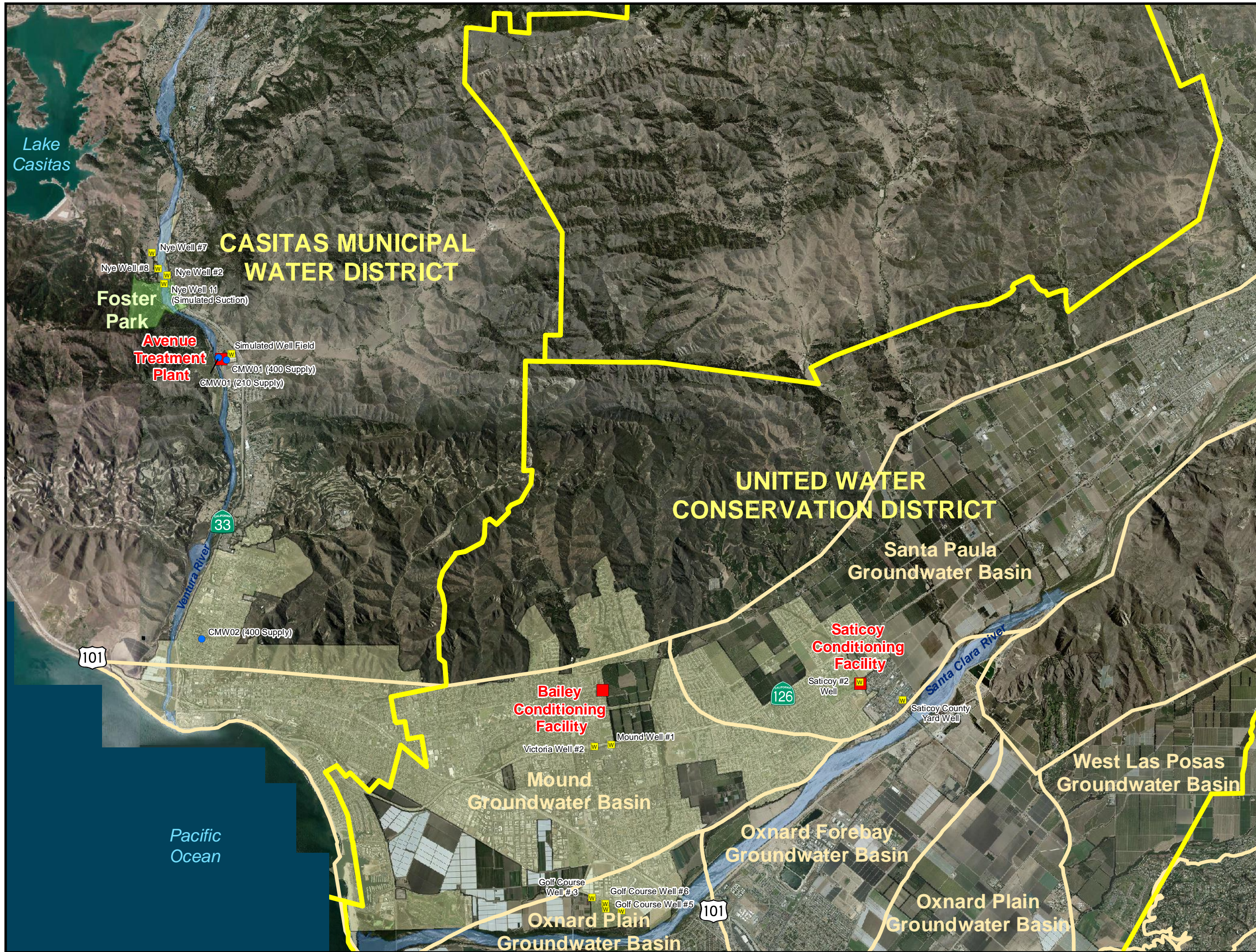




### Supply Sources

#### Legend

- Casitas Turnout
- W Well
- City of Ventura Treatment Plant or Conditioning Facility
- Groundwater Basins
- Regional Water District Boundaries
- Ventura City Limit



Source: Eagle Aerial, 2010





## B. CURRENT WATER SUPPLY SOURCES

### 1. Casitas Municipal Water District (Casitas)

The City purchases treated water from Casitas Municipal Water District to provide water supply to a portion of the City. In the western portion of the City approximately 30 percent of the City's water accounts are located within the Casitas service area. Storm water runoff from local watersheds is stored in Lake Casitas, located approximately 10 miles northwest of the City, then treated and delivered to customers by Casitas. Casitas supplies potable water to agricultural, domestic, municipal, and industrial users within its service area. The Casitas service area includes the Ojai Valley, the western part of the City, and the coastal area between the City and Santa Barbara County. Use of Casitas water is restricted to areas within its boundaries.

The "safe yield" of Lake Casitas is defined to be the amount of water that can be removed from the lake each year without excessive risk that the lake will become dry. The safe yield of Lake Casitas is currently estimated to be 21,920 acre-feet per year (AFY), based on the critical historical dry period from 1944 to 1965. Studies by Casitas' engineering department have shown that this period represents the most critical dry spell for the lake's watershed of all the years which historical data is available.

To maintain the future operation of Lake Casitas at safe yield, Casitas established an allocation program for its customers in 1992. The City's allocation can be as high as the in-District demand for Stage 1 (wet or average year or 8,000 AFY), or reduced to 7,090 AFY for Stage 2 (dry conditions). This amount is incrementally reduced during Stages 3 and 4 dry weather conditions and results in 4,960 AFY for Stage 5 (extremely dry conditions). Stage 2 is initiated when Lake Casitas storage drops below 95,000 AF and Stage 5 is initiated when levels drop below 65,000 AF. The lower allocation remains in effect until the storage is recovered to 90,000 AF. A possible future impact to the multistage allocation system may be the operation of the fish ladder at the Robles Diversion. Casitas is currently reviewing its allocation program and this may limit the amount of water available to the City.

In July 1995, the City signed the present operating agreement with Casitas establishing the City's minimum annual purchase at 6,000 AFY, which is subject to the allocation program described above during drought periods. However, due to recent demand reductions within the Casitas boundary City customers are currently using approximately 5,000 AFY. The City is presently renegotiating the water supply agreement with Casitas. While additional supply (up to 8,000

AFY) may be available to the City in future years, the present annual supply used within the Casitas district boundary of the City service system is approximately 5,000 AFY. Therefore the City's current reliable water supply from Casitas is 5,000 AFY.

## **2. Ventura River Surface Water Intake and Upper Ventura River Groundwater Basin/Subsurface Intake and Wells (Foster Park)**

Surface water from the Ventura River is collected via surface diversion, subsurface collector, and shallow wells and delivered to the Avenue Treatment Plant through the City's Foster Park facilities. Production from this source is a function of several factors including diversion capacity, local hydrology, environmental impacts, and the storage capacity of the Ventura River alluvium and upstream diversions.

The Ventura River water source is dependent upon local hydrology. Currently, the surface intake structure at Foster Park is unused due to the natural channeling of the active river channel bypassing the structure. Each year the flows can change the position of the active river channel in relation to the intake structure. According to a model of the Ventura River developed in 1984 and modified in 1992, the Upper Ventura River Basin fills after one or more years of above average rainfall. Once full, it takes three successive years of drought, with below average rainfall to deplete the river basin subsurface storage and cause river water production to drop until the drought ends. More recent ongoing studies are looking at the interaction between groundwater diversion and surface water flow in the Foster Park reach.

The Foster Park facilities produce groundwater throughout the year. However, due to storm flows, the wells are subject to inundation and erosion. The early 2005 winter storms destroyed Nye Well 1A and damaged Nye Wells 2, 7 and 8. The pipeline between Nye Wells 7 and 8 along the west bank of the river and the pipeline that crosses the river from Nye Well 8 to the intake pipeline for the Avenue Treatment Plant were also damaged during the storms. Nye Wells 7 and 8 were repaired in late 2006, the pipeline across the river was repaired in late 2007 and the pipeline repair between Nye Wells 7 & 8 was completed in early 2009. To date, Nye Well 2 has not been repaired.

With input from resource agencies and consultants in 2008, the City began conducting studies of the Ventura River flow conditions and is presently operating the Foster Park facilities in an environmentally responsible manner. Presently the City operations staff has voluntarily adopted a



well production schedule that limits its pumping based on annual rainfall conditions. The City intends to work with experts to ascertain a pumping regime that will balance production demands with environmental concerns and is presently studying the relationship between groundwater production and surface flows.

Estimations of approximately 6,000 AFY on average is available based on this operational scenario and is comparable to the 50-year average historical City production records between 1960 and 2009. However, current operational constraints allow a diversion efficiency of up to 70 percent (average 4,200 AFY) to be obtained under the City's operations schedule, which can be considered reliable for planning purposes and is roughly equal to the annual average for the last 10 years. Therefore the City's current reliable water supply from the Ventura River / Foster Park is 4,200 AFY. This supply number may further be drastically reduced by proposed regulatory and environmental constraints.

### **3. Mound Groundwater Basin (Mound Basin)**

The Mound Groundwater Basin has historically provided water for overlying beneficial uses and satisfies agricultural, municipal, and industrial demands. Historical use has been documented to temporarily exceed the yield of the basin and result in water levels that have fallen below sea level and created a threat of seawater intrusion. To abate this threat the City abandoned its historical coastal well facilities and located groundwater extraction near the center of the Mound Basin. A report (Fugro, 1997) compiled as part of a 1996 study of the basin indicated that historical data supports a basin yield of at least 8,000 AFY during drought conditions as long as pumpage is reduced during wet years to allow water levels to recover.

The 1983 to 1996 average annual production from the Mound Basin was approximately 5,000 AFY (Fugro, 1997). While the resulting water levels in the basin over that time period reportedly ranged from significantly below sea level to a sufficient elevation about sea level to control seawater intrusion, the basin water level trend did not indicate an average production significantly above 5,000 AFY could be sustained without creating adverse conditions.

Currently, two wells withdraw water from the Mound Groundwater Basin; Victoria Well No. 2, which was installed in 1995, and Mound Well No. 1, which began production in April 2003. Victoria Well No. 1, which was installed in 1982, is considered an inactive well at this time due to maintenance and water quality issues and is scheduled for destruction.

Historical agricultural and private well uses have typically extracted about 2,000 AFY while the City's average annual extraction for the last ten years has been approximately 4,000 AFY. Therefore the City's current reliable water supply from the Mound Basin is 4,000 AFY.

#### **4. Oxnard Plain Groundwater Basin (Fox Canyon Aquifer)**

Wells near the Buenaventura Golf Course have drawn from the Oxnard Plain Groundwater Basin since 1961. Currently, two wells, Golf Course Wells No. 5 and 6, produce potable water for the City's system and a third well (Golf Course Well No. 3) is out of service for major rehabilitation. This third well could be used as an emergency source and will only return to service during a drought, following the replacement of wellhead, pump, electrical and raw water connection. These wells pump from the Fox Canyon Aquifer of the Oxnard Plain Groundwater Basin.

The Fox Canyon Groundwater Management Agency (GMA) was created by state legislation in 1982 to manage local groundwater resources in a manner to reduce overdraft of the Oxnard Plain and stop seawater intrusion. A major goal of the GMA is to regulate and reduce future extractions of groundwater from the Oxnard Plain aquifers, in order to operate and restore the basin to a safe yield. In August 1990, the GMA passed Ordinance No. 5, which required existing groundwater users to reduce their extractions by five percent every five years until a 25 percent reduction was reached by the year 2010.

The City's historical allocation was set by the GMA at 5,472 AFY, which was the average extraction from the Golf Course Wells for the base period 1985 to 1989. Beginning in 1992, historical extractions set by the GMA were reduced by five percent (5%) to 5,198 AFY, in 1995 it was reduced to 4,925 AFY, in 2000 it was reduced to 4,651 AFY and further reduced in 2010 to the current allocation of 4,100 AFY. Therefore the City's current reliable water supply from the Oxnard Plain Basin is 4,100 AFY.

#### **5. Santa Paula Groundwater Basin (Santa Paula Basin)**

The Saticoy Water Company was acquired by the City in 1968, which included Saticoy Well No. 1 that produced water from the Santa Paula Basin. Due to casing failure, the well was destroyed and replaced in 1991 with a new well designated as Saticoy Well No. 2. Well No. 2 was placed in

the same general location as Well No. 1. In May 2003, Saticoy Well No. 2 was rehabilitated. After rehabilitation, the resulting sustainable well supply was 1,600 AFY.

In March 1996, the City ended a five-year stalemate over the use of the Santa Paula Basin. Under a court stipulated judgment, the United Water Conservation District (United), the Santa Paula Basin Pumpers Association (an association of ranchers and businesses) and the City all have an interest in the Santa Paula Basin. The City can pump on average 3,000 AFY from the Santa Paula Basin. The City is not limited to this allocation in any single year, but may produce seven times its average annual allocation (21,000 AF) over any running seven-year period. In addition, the City may pump an additional 3,000 AFY in case of an emergency resulting from a long-term drought situation.

If the court finds that the safe yield of the basin is less than the total pumping allocations, then the City may have reductions in pumping allocations. Stage 2 reduces the City's pumping to 1,141 AFY, Stage 3 reduces the City's pumping allocations to 641 AFY, Stage 4 reduces the City's pumping allocations to 481 AFY and Stage 5 reduces the City's allocations to zero.

However, due to the existence of only the one well, the City can only reliably count on the production of that well to provide supply at this time. Therefore the City's current reliable water supply from the Santa Paula Basin is 1,600 AFY.

## **6. Recycled Water**

The City collects and treats wastewater at their Ventura Water Reclamation Facility (VWRF). The reclamation facility has a current capacity of 12 MGD. Average annual flows to the reclamation facility total approximately 9 MGD. A portion of the effluent is pumped to recycled water customers and the remaining effluent is discharged to the Santa Clara River Estuary (Estuary). The recycled water produced from the VWRF is used for general irrigation of the two golf courses, a City park and landscape irrigation areas located along the existing distribution alignment. The City's average annual recycled water demand is approximately 700 AFY.

The City's existing water supply portfolio is summarized in Table 4-1.

**Table 4-1  
Summary of Current Water Supply**

<b>Water Supply Source</b>	<b>Current Supply (AFY)</b>
Casitas Municipal Water District	5,000 <sup>[1]</sup>
Ventura River / Foster Park	4,200
Mound Groundwater Basin	4,000
Oxnard Plain Groundwater Basin	4,100
Santa Paula Groundwater Basin	1,600
Recycled Water	700
<b>Total</b>	<b>19,600</b>

[1] Demand within Casitas service area is approximately 5,000 AFY at this time.

## C. FUTURE WATER SUPPLY

### 1. Casitas Municipal Water District (Casitas)

While additional supply (up to 8,000 AFY) may be available to the City in future years, the present annual supply used within the Casitas district boundary of the City service system is approximately 5,000 AFY. However, as discussed in Section 3, and shown on Table 3-7, it is estimated that the added water supply required to meet the demand of the under construction and approved projects that are located within the Casitas boundary is 390 AFY. Therefore, the anticipated future water supply from Casitas will increase by an equivalent amount, to approximately 5,390 AFY, by Year 2019. Using the absorption rate discussed in Section 3, the estimated supply from Casitas is estimated to increase by 173 AFY in year 2015.

### 2. Ventura River Surface Water Intake and Upper Ventura River Groundwater Basin/Subsurface Intake and Wells (Foster Park)

In conjunction with the Matilija Dam Ecosystem Restoration Project, two additional wells were installed at Foster Park as part of the mitigation measures. The wells, identified as the Foster Park Wellfield Restoration Project (Wells no. 12 and 13), were constructed by and funded through a grant received by the Ventura County Watershed Protection District for the City in order to mitigate for water lost as a result of increases in turbidity due to the removal of Matilija Dam. To date these wells have not been activated and are not to be operated until the project related impacts after removal of Matilija Dam necessitate the activation of these new wells. These two wells will be operated in accordance with the National Marine Fisheries Biological Opinion for the project.

It is anticipated that future construction of the Foster Park Wellfield Production Restoration Project and the expansion of the Avenue Treatment Plant to its maximum capacity will increase the supply from this source in the future. These improvements are anticipated to restore historical production capabilities to produce up to 6,700 AFY.

### 3. Mound Groundwater Basin (Mound Basin)

The City anticipates conducting a study within the next few years to review the perennial yield of the Mound Basin and determine if the annual average yield of the basin is still believed to be



accurate. The anticipated future water supply from the Mound Basin will remain approximately 4,000 AFY.

#### **4. Oxnard Plain Groundwater Basin (Fox Canyon Aquifer)**

The anticipated future water supply from the Oxnard Plain Basin will remain as 4,100 AFY per the discussions in the previous section on the basin.

#### **5. Santa Paula Groundwater Basin (Santa Paula Basin)**

In March 1996, the City ended a five-year stalemate over the use of the Santa Paula Basin. Under an agreement with the United Water Conservation District (United) and the Santa Paula Basin Pumpers Association (an association of ranchers and businesses), the City can pump on average 3,000 AFY from the Santa Paula Basin. The City is not limited to this allocation in any single year, but may produce seven times its average annual allocation (21,000 AF) over any running seven-year period. In addition, the City may pump an additional 3,000 AFY in case of an emergency resulting from a long-term drought situation.

The City is currently constructing Saticoy Well No. 3, which will improve the water supply from the Santa Paula Basin. It is anticipated that Saticoy Well No. 3 will have an operational capacity of 2,000 gpm, thereby maximizing use of the City's 3,000 AFY allocation from the Santa Paula Basin in the near future.

However, as stated in the previous section on the Santa Paula Basin, there is potential for future reductions in the available supply. Therefore, the anticipated future water supply from the basin has a range from zero to 3,000 AFY.

#### **6. Recycled Water**

The City's existing Reclaimed Water Policy continues to encourage the use of recycled water. New development located near existing recycled water mains or within the defined recycled water focus area is required to use recycled water in lieu of potable water for irrigation and other uses as appropriate. In 2007, Kennedy Jenks Consultants completed a study on the potential recycled water market within the City. The total demand within the City limits that could potentially utilize recycled water was estimated at 1.3 MGD. Therefore, the anticipated future water supply from the VWRP at this time is 1,400 AFY.

The City's future water supply portfolio is summarized in Table 4-2.

**Table 4-2  
Summary of Future Water Supply  
From Existing Sources**

<b>Water Supply Source</b> <sup>[1]</sup>	<b>2015 Supply (AFY)</b>	<b>2020 Supply (AFY)</b>	<b>2025 Supply (AFY)</b>
Casitas Municipal Water District <sup>[2]</sup>	5,173	5,390	5,390
Ventura River / Foster Park	4,200	4,200 - 6,700	4,200 - 6,700
Mound Groundwater Basin	4,000	4,000	4,000
Oxnard Plain Groundwater Basin	4,100	4,100	4,100
Santa Paula Groundwater Basin <sup>[3]</sup>	0 - 3,000	0 - 3,000	0 - 3,000
Recycled Water	700	700	1,400
<b>Total</b>	<b>18,173 – 21,173</b>	<b>18,390 – 23,890</b>	<b>19,090 – 24,590</b>

[1] None of these numbers preclude the City's water rights.

[2] Supply will be adjusted as demand increases within the Casitas service area.

[3] The Santa Paula Basin Judgment allows the City to utilize on average 3,000 AF annually. There is potential for future reductions, therefore the supply range is shown from zero to 3,000 AFY.

#### D. POTENTIAL ADDITIONAL FUTURE SUPPLY SOURCES

This section will briefly describe any planned or proposed projects which may affect the water supply sources for the City.

##### 1. State Water Project

The City has a 10,000 acre-foot per year allocation from the California State Water Project (SWP). The base contractual agreements concerning the City's annual entitlement to 10,000 acre-feet of SWP are: (1) the 1963 State Water Supply Contract of 20,000 acre-feet entitlement of SWP water between the Department of Water Resources (DWR) and Ventura County Watershed

Protection District (VCWPD) known formerly as Ventura County Flood Control District (VCFCD); (2) the 1970 agreement between VCFCD and Casitas known formerly as the Ventura Municipal Water District that assigned the 20,000 acre-feet entitlement to Casitas; and (3) the 1971 agreements between Casitas and the City providing the City with an annual entitlement of 10,000 acre-feet and Casitas and United providing United with an annual entitlement of 5,000 acre-feet. Ventura's 10,000 acre-foot entitlement offers the City the potential future advantage of using the SWP entitlement to augment the current water supply. At this time the City does not have the facilities required to deliver SWP water into the distribution system. The City's goal has been to protect and provide the additional water supply for our community, while minimizing the financial impact of keeping this entitlement. Recent information provided to the City estimates the wheeling costs that would be required to pay Metropolitan Water District in order for the City to wheel water through their facilities would be over \$1,300/AF, not including the wheeling charges assessed by local agencies.

The City pays annual SWP Table A water fees to DWR, which cover construction costs for SWP facilities and administration to deliver allotments of water throughout the state. In addition, the citizens of Ventura voted November 3, 1993 in favor of desalinating seawater over importing water through the SWP, as the preferred supplemental water supply option. However, based on the City Attorney's review of the City's SWP Table A water, the City cannot unilaterally end its involvement in the SWP's financial obligations and SWP Table A water without great risk.

The Monterey Amendment to the State Water Contract in 1999 provided the City a formal mechanism to allow the City to place their SWP water into a "turn back" pool to be purchased by other SWP contractors. The City has taken part in the SWP "turn back" pool over the past several years which has provided a small annual revenue offset. The City has also worked recently with United who requested to receive the City's allocation at the "turn back" pool rate which provided water benefits to the County area as a whole.

Recent changes in the regulations and the current potential market for state water has provided a possible opportunity for the City to recover a more significant revenue offset. However, at the same time the annual costs associated with SWP water are anticipated to increase substantially while the available supply from the state has gone down resulting in a reduction of allocation to SWP Contractors in recent years to 40-50%. The higher costs and lower supplies are due to proposed projects in the Sacramento-San Joaquin Delta because of several years of drought and environmental concerns over protecting endangered species. The City is evaluating the existing

policy on SWP water and the City's options related to short term and long term leases of its SWP entitlement.

## 2. Saticoy County Yard Well

In 2004 the County of Ventura proposed relocating their maintenance yard from the existing location to a site within the Saticoy Community contiguous to the City's water system. In exchange for City water service, which required an extraterritorial water service agreement, the County provided the City with a new well and pipeline facilities. The new well was provided to offset the County's anticipated water demand, as well as, provide significant additional water supply. The pipeline facilities provided by the County included approximately 2,320 feet of 14" pipeline from the new well to a location where the City would eventually complete the remainder of the raw water pipeline to the City's existing Saticoy Conditioning Facility for treatment.

A domestic pipeline was also provided that tied into the City's existing pipeline system at two locations. The County's facilities were completed in 2006. The City's Capital Improvement Program (CIP) Plan included the City's portion of the raw water pipeline that connected the County provided raw water pipeline to the City's Saticoy County Yard Well. The City's portion was completed in 2009. In November 2009 the City Council was to certify the Final EIR for the Saticoy & Wells Community Plan and Development Code. During the certification process the Fox Canyon Groundwater Management Agency (FCGMA) and United voiced concerns regarding the water supply anticipated from the Saticoy Yard Well for the project area. Consequently, the City approved a *Limitation and Tolling Agreement* whereby the parties agreed to a cooperative Operations Testing Plan to provide testing of the impact of the water drawn from the Saticoy County Yard Well. As a result of the testing under the Operations Plan it was determined that the April 2004 County of Ventura Saticoy Operations Yard EIR was not sufficient for the anticipated operations of the Saticoy County Yard Well and therefore additional environmental clearance is warranted for operation of the well.

Therefore, the anticipated future water supply from the Saticoy County Yard Well is unknown at this time. It should be noted that the City's 2005 Urban Water Management Plan (UWMP) and 2008 Biennial Water Supply Report included the Saticoy County Yard Well as a water supply source of up to 2,400 acre-feet per year.

### 3. Recycled Water

#### a. Ventura Water Reclamation Facility (VWRF)

As mentioned previously, currently the City's Water Reclamation Facility (VWRF) discharges most of its tertiary treated effluent to the Santa Clara River Estuary (Estuary) with approximately 700 acre-feet per year (AFY) diverted as recycled water for landscape irrigation by several users.

The City's current and past recycled water planning efforts have centered on issues related to the beneficial uses of the Estuary. These issues have required the City to consider whether or not discharge from the VWRF provided enhancements to the beneficial uses of the Estuary, and consequently affects the amount of recycled water that can supplement domestic water supply. The following describes the history and issues related to recycled water planning within the City's service area.

Historically, the VWRF has been permitted to discharge the majority of its effluent to the Estuary. However, during the 2008 re-issuance process, controversy arose on whether or not the City should be permitted to continue its current volume of discharge into the Estuary. The Discharge Permit issued by the RWQCB allowed continuation of the discharge but required the City to perform three extensive studies.

The studies included the Estuary Subwatershed Study (completed March 2011), Phase 1 Recycled Water Market Study (completed March 2010), and Treatment Wetlands Study (completed March 2010). The Discharge permit also identified a Phase 2 of the Recycled Water Study.

A draft of the Phase 2 Recycled Water Study was recently completed and a Stakeholder Workshop was held at the City on February 21, 2013. The intent of the study was to answer the following question, "What is the best use of the treated water resources from the VWRF to protect the health of the Estuary?" The previous studies mentioned and previous workshops narrowed potential project alternatives down to the most feasible and most beneficial. Some of the alternatives being considered in the Draft Phase 2 Recycled Water Study have the potential of providing the City with some amount of additional water supply in the future. This could be additional recycled water to offset



current potable uses or an additional water supply utilizing indirect or direct potable reuse.

b. Ojai Valley Sanitary District (OVSD)

In 2007, the City in partnership with the Ojai Valley Sanitary District (OVSD), completed a preliminary feasibility analysis for the re-use of effluent currently discharged from OVSD into the Ventura River. The discharge averages approximately 2 million gallons per day, and enters the river approximately 5 miles upstream of the Pacific Ocean. The first part of the analysis focused on environmental issues primarily related to impacts of reduced discharge flow on the receiving environment, and possible impacts to water quality as a function of reduced flows. The second part of the analysis considered engineering and market issues related to different levels of effluent re-use. Ultimately, from an economic perspective, the cost and difficulty of providing the infrastructure necessary to supply recycled water to potential users has to be balanced against the demand for such water, and the willingness of potential users to pay for it.

The engineering and market analysis identified a cost-effective combination of localized users that minimized the additional infrastructure necessary to supply the recycled water. The primary users identified were Aera Energy and local growers, with Aera accounting for the bulk of the demand. These users, which are currently supplied water from the City with a combination of untreated and potable water, could utilize recycled water in the future. The primary users in the 2007 study have reduced their water demands and the combined FY 2011-2012 water consumption of these users is approximately 300 AFY. Collectively, the environment, engineering and market analysis suggested that the re-use of at least a portion of the effluent is sufficiently feasible to justify further consideration, although full CEQA documentation and review will be necessary prior to implementation. The City and OVSD continue to discuss and work together to investigate the potential reuse of OVSD effluent.

#### **4. Ocean Desalination**

As indicated in Section D.1 State Water Project, the citizens of Ventura voted November 3, 1993 in favor of desalinating seawater over importing water through the SWP, as the preferred supplemental water supply option. Current information on desalination of seawater presented by

The Pacific Institute recently completed a report entitled, “Desalination, With a Grain of Salt – A California Perspective”. The report indicates that the potential benefits of ocean desalination are great, but the economic, cultural and environmental costs of wide commercialization remain high. Alternatives such as treating low-quality local water sources, regional water transfers, improving conservation and efficiency and accelerating wastewater recycling and reuse can provide the same freshwater benefits of ocean desalination at far lower economic and environmental costs. The Pacific Institute analysis found that the cost to produce water from a desalination plant is high but subject to significant variability with recent estimates for plants proposed in the state ranging from \$1,900 to more than \$3,000 an acre-foot. City staff has been engaged in discussions with other local water agencies in regard to potential regional desalination projects and will continue to do so.

## **5. Water Conservation Measures/Water Efficiency Plan**

Water conservation measures may help sustain existing water use and delay the need for new water supplies. In 2011, City Council adopted a five-year Water Efficiency Plan that focuses, amongst other efforts, on educating the youth and reducing outdoor landscape watering. Outdoor landscaping accounts for 40% to 60% of water use for residential units. The second year of the plan continues to focus efforts on reducing residential landscape watering. The efforts concentrate on appropriate watering for mature landscape as well as the planting of more sustainable gardens. Ocean Friendly Gardens provide potable water use savings as well as environmental sustainability capturing storm runoff. City efforts now focus on maintaining this savings threshold and possibly providing a buffer in a three year drought period. This will be a continuing challenge for the City.

## **6. Establish Water Rights Ordinance**

In September 2012, Ventura Water took the concept of a water rights ordinance to Council. As new development is proposed, a consistent methodology is important for securing water rights and projecting water demands. To maintain the City's supply levels and support long term sustainability, Ventura Water is drafting language for inclusion in a new water rights ordinance. The draft language includes providing rights, buying rights to offset new development demand, purchasing the City's rights as well as the payment of in-lieu fees. Parcels that are within the Fox Canyon Groundwater Management Agency (FCGMA) boundary that use groundwater for current water use have an opportunity to bring water rights with any proposed development. According

to the FCGMA current policies, if a parcel has an “allocation” from a well within the boundary, the “allocation” may be transferred to the City so that the City’s current allocation will be increased by that amount. This would generally be the case where the “allocation” is currently a municipal and industrial use (M&I). In the case where the parcel is in agriculture use and is utilizing the FCGMA’s agriculture efficiency policy then the “allocation” that may be transferred to the City would be 1.5 acre-feet of groundwater “allocation” per acre of land. Parcels that are within the Santa Paula (SP) Basin boundary may have an allocation from an existing well that is serving that parcel or several parcels. Under the SP Basin Stipulated Judgment, the SP Basin Technical Advisory Committee has transfer procedures where a property owner may transfer water rights associated with the parcel to the City.

## 5. CONCLUSIONS & RECOMMENDATIONS

### A. CONCLUSIONS

The City's total water demand for the most recent calendar year (2012) of data was 18,004 AFY. Over the past five years (2008-2012), the City experienced an average annual water demand of 17,601 AFY, and over the past ten years (2003-2012), the annual average water demand was 18,554 AFY. Although there have been extenuating circumstances that have occurred over the previous five year period, including an extended economic downturn, significant restrictions to the imported water supply to southern California, legal challenges to the Ventura River water supply and several years of drought conditions, it is recommended to include a larger data set to predict a "typical" average annual water demand. However, the City has identified a large industrial user that has significantly, and permanently, reduced their dependence on potable water in recent years. Therefore, the City is more comfortable that the 5-year average is more reflective of the current demand condition. Therefore the current baseline water demand is established to be 17,601 AFY.

The City has a total of 47 projects that are under construction or approved for development. These projects include an additional 864,000 SF of non-residential development and 2,372 residential dwelling units. By developing water usage factors based on recent consumption data, the City can more accurately predict the additional future water demand for the approved development projects. Using the City-specific water usage factors, the under construction and approved development projects will generate an additional annual average water demand of 1,042 AFY. Therefore, the estimated water demands that the City is committed to supply total 18,643 AFY. Assuming an average absorption rate of 350 dwelling units per (and the equivalent growth in non-residential development), it is anticipated that the currently under construction and approved projects will be completed by year 2019.

The City's available water supply is constantly changing, depending upon environmental and legal constraints. The City's current available water supply is 19,600 AFY, however at any time the available water supply could drop to an annual average of 18,000 AFY.

The near-term water supply picture to meet the needs of the development projects that are under construction and approved will remain relatively the same as the existing condition, however the

City can expect to increase the water supply from Casitas by 390 AFY to meet the additional water demand in the Casitas boundary.

Table 5-1 provides a comparison of the existing water demand and supply, and the near-term water demand and supply. It should be noted that the low end of the water supply range is less than the anticipated demand beginning in year 2017.

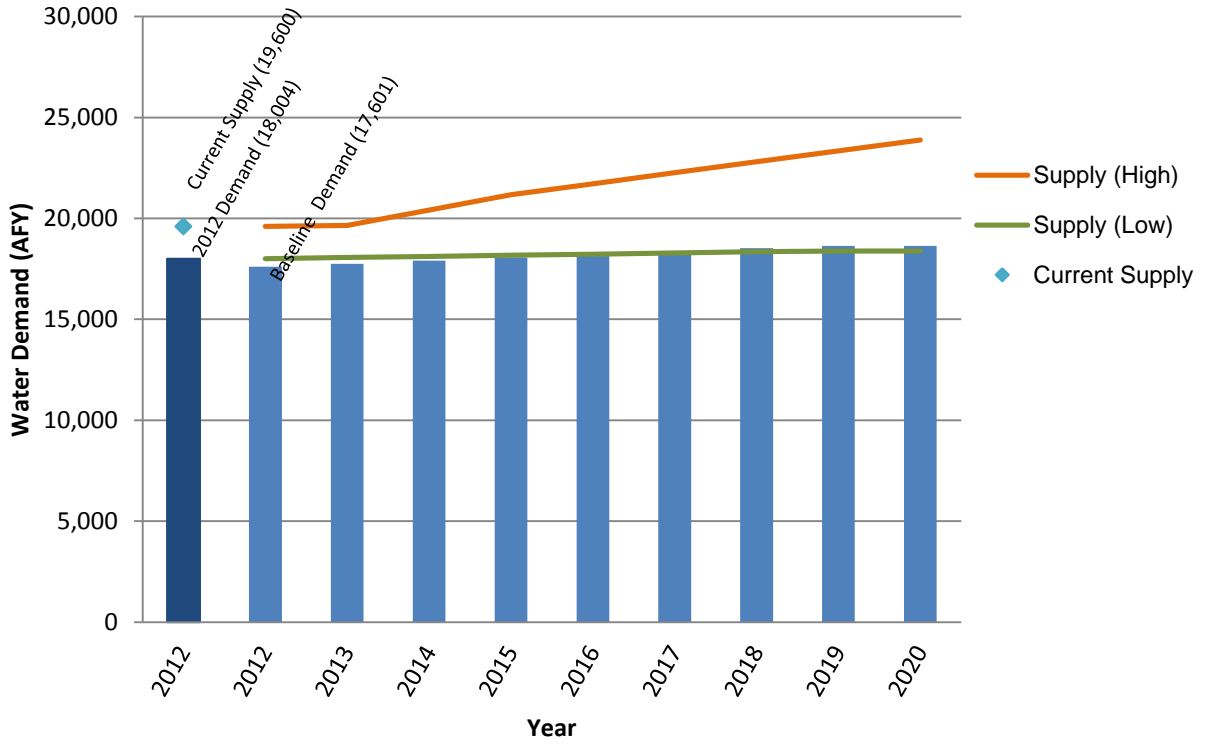
**Table 5-1  
Demand vs. Supply Comparison**

Year	Demand AFY	Supply Range			
		Low		High	
		AFY	% Diff.	AFY	% Diff.
2012	17,601	18,000	2.2%	19,600	10.2%
2013	17,755	18,058	1.7%	19,658	9.7%
2014	17,908	18,115	1.1%	20,416	12.3%
2015	18,062	18,173	0.6%	21,173	14.7%
2016	18,216	18,230	0.1%	21,716	16.1%
2017	18,370	18,288	-0.4%	22,260	17.5%
2018	18,523	18,346	-1.0%	22,803	18.8%
2019	18,643	18,390	-1.4%	23,347	20.1%
2020	18,643	18,390	-1.4%	23,890	22.0%

The water supply range and demand projections are also depicted graphically in Figure 5-1.



**Figure 5-1  
Demand vs. Supply Projection**



## B. RECOMMENDATIONS

The results of this Report indicate that the spread between the current water demand and the current water supply is very tight, and in some conditions the supply could be less than the demand. This presents challenges for the City moving forward in the ability to allocate water supply to development projects that will generate additional water demands. The recommendations for the City moving forward include:

1. Track the total water consumption on an annual basis.
2. Re-calculate the 3-year, 5-year and 10-year water consumption averages on an annual basis.
3. Update the water supply portfolio on an annual basis.
4. Update the existing land use data on an annual basis. This can be done through a system that tracks the development projects as the transition from “Under Construction” to “Existing,” and “Approved” to “Under Construction.”
5. All future development projects should be evaluated based on current supply and demand conditions.
6. Use the City-specific water usage factors to calculate the water demand of all development projects as the projects proceed through the City process prior to approval.
7. Continue to develop water supply through demand side management, securing water rights, establishing an in-lieu fee ordinance and continue to integrate the new water supply sources into the City’s water supply portfolio.

## APPENDICES

Demand Factors from Other Agencies:

Simi Valley (VCWWD No. 8)

Thousand Oaks

Irvine Ranch Water District

Santa Margarita Water District

LAFCo 13-01S Sphere of Influence Report

2005 General Plan:

Table 3-1

Table 3-2

Figure 3-1

Figure 3-5

2005 General Plan FEIR:

Table 4-13.7

Table 4-13.8

Table 4-13.15

2010 UWMP:

Table 2-1

Table 2-5

Table 3-1

2011 Water Master Plan:

Tables II-1 thru II-4

Table V-14

LAFCo MSR Report

2005 General Plan FEIR Water Demand Factors (email correspondence)

2005-2012 Built Projects – Background Data

Non-Residential

Residential

C. Water Demand and Peaking Factors

The water demand factors for different land use types within the District are as follows:

Table III - 1: Water Demand Factors

Land Use Description	Density (DU/Acre)	Demand Factor*	Unit*
High Density Residential	10.1 – 18.1+	5.70	gpm/acre
Medium Density Residential	3.1 – 10	1.40	gpm/acre
Low Density Residential	0 – 3	1.10	gpm/acre
Detached Residential			
Small, up to 9,999 SF lot	--	420	gal/du/day
Medium, 10,000 to 22,000 SF lot	--	840	gal/du/day
Large, 22,001 to 1 Acre SF lot	--	1680	gal/du/day
Condominium	--	259	gal/du/day
Multi-Family Apartment	--	222	gal/du/day
Retirement Facility (per room)	--	92	gal/du/day
Senior Apartment	--	111	gal/du/day
Commercial – Light	--	1.75	gpm/acre
Commercial – Heavy	--	2.35	gpm/acre
Commercial – Office	--	2.00	gpm/acre
Industrial – Light	--	1.95	gpm/acre
Industrial – Heavy	--	9.20	gpm/acre
Industrial – Business Park	--	2.00	gpm/acre
Parks	--	1.10	gpm/acre
Hospitals	--	1.85	gpm/acre
Schools	--	1.20	gpm/acre
Community Services	--	1.35	gpm/acre

\*Factor shall be applied to raw acreage and not building footprint.

Peaking factors are used to estimate maximum month, maximum day and peak hour demands. These factors, wherever possible, are based on actual water usage. When actual water data is not available, peaking factors are based on typical industry standards for water purveyors in Southern California.

Water Use Factors

Table 3-1 Land Use and Water Use Factors

Code	Land Use description	Land Use		Local Demands			Irrigation Demands	
		Agency	Average Density <i>DU/Ac</i>	Local Interior	Local Exterior <i>Gal/DU/Day</i>	Total	% Irrigated Area	Irrigation Factor <i>Gal/Ac/Day</i>
<b>1100</b>	<b>Residential</b>		<i>DU/Ac</i>		<i>Gal/DU/Day</i>			
1111	Res - Rural Density	Orange	0.30	300	750	1,050	5	2,800
1121	Res - Estate Density	Orange	1.20	300	300	600	8	2,900
1131	Res - Low Density	Orange	4.00	300	300	600	15	2,900
1141	Res - Low-Medium Density	Orange	10.50	200	100	300	22	3,300
1161	Res - Medium Density	Orange	19.50	225	185	410	17	3,100
1122	Res - Estate Density	Irvine	0.50	300	600	900	7	2,800
1132	Res - Low Density	Irvine	3.00	225	180	405	16	3,000
1162	Res - Medium Density	Irvine	7.50	200	110	310	20	3,100
1172	Res - Medium-High Density	Irvine	17.50	165	15	180	25	3,600
1182	Res - High Density	Irvine	32.50	180	20	200	20	3,300
1133	Res - Low Density	Newport Beach	1.00	250	190	440	17	3,100
1153	Res - Medium-Low Density	Newport Beach	2.75	250	200	450	10	2,800
1163	Res - Medium Density	Newport Beach	5.00	190	60	250	22	3,300
1183	Res - High Density	Newport Beach	12.25	155	20	175	25	3,600
1134	Res - Low Density PC	Tustin	4.50	225	185	410	17	3,100
1164	Res - Medium Density PC	Tustin	11.80	155	15	170	25	3,600
1184	Res - High Density PC	Tustin	17.40	135	15	150	15	3,700
1115	Res - Rural Density	County	0.26	300	750	1,050	05	2,800
1135	Res - Suburban Density	County	9.25	225	180	405	16	3,000
1175	Res - Urban Density	County	29.00	165	15	180	25	3,600
<b>1200</b>	<b>Commercial</b>		<i>KSF/Ac</i>		<i>Gal/KSF/Day</i>			<i>Gal/Ac/Day</i>
1210	Comm - General Office		25.00	56	4	60	30	4,000
1221	Comm - Community		9.09	209	11	220	30	3,500
1222	Comm - Regional		10.53	180.5	9.5	190	20	5,000
1230	Comm - Recreation		8.33	54	6	60	30	4,500
1240	Comm - Institutional		8.88	39.38	5.62	45	50	2,750
1244	Comm - Hospital		8.70	218.50	11.50	230	25	2,850
1260	Comm - School		13.33	14.25	0.75	15	50	2,500
1273	Comm - Military Air Field							
<b>1300</b>	<b>Industrial</b>		<i>KSF/Ac</i>		<i>Gal/KSF/Day</i>			<i>Gal/Ac/Day</i>
1310	Industrial - Light		25.00	56	4	60	25	4,000
1320	Industrial - Heavy		25.00	4,500	500	5,000	25	4,000
	<b>Open Space &amp; Other</b>							<i>Gal/Ac/Day</i>
1820	Park - Community						90	3,400
1830	Park - Regional						85	2,100
2100	AG - Low-Irrigated						100	1,800
2200	AG - High-Irrigated						100	3,100

Note: The database includes the following land use codes that do not use set factors or do not generate water demands:  
 0 = area not served by IRWD; 1411 = Airports; 1413 = Freeway and Major Roads; 1850 = Park-Wildlife Preserve;  
 1880 = Park-Open Space (Rec); 1900 = Vacant; 4100 = Water Body; 9100 = Mixed Use (uses a combination of factors)



Pipe velocities should be a minimum of 1 foot per second (fps) in order to adhere to required water quality regulations and maintain proper circulation throughout the system.

### C. WATER DEMAND FACTORS

The City does not currently have published water demand factors for different land use types. For future planning projects, a more detailed list of conservative demand factors is recommended. The following demand factors, listed in Table III-1, are based on industry standards for water purveyors in the Southern California region.

**Table III-1  
Water Demand Factors**

<b>Land Use Description</b>	<b>Density (DU/Acre)</b>	<b>Demand Factor</b>	<b>Unit</b>
High Density Residential	15-30	180	gal/du/day
Medium Density Residential	4.5-15	310	gal/du/day
Low Density Residential	2-4.5	405	gal/du/day
Very Low Density Residential	0-2	440	gal/du/day
Reserve Residential (ultimate need)	0-2	440	gal/du/day
Commercial/Residential (High Density)	15	200	gal/du/day
Commercial	-	130	gal/ksf/day
Industrial	-	60	gal/ksf/day
Institutional	-	45	gal/ksf/day
Elementary School	-	15	gal/ksf/day
Intermediate School	-	15	gal/ksf/day
High School	-	15	gal/ksf/day
Existing Parks, Golf Courses, Open Space	-	3400	gal/ac/day
Proposed Park and Recreation Areas	-	3400	gal/ac/day
Residential Developable Land (ultimate need)	0.2-1.0	440	gal/du/day

Water Use Factors

Table 3-1 Land Use and Water Use Factors

Code	Land Use description	Land Use		Local Demands			Irrigation Demands	
		Agency	Average Density	Local Interior	Local Exterior	Total	% Irrigated Area	Irrigation Factor
<b>1100</b>	<b>Residential</b>		<u>DU/Ac</u>	<u>Gal/DU/Day</u>				<u>Gal/Ac/Day</u>
1111	Res - Rural Density	Orange	0.30	300	750	1,050	5	2,800
1121	Res - Estate Density	Orange	1.20	300	300	600	8	2,900
1131	Res - Low Density	Orange	4.00	300	300	600	15	2,900
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<b>1200</b>	<b>Commercial</b>		<u>KSF/Ac</u>	<u>Gal/KSF/Day</u>				<u>Gal/Ac/Day</u>
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1273	Comm - Military Air Field							
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1320	Industrial - Heavy		25.00	4,500	500	5,000	25	4,000
	<b>Open Space &amp; Other</b>							<u>Gal/Ac/Day</u>
1820	Park - Community						90	3,400
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Note: The database includes the following land use codes that do not use set factors or do not generate water demands:  
 0 = area not served by IRWD; 1411 = Airports; 1413 = Freeway and Major Roads; 1850 = Park-Wildlife Preserve;  
 1880 = Park-Open Space (Rec); 1900 = Vacant; 4100 = Water Body; 9100 = Mixed Use (uses a combination of factors)

**Table IV - 1**  
**Santa Margarita Water District**  
**Improvement District Nos. 4C, 4E, 5 & 6 Plan of Works**  
**Domestic Water Use Factors**

Land Use	Demands		
	Interior	Exterior	Total
<b>A. Residential</b>			
Detached Residential	300	150	450 gpd/ DU
Attached Residential	175	0	175 gpd/ DU
Apartments	175	0	175 gpd/ DU
Senior SFR	200	100	300 gpd/ DU
<b>B. Non-Residential Uses</b>			
Commercial/ Industrial			225 gpd/ 1000sf
Community Facilities			225 gpd/ 1000sf
Elementary School			10 gpd/ student
Middle School			10 gpd/ student
High School			15 gpd/ student



VENTURA LOCAL AGENCY FORMATION COMMISSION  
STAFF REPORT

Meeting Date: January 16, 2013

**Agenda Item 12**

**TO:** LAFCo Commissioners  
**FROM:** Kim Uhlich, Executive Officer *KU*  
**SUBJECT:** LAFCo 13-01S City of San Buenaventura Sphere of Influence Review and Update

**RECOMMENDATIONS:**

Adopt attached Resolution LAFCo 13-01S making determinations and updating the sphere of influence for the City of San Buenaventura.

**BACKGROUND:**

For each city and special district LAFCo must determine and adopt a sphere of influence. A sphere of influence is defined as a plan for the probable physical boundaries and service area of a local agency, as determined by the Commission (Government Code §56076). Effective January 1, 2001 each LAFCo is required to review and, as necessary, update the sphere of influence (“sphere” or “SOI”) of each city and special district on or before January 1, 2008, and every five years thereafter (Government Code §56425(g)). Prior to updating a SOI, LAFCo is required to conduct a municipal service review (“service review” or “MSR”) (Government Code §56430).

On March 21, 2007 the Commission accepted a MSR report and, on June 13, 2007, updated the City of San Buenaventura sphere of influence to conform to assessor parcel boundaries and exclude all territory subject to the Hillside Voter Participation Act. Based on a work plan for the second round of sphere reviews adopted by the Commission in May 2008, a sphere of influence review for the nine cities was scheduled for completion in 2012. On November 14, 2012 LAFCo accepted the MSR report for nine cities in Ventura County, including the City of San Buenaventura.

COMMISSIONERS AND STAFF

<b>COUNTY:</b> Kathy Long Linda Parks <i>Alternate:</i> Steve Bennett	<b>CITY:</b> Carl Morehouse Janice Parvin, Chair <i>Alternate:</i> Carol Smith	<b>DISTRICT:</b> Bruce Dandy Gail Pringle, Vice Chair <i>Alternate:</i> Elaine Freeman	<b>PUBLIC:</b> Linda Ford-McCaffrey  <i>Alternate:</i> Lou Cunningham
<b>Executive Officer:</b> Kim Uhlich	<b>Dep. Exec. Officer</b> Kai Luoma	<b>Office Mgr/Clerk</b> Debbie Schubert	<b>Legal Counsel</b> Michael Walker



## **DISCUSSION:**

Based on the recently accepted MSR report for the nine cities, no significant changes to the sphere for the City of San Buenaventura appear to be necessary at this time. However, a minor amendment to the sphere of influence is being recommended to remove several agricultural and rail road right of way parcels located between Highway 101 and Channel Drive (Attachment 1). The reason is to correct a recently discovered mapping error. According to County Information Technology Services Department staff, the subject territory was erroneously included in the sphere when the County transitioned to GIS from a CAD (computer aided design) system prior to 2001. Since that time, each subsequent sphere map adopted by the Commission included the territory so any decision to exclude it may only be done through formal Commission action.

The County General Plan land use designation for the territory is “Agricultural-Urban Reserve” and it is zoned “Coastal Agriculture, 40 acre minimum”. The City Comprehensive Plan land use designation is “Agriculture” and is therefore subject to the City SOAR ordinance which prohibits any amendment of the agricultural land use designation without an affirmative vote of the people. The area is currently in agricultural production, no City services are being provided and no proposals for development are pending with the City. As the territory has not been designated for non-agricultural use by the City’s General Plan and is not likely to be developed within five years, removal of the area from the sphere would be consistent with the Commission’s general policies pertaining to agricultural and open space preservation.

Attachment 2 is a December 20, 2012 letter from Jeffrey Lambert, Community Development Director for the City of San Buenaventura, acknowledging the recommended sphere of influence update and commenting that any future decision by the City to convert the affected territory to non-agricultural uses would be largely influenced by provisions of the California Coastal Act and the City’s Local Coastal Program relating to the protection of coastal agricultural lands.

For CEQA purposes, the City of San Buenaventura sphere of influence update is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines. This is the “general rule” exemption, meaning that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment because the recommended sphere of influence update reduces the extent of territory planned to be included within the City’s physical boundaries and service area.

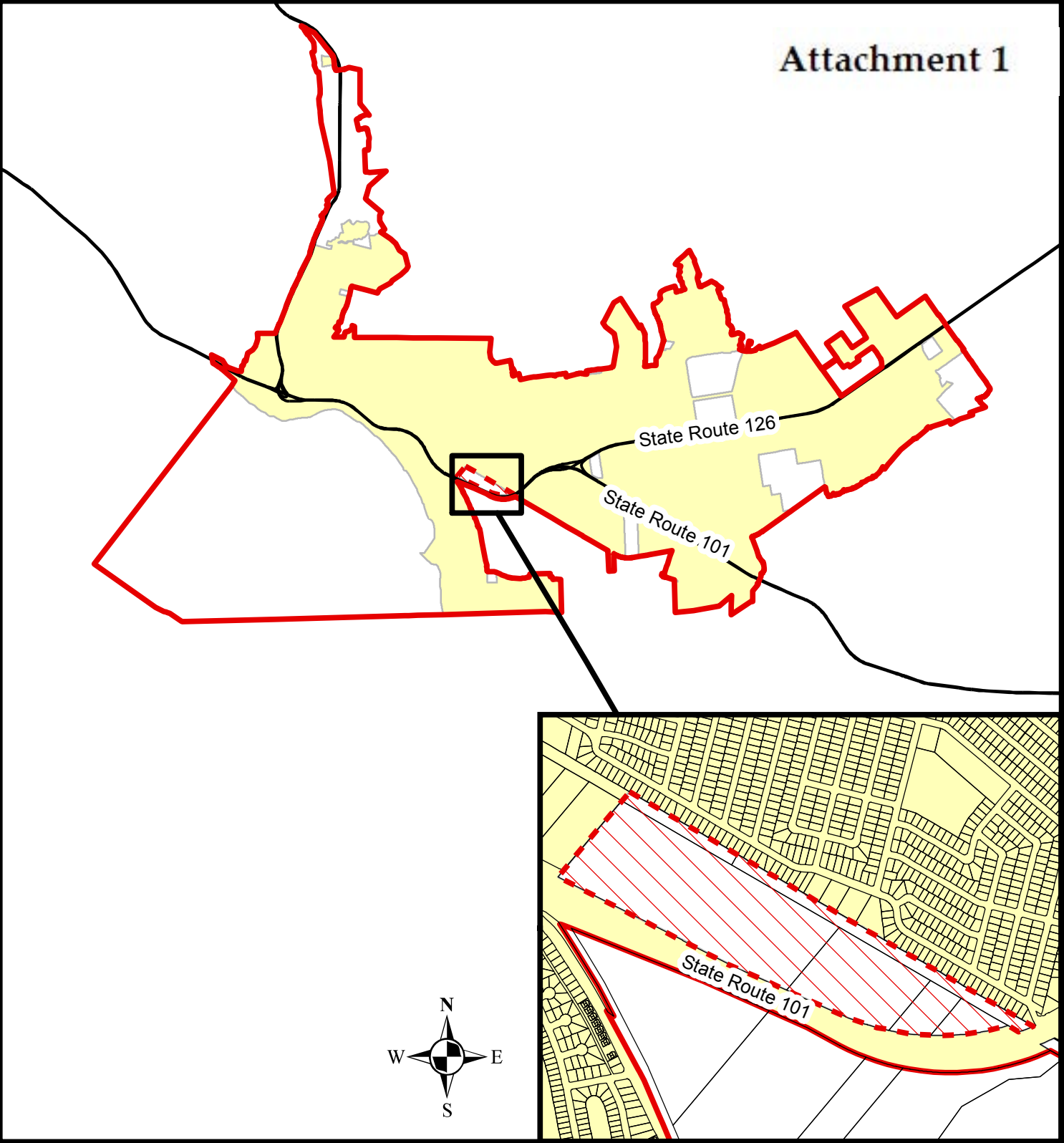
Pursuant to Government Code Section 56425(e) it is recommended that the Commission consider and adopt written statements of its determinations with respect to each of the following:

- (1) *The present and planned land uses in the area, including agricultural and open-space lands.* – The sphere of influence update for the City of San Buenaventura is to provide for all areas currently developed and within the City boundary to be

included in the City's sphere of influence, and to correct a previous mapping error which resulted in the inadvertent inclusion of agricultural and rail road right of way segments within the sphere. The affected territory is currently being used for agriculture and no changes in land use are anticipated at this time.




- (2) *The present and probable need for public facilities and services in the area.* – No changes in public facilities or services provided by the City will result from this sphere of influence update.
- (3) *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.* – The sphere of influence update will not affect the present capacity of public facilities or the adequacy of the services provided by the City of San Buenaventura.
- (4) *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.* - The sphere of influence update will not affect any social or economic communities of interest in the area.
- (5) *The present and probable need for City sewer, municipal and industrial water, or structural fire protection services for any disadvantaged unincorporated communities within the existing sphere of influence.* – The Commission determined that the community of Saticoy, located within the City sphere of influence, is a disadvantaged unincorporated community (Commissioner's Handbook Section 3.2.5). Saticoy receives wastewater services from the Saticoy Sanitary District, an independent special district which serves only the community of Saticoy. Potable water services are provided by the City and customers are subject to the City's water surcharge for service provided outside of City limits. City policy generally precludes new or expanded water services greater than a ¾-inch meter, thus, limiting the amount of multi-family, commercial, and industrial development/redevelopment that can occur within the community. Law enforcement services are provided by the County Sheriff's Office and fire protection services are provided primarily by the City under a mutual aid agreement.

- Attachments:
- (1) City of San Buenaventura Sphere of Influence Map
  - (2) Letter from City of Ventura Community Development Director Jeff Lambert dated December 20, 2012
  - (3) Resolution LAFCo 13-01S – City of San Buenaventura Sphere of Influence Update



LAFCo 13-01S  
City of San Buenaventura  
Sphere of Influence Review/Update

**Legend**

-  Current Sphere of Influence
-  Area to be Excluded from Sphere
-  City of San Buenaventura





December 20, 2012

CITY OF  
**VENTURA**

**Attachment 2**

Ms. Kim Uhlick  
Ventura LAFCo Executive Officer  
800 South Victoria Avenue  
Mail Stop 1850  
Ventura CA 93009-1850

**Subject: LAFCo Sphere of Influence (SOI) Review and Updates**

Dear Kim:

City staff met recently with LAFCo staff to discuss your current effort to review and update the City of San Buenaventura Sphere of Influence (SOI). LAFCo is mandated to initiate and complete this review and your intent to provide the review and update to the Commission at their January 2013 hearing.

During your review process, you found that a mapping error has occurred during the conversion of hard maps to the County GIS system for the City's SOI boundary. The subject properties in question involve several agricultural and rail road right of way parcels located between Highway 101 and Channel Drive (see attached Map and County GIS/IT Services staff memorandum). Based upon the current review effort, LAFCo seeks to correct the SOI boundary by removing the subject properties. You also provided SOI boundary documentation maps from 1981 and 1991, in addition to a 1992 City letter from then Community Development Director Everett Millais, all of which identifies the properties outside of the SOI boundary. You concluded that the SOI map adopted on June 12, 2002 is when the properties were mistakenly included in the SOI.

The City has reviewed your request and researched our historical files regarding the property site and the SOI boundary. If the mapping error is correct, then the erroneous boundary has been tracking across many planning efforts at the City. For example, the City's 1989 Comprehensive Plan includes the subject properties, the 2002 re-adoption of the Ventura-Oxnard Greenbelt excludes the properties because they were identified in the SOI, and lastly the 2005 General Plan and EIR also included the sites within the SOI, are designated under County SOAR, and were studied as part of the City's Potential Expansion Areas. The City cannot make a conclusive determination of the error or not, and therefore the Commission will need to complete their review and decide their action.

Regardless of the SOI boundary line and any future LAFCo action to update it or not, these properties are within the City's coastal zone and as such are subject to the Local

Ms. Kim Uhlick  
December 20, 2012  
Page 2

Coastal Program (LCP) and Coastal Act provisions for agricultural resource protection. Conversion of this land to non-agricultural uses would require significant evidence and justification to overcome the strong agricultural resource protection findings of the LCP. Therefore in the framework of local/state land use regulations processes, the LCP and any necessary amendment is frankly the most important determinant for current and future land uses.

Sincerely,

Jeffrey Lambert, AICP  
Community Development Director

C. Dave Ward, Planning Manager

Enclosure: County Memorandum and Map Exhibit, June 9, 2010



# MEMORANDUM

DATE: 6-9-2010

**TO:** Kim Uhlich, Ventura LAFCo Executive Officer

**FROM:** David Hutchison, Sr. GIS Specialist, IT Services Department, GIS Division

**SUBJECT:** The Relationship of Assessor Parcels 080-0-020-150, -170, - 210, and - 290 to the City of Ventura Sphere of Influence Boundary as Reflected in the County's Initial GIS mapping records

---

The following is provided in response to your request for information about the subject territory in relation to the City of Ventura sphere of influence boundary at the time the County's Cadds data was first converted into a GIS format. As you are aware, the sphere boundary reflected in the original GIS mapping records included the subject territory and was the basis for the sphere boundary that LAFCo "re-adopted" for the City of Ventura in 2002.

The parcels in question are located between US 101 and Ventura city limits and include APNs 080-0-020-150, -170, - 210, and -290 and the freeway annexation LAFCo Resolution 69-44, Freeway Addition No. 1.

Process description: The dataset was initially developed by interpreting legal descriptions and matching boundaries to the existing parcel layer (property lines). Updates are made by merging or detaching recent city annexation or detachments polygons into the existing city sphere data.

In 1998 County GIS (formally – PWA, Engineering Mapping) started the conversion of Cadds data into a GIS format. Polygon parcels were created in ArcInfo (GIS format) from Cadds line work. City Boundaries and City Sphere boundaries were created using the same process.

In the latter months of 2001 County GIS began the process of converting City Annexations from a Cadds environment into a GIS environment. Cadds line work was imported into the GIS program and polygons were created. The polygons created were assigned attributes fields and those fields were populated. The program at the time did not allow for null polygons (holes or islands) within the boundaries. A field was created called "island" and a value given. If the polygon was not an annexation or detachment with value fields the island field was populated with the value "y" which meant yes.

---

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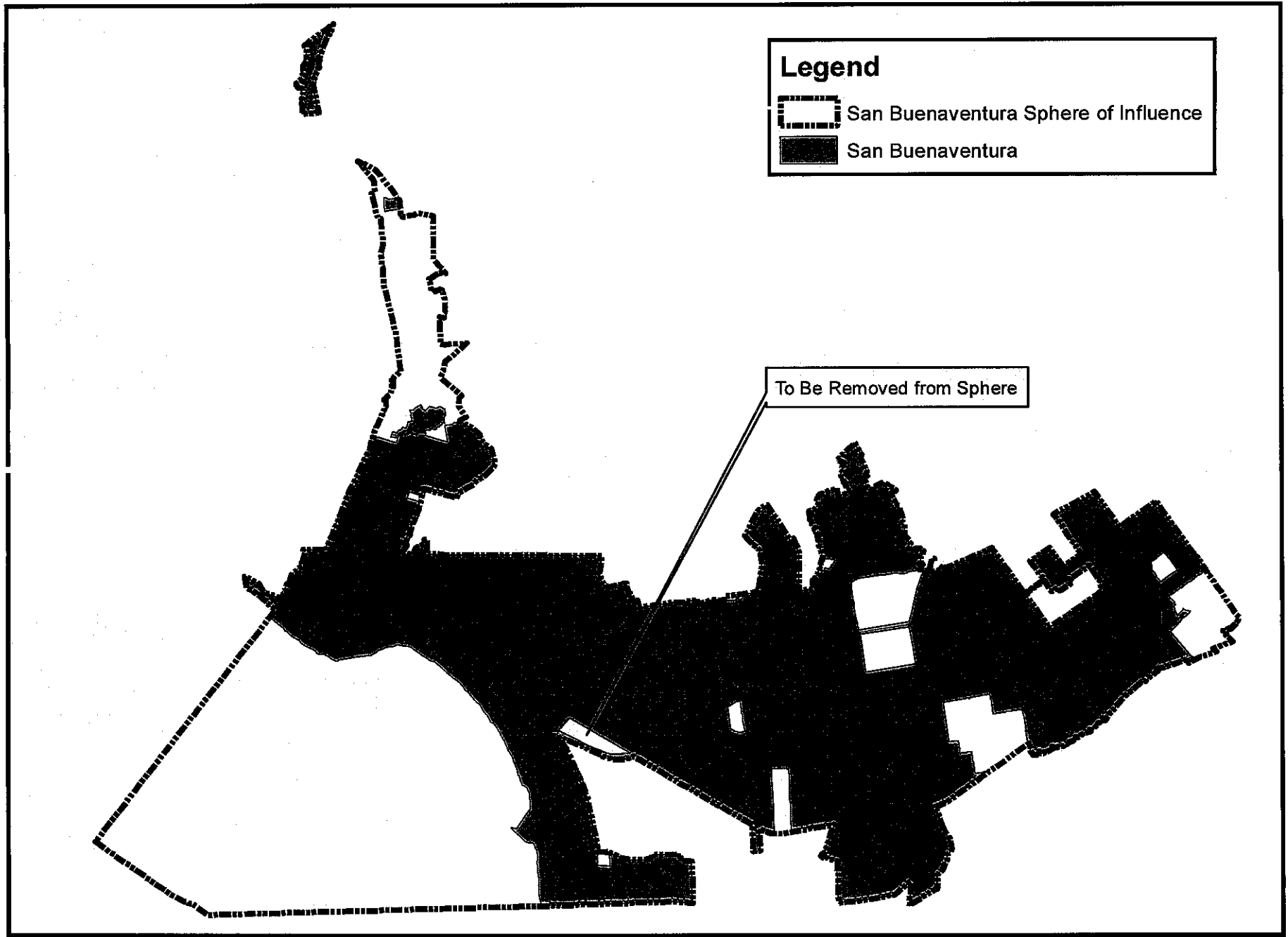
In order to minimize the update process for city boundaries and for the spheres to have coincident geometry for shared boundaries a work flow was developed to maintain the city annexations. The appropriate polygons were exported out to create the city boundaries and merged or detached from the sphere boundary.

The archive computer logs show:

During the creation of the city sphere for the City of Ventura the city annexations were merged to create the sphere boundary (where applicable). An island was missed as being excluded in this process (it is assumed as being missed as no documentation or correspondence can be found to support its' inclusion)\* and incorporated into the sphere boundary.

\*County GIS works closely with the Public Works Agency, Survey Engineering group and LAFCO to insure the accuracy of its data. After the data was converted into a GIS format the annexations, boundaries and spheres were internally checked by GIS then reviewed by Survey Engineering and LAFCO. There is no documentation or correspondence to support the inclusion of this area and it can only be assumed that at this time this was an overlooked error, as another island in a different area was not included.

It should also be noted that LAFCO Resolution 69-44 Freeway Addition No. 1 Ordinance No. 1592 Recorded on October 22, 1969 does not mention the inclusion of that area into the sphere either.



LAFCo 13-01S

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE UPDATE OF THE SPHERE OF  
INFLUENCE FOR THE CITY OF SAN BUENAVENTURA**

WHEREAS, Government Code Section 56425 et seq. requires the Local Agency Formation Commission (LAFCo or Commission) to develop and determine the sphere of influence of each local governmental agency within the County; and

WHEREAS, Government Code Section 56425(g) requires that LAFCo, as necessary, review and update the adopted sphere of influence boundaries on or before January 1, 2008 and every five years thereafter; and

WHEREAS, Government Code Section 56430 requires that a municipal service review be conducted prior to or in conjunction with a sphere of influence update; and

WHEREAS, LAFCo conducted a municipal service review of the services provided by the City of San Buenaventura and adopted written determinations as required by Government Code Section 56430 on November 14, 2012 for the services provided by the City; and

WHEREAS, the City staff has reviewed the changes proposed for this sphere of influence update and have no objections; and

WHEREAS, no change in regulation, land use or development will occur as a result of updating the City's sphere of influence; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration of this action by the Commission; and

WHEREAS, the sphere of influence update action was duly considered at a public hearing on January 16, 2013; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the sphere of influence update including, but not limited to, testimony at the public hearing on January 16, 2013 and the LAFCo Executive Officer's staff report and recommendation;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the sphere of influence update for the City of San Buenaventura, dated January 16, 2013 is adopted.

- (2) The Commission has considered the criteria set forth in Government Code §56425(e) and determines as follows:
- a) *The present and planned land uses in the area, including agricultural and open-space lands.* – The sphere of influence update for the City of San Buenaventura is to provide for all areas currently developed and within the City boundary to be included in the City’s sphere of influence, and to correct a previous mapping error. There will be no development, no change in land use and no impact to agricultural and open space lands as a result of the sphere of influence update.
  - b) *The present and probable need for public facilities and services in the area.* – No changes in public facilities or services provided by the City will result from this sphere of influence update. The City bases its public facilities and services on the extent of its existing infrastructure and its General Plan.
  - c) *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.* – The sphere of influence update will not affect the present capacity of public facilities or the adequacy of the services provided by the City of San Buenaventura.
  - d) *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.* – The sphere of influence update will not affect any social or economic communities of interest in the area.
  - e) *The present and probable need for City sewer, municipal and industrial water, or structural fire protection services for any disadvantaged unincorporated communities within the existing sphere of influence.* – The Commission determined that the community of



Saticoy, located within the City's existing sphere of influence, is a disadvantaged unincorporated community (Commissioner's Handbook Section 3.2.5). Saticoy receives wastewater services from the Saticoy Sanitary District, an independent special district which serves only the community of Saticoy. Potable water services are provided by the City and customers are subject to the City's water surcharge for service provided outside of City limits. City policy generally precludes new or expanded water services greater than a ¾-inch meter, thus, limiting the amount of multi-family, commercial, and industrial development/redevelopment that can occur within the community. Law enforcement services are provided by the County Sheriff's Office and fire protection services are provided primarily by the City under a mutual aid agreement.

- (3) The sphere of influence for the City of San Buenaventura is hereby updated to be the area shown as "proposed sphere of influence", as generally depicted on Exhibit A attached hereto.
- (4) The Commission directs staff to have the official sphere of influence geographic information system data maintained for the Ventura LAFCo by the Ventura County Information Technology Services Department as the official sphere of influence record for the City of San Buenaventura updated consistent with this action.
- (5) In accordance with the Executive Officer's determination, the Commission, as lead agency for the purposes of the California Environmental Quality Act (CEQA), hereby determines that the sphere of influence update for the City of San Buenaventura is exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines.
- (6) The Commission directs staff to file a Notice of Exemption as lead agency under Section 15062 of the CEQA Guidelines.

This resolution was adopted on January 16, 2013.

	<b>AYE</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Commissioner Dandy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ford-McCaffrey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Pringle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

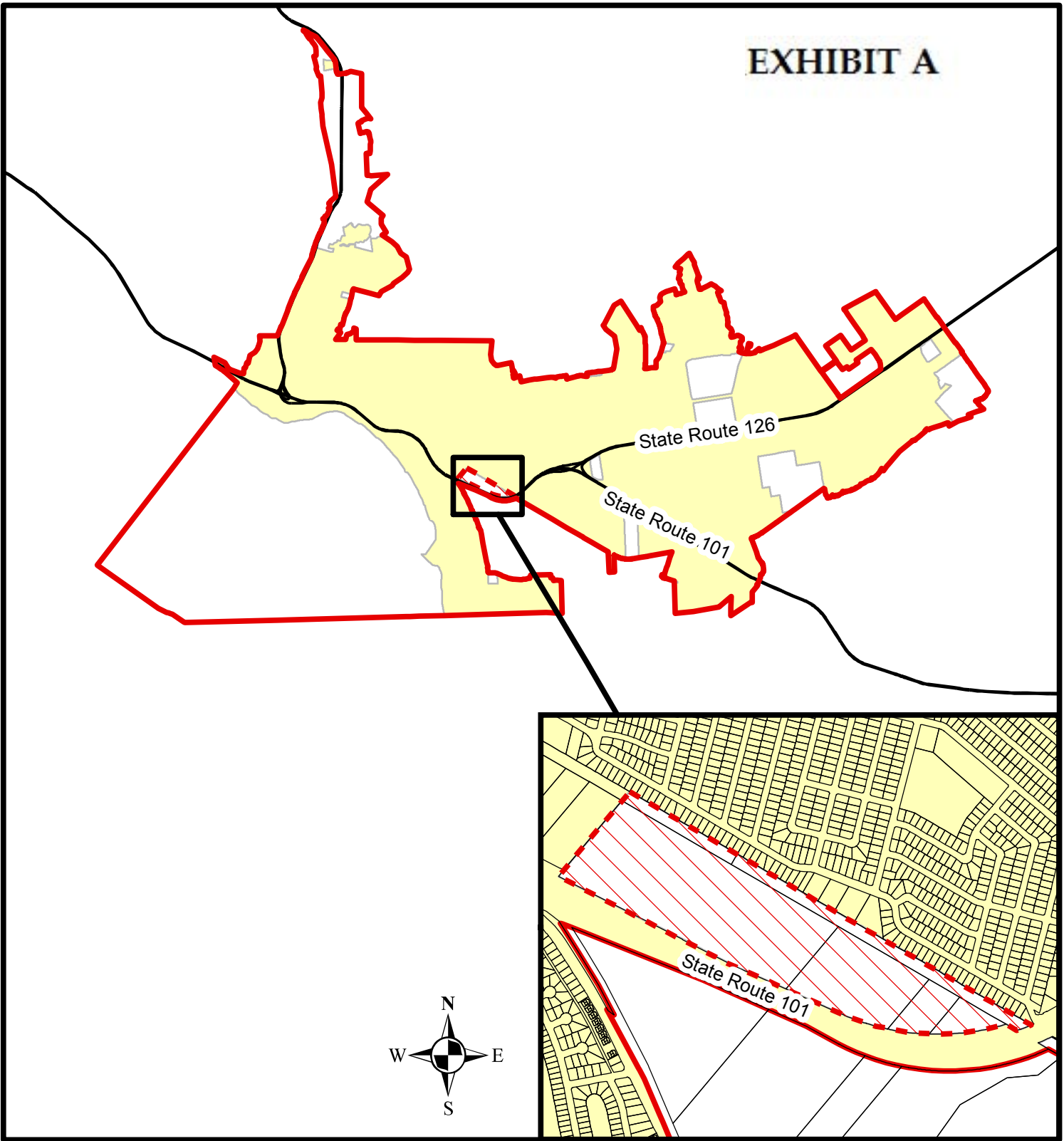
Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of San Buenaventura  
Ventura County Surveyor  
Ventura County Geographic Information Systems Officer  
Ventura County Planning Department




Resolution of Approval  
LAFCo 13-01S City of San Buenaventura Sphere of Influence Update  
January 16, 2013  
Page 4 of 4

# EXHIBIT A



## LAFCo 13-01S City of San Buenaventura Sphere of Influence Review/Update

### Legend

-  Current Sphere of Influence
-  Area to be Excluded from Sphere
-  City of San Buenaventura



**Table 3-1. Potential Development Based on Carrying Capacity of Land Area**

Planning Designation	Allowed Density (du/acre)	Existing Development 2004						General Plan Capacity		
		Single Family Units	Multi Family Units	Comm./Ind. Parcels	Acres	Vacant		Additional Potential <sup>3</sup>		
		Units	Units	Sq. Ft.	Parcels	Acres	Parcels	Acres	Units	Sq. Ft.
Neighborhood Low	0-8	19,425	3,335	49,386	22,511	4,629	108	426	1,221	
Neighborhood Medium	9-20	1,163	8,965	149,513	4,414	1,061	32	116	4,859	
Neighborhood High	21-54	814	2,468	194,143	1,634	303	8	16	8,477	
Commerce <sup>1</sup>		257	490	4,995,248	1,366	808	95	108	7,892	22,328,276
Industry <sup>2</sup>		29	31	8,299,840	1,037	1,401	89	392	4,724	34,215,483
Public & Institutional		4	0	54,422	66	571				
Park & Open Space		6	0	15,491	264	11,693				
Agriculture		4	0	19,550	154	6,857				
Downtown Specific Plan	21-54	332	1,543	1,795,401	1,174	307	45	20	2,500	450,000
Harbor District		0	310	350,160	10	254	1	21	300	876,100
<b>Total</b>		<b>22,034</b>	<b>17,142</b>	<b>15,923,154</b>	<b>32,630</b>	<b>27,884</b>	<b>378</b>	<b>1099</b>	<b>29,910</b>	<b>57,869,859</b>

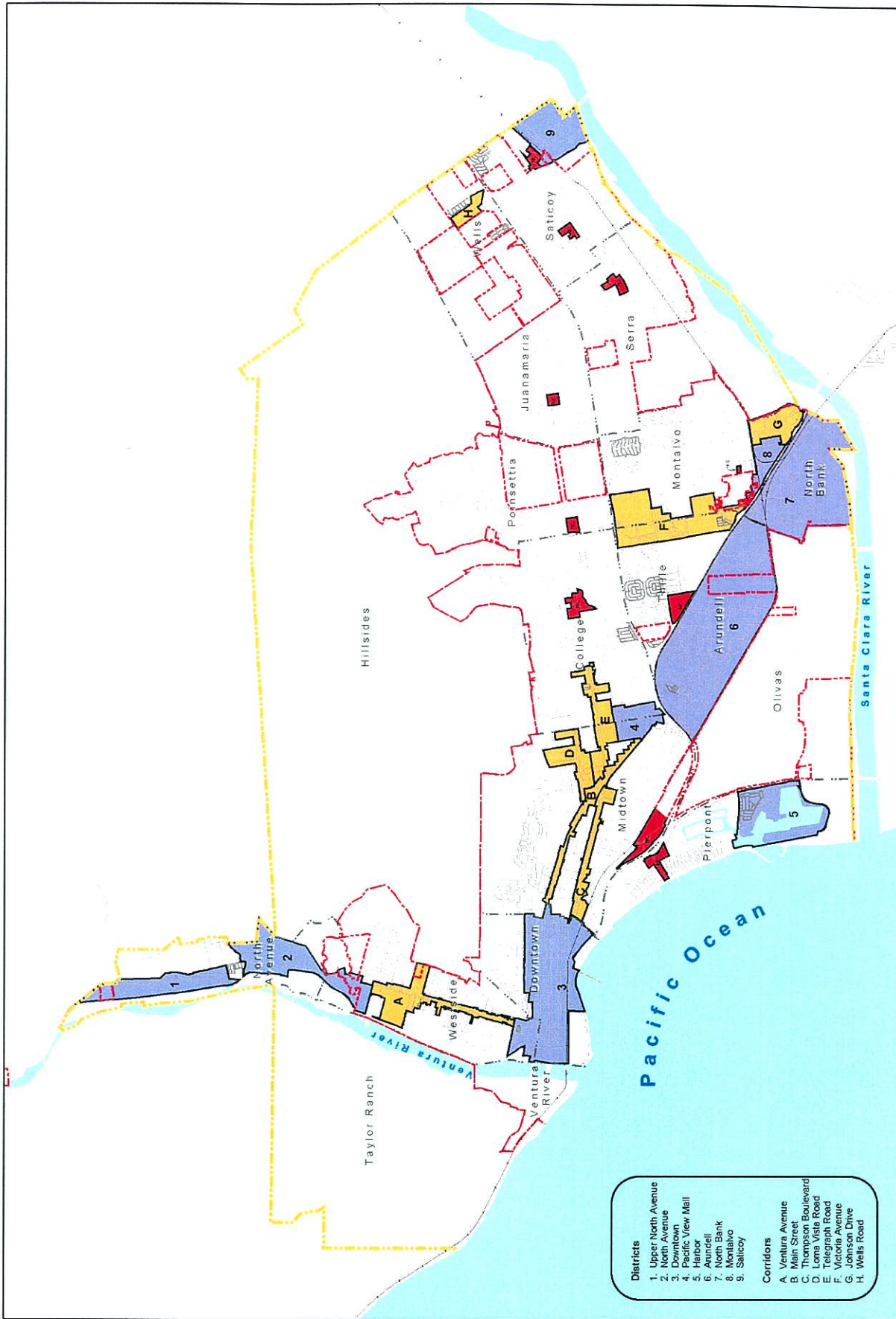
1. Commerce residential unit capacity is for property within a Corridor, District, or Neighborhood Center and assumes buildout to the maximum FAR and that 25% of floor area would be commercial (with the remainder residential).  
 2. Industry residential unit capacity is for property within a Corridor, District, or Neighborhood Center and assumes buildout to the maximum FAR and that 75% of floor area would be industrial (with the remainder residential).  
 3. "Additional Potential" assumes a historic buildout rate of 70% for both residential and non-residential.



**CHAPTER 3**

Table 3-2. Predicted Development Intensity & Pattern		Residential Development (units)	Non-Residential Development (square feet)				Total
			Retail	Office	Industrial	Hotel	
<b>DISTRICTS</b>							
Upper North Avenue	100	10,000	50,000	150,000	-	210,000	
North Avenue	50	10,000	50,000	250,000	-	310,000	
Downtown Specific Plan	1,600	100,000	200,000	-	150,000	450,000	
Pacific View Mall	25	25,000	-	-	-	25,000	
Harbor	300	315,000	-	-	230,000	545,000	
Arundell	200	25,000	300,000	1,000,000	-	1,325,000	
North Bank	50	300,000	50,000	300,000	-	650,000	
Montalvo	50	-	50,000	25,000	-	75,000	
Saticoy	50	-	-	25,000	-	25,000	
<b>Subtotals (Districts)</b>	<b>2,425</b>	<b>785,000</b>	<b>700,000</b>	<b>1,750,000</b>	<b>380,000</b>	<b>3,615,000</b>	
<b>CORRIDORS</b>							
Ventura Avenue	800	40,000	100,000	50,000	-	190,000	
Main Street	100	15,000	40,000	-	-	55,000	
Thompson Boulevard	300	15,000	40,000	-	-	55,000	
Loma Vista Road	25	15,000	40,000	-	-	55,000	
Telegraph Road	250	15,000	40,000	-	-	55,000	
Victoria Avenue	50	15,000	40,000	-	-	55,000	
Johnson Drive	150	50,000	20,000	-	-	70,000	
Wells Road	50	15,000	20,000	-	-	35,000	
<b>Subtotals (Corridors)</b>	<b>1,725</b>	<b>180,000</b>	<b>340,000</b>	<b>50,000</b>	<b>0</b>	<b>570,000</b>	
<b>SPHERE OF INFLUENCE (SOI)/OTHER INFILL/NEIGHBORHOOD CENTERS</b>							
101/126 Agriculture	200	-	-	-	-	-	
Wells/Saticoy	1,050	-	-	-	-	-	
Pierpont	100	30,000	-	-	-	30,000	
Other Neighborhood Centers	100	-	-	-	-	-	
Second Units	300	-	-	-	-	-	
Underutilized	250	-	-	-	-	-	
Vacant	450	165,000	50,000	-	-	215,000	
<b>Subtotals (Other Infill)</b>	<b>2,450</b>	<b>195,000</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>245,000</b>	
<b>TOTAL INFILL</b>	<b>6,600</b>	<b>1,160,000</b>	<b>1,090,000</b>	<b>1,800,000</b>	<b>380,000</b>	<b>4,430,000</b>	
<b>PLANNED AND PENDING DEVELOPMENTS</b>							
Downtown	50	1,072	-	-	150,000	151,072	
Ventura Avenue/Westside	238	7,086	-	27,000	-	34,086	
Midtown	34	13,751	-	-	-	13,751	
College (Telegraph/Loma Vista)	4	2,718	8,843	-	-	11,567	
Telephone Road Corridor	256	-	54,785	-	-	54,785	
Montalvo/Victoria	296	-	4,300	-	-	4,300	
Saticoy/East End	840	7,950	5,600	-	-	13,550	
Arundell	-	41,640	42,614	18,080	-	102,334	
Olivas	-	7,160	7,066	390,053	-	404,279	
<b>Subtotals (Planned/Pending)</b>	<b>1,718</b>	<b>81,377</b>	<b>123,214</b>	<b>435,133</b>	<b>150,000</b>	<b>789,724</b>	
<b>TOTAL (Infill+SOI/Other+Pending)</b>	<b>8,318</b>	<b>1,241,377</b>	<b>1,213,214</b>	<b>2,235,133</b>	<b>530,000</b>	<b>5,219,724</b>	





**Figure 3-1**  
Infill Areas

SOURCE: City of Ventura

Infill Sites

- Corridor
- Neighborhood Center (NC)
- District
- City Limits
- Planning Boundary
- Planning Neighborhoods

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.



- Districts**
1. Upper North Avenue
  2. North Avenue
  3. Pacific View Mall
  4. Harbor
  5. Arundell
  6. North Bank
  7. Montalvo
  8. Salicoy
- Corridors**
- A. Ventura Avenue
  - B. Main Street
  - C. Thompson Boulevard
  - D. Loma Vista Road
  - E. Telegraph Road
  - F. Victoria Avenue
  - G. Johnson Drive
  - H. Wells Road

**Figure 3-5 GENERAL PLAN DIAGRAM**

**GENERAL PLAN DIAGRAM**

- City Limits
- Planning Communities
- California Coastal Zone Boundary
- Corridors, Neighborhood Centers (NC)
- Districts
- Agriculture
- Parks and Open Space
- Specific Plan Area
- Commerce
- Industry
- Public and Institutional
- Neighborhood
- Low (up to 8 du/ac)
- Medium (9-20 du/ac)
- High (21-54 du/ac)

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.



There are presently five water sources that provide water to the City water system.

- *Casitas Municipal Water District*
- *Ventura River Surface Water Intake, Subsurface Water and Wells (Foster Park)*
- *Mound Groundwater Basin*
- *Oxnard Plain Groundwater Basin (Fox Canyon Aquifer)*
- *Santa Paula Groundwater Basin*

Table 4.13-7 summarizes historic and projected water supply from these sources, as detailed in the 2000 City Urban Water Management Plan. The historic delivery values shown represent the capacity of available sources. The projected numbers in the table estimate available water supply levels under normal, non-drought conditions. Actual water supply levels in any given year may be significantly higher or lower than these averages.

**Table 4.13-7  
 Historic and Projected Water Source Supply Availability  
 (Acre Feet)**

Year	Surface Water		Groundwater				Total Water Supply
	Lake Casitas	Ventura River	Mound Basin	Oxnard Plain Basin	Santa Paula Basin	Saticoy Yard Well	
<b>Historic</b>							
1980	7,544	7,276	0	5,198	2,129	0	22,147
1985	9,099	5,493	2,360	6,172	46	0	23,170
1990	6,175	2,859	4,365	5,749	0	0	19,148
1995	1,622	9,042	2,169	2,603	2,594	0	18,030
1996	4,456	7,926	2,789	2,768	1,599	0	19,538
1997	7,089	7,052	213	3,452	2,025	0	19,831
1998	4,328	8,069	802	4,312	1,033	0	18,544
1999	7,061	6,419	3,955	1,621	1,669	0	20,725
2000	5,836	6,779	4,579	2,674	1,698	0	21,566
2001	6,292	5,727	4,030	905	2,006	0	18,960
2002	7,127	5,951	3,720	1,978	1,157	0	19,933
2003	4,874	6,722	5,546	2,898	316	0	20,356
<b>Projected</b>							
2005	8,000	6,700	4,200	4,400	3,000	0	26,300
2010	8,000	6,700	4,200	4,100	3,000	2,262	28,262
2015	8,000	6,700	4,200	4,100	3,000	2,262	28,262
2020	8,000	6,700	4,200	4,100	3,000	2,262	28,262

*Source: City of Ventura Urban Water Management Plan, December 2000  
 City of Ventura 2004 Biennial Water Supply Report as amended, September 2004 (see Appendix F).*

The City generally uses its water supplies in the following order: (1) Ventura River; (2) Lake Casitas; and (3) groundwater basins. Water is used in this order to maximize the amount of surface water that would otherwise be lost to runoff before using stored groundwater.

**Table 4.13-8  
 Historic and Projected Water Production  
 (Acre Feet)**

Year	Estimated Population Served	Per Capita Use <sup>(1)</sup>	Treated Water Production	Raw Water Production	Total Water Production
<i>Historic</i>					
1980	73,774	0.236	17,381	4,766	22,147
1990	94,856	0.177	16,831	2,317	19,148
1995	99,668	0.165	16,428	1,602	18,030
1996	100,482	0.180	18,038	1,500	19,538
1997	101,096	0.178	18,002	1,829	19,831
1998	101,610	0.165	16,775	1,769	18,544
1999	102,224	0.192	19,658	1,067	20,725
2000	103,238	0.198	20,437	1,129	21,566
2001	104,153	0.173	18,071	889	18,960
2002	105,267	0.180	18,965	968	19,933
2003	106,782	0.183	19,510	846	20,356
<i>Projected</i>					
2005	109,465	0.179	19,594	1,000	20,594
2010	115,774	0.179	20,724	1,000	21,724
2015	122,447	0.179	21,918	1,000	22,918
2020	129,504	0.179	23,181	1,000	24,181

Sources: City of Ventura Urban Water Management Plan, Dec. 2000  
 City of Ventura 2004 Biennial Water Supply Report as amended, September 2004 (see Appendix F).

(1) Per capita use excludes raw water and oil use.

Water Quality. The following terms are used to describe water quality:

- *Maximum Contaminant Level (MCL): The highest level of a contaminant allowed in drinking water. Primary MCLs are set as close to the Federal Public Health Goals or State Maximum Contaminant Level Goals as is economically and technologically feasible. Secondary MCLs are set to protect the odor, taste and appearance of drinking water.*
- *Primary Drinking Water Standard: MCLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.*
- *Maximum Contaminant Level Goal: The level of contaminant in drinking water below which there is no known or expected risk to the health; set by EPA.*
- *Public Health Goal: The level of a contaminant in drinking water below which there is no known or expected risk to health; set by the California EPA.*

**Table 4.13-15  
Projected Water Demand  
Intensification / Reuse Only (Scenario 1)**

	Residential		Non-Residential Development					Grand Totals	
	Number of Units	Water (AFY)	Retail (sf)	Office (sf)	Industrial (sf)	Hotel (sf)	Total (sf)	Water (AFY)	Water (AFY)
<b>Districts</b>									
Upper North Avenue	100	50	10,000	50,000	150,000		210,000	70	120
North Avenue	50	25	10,000	50,000	250,000		310,000	105	130
Downtown	1,600	807	100,000	200,000		150,000	450,000	168	975
Pacific View Mall	25	13	25,000	0			25,000	7	20
Harbor	300	151	66,000			150,000	216,000	54	205
Arundell	200	101	25,000	300,000	1,000,000		1,325,000	444	545
North Bank	50	25	300,000	50,000	300,000		650,000	204	229
Montalvo	50	25		50,000	25,000		75,000	23	48
Saticoy	50	25	0		25,000		25,000	9	34
<b>Subtotals (Districts)</b>	<b>2,425</b>	<b>1,223</b>	<b>536,000</b>	<b>700,000</b>	<b>1,750,000</b>	<b>300,000</b>	<b>3,286,000</b>	<b>1,084</b>	<b>2,307</b>
<b>Corridors</b>									
Ventura Avenue	800	404	40,000	100,000	50,000		190,000	57	460
Main Street	100	50	15,000	40,000			55,000	15	66
Thompson Boulevard	300	151	15,000	40,000			55,000	15	167
Loma Vista Road	25	13	15,000	40,000			55,000	15	28
Telegraph Road	250	126	15,000	40,000			55,000	15	142
Victoria Avenue	50	25	15,000	40,000			55,000	15	41
Johnson Drive	150	76	50,000	20,000			70,000	20	95
Wells Road	50	25	15,000	20,000			35,000	10	35
<b>Subtotals (Corridors)</b>	<b>1,725</b>	<b>870</b>	<b>180,000</b>	<b>340,000</b>	<b>50,000</b>	<b>0</b>	<b>570,000</b>	<b>163</b>	<b>1,033</b>
<b>SOI/Other Infill</b>									
101/126 Agriculture	200	101					0	0	101
Wells/Saticoy	1,050	530					0	0	530
Pierpont	100	50	30,000				30,000	8	59
Other Neighborhood Centers	100	50						0	50
Second Units	300	151						0	151
Underutilized	250	126						0	126
Vacant	450	227	165,000	50,000			215,000	60	287
<b>Subtotals (Other Infill)</b>	<b>2,450</b>	<b>1,236</b>	<b>195,000</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>245,000</b>	<b>69</b>	<b>1,304</b>
<b>Totals (Intensification/Reuse)</b>	<b>6,600</b>	<b>3,329</b>	<b>911,000</b>	<b>1,090,000</b>	<b>1,800,000</b>	<b>300,000</b>	<b>4,101,000</b>	<b>1,316</b>	<b>4,645</b>
<b>Planned and Pending Developments</b>									
Downtown	50	25	1,072			150,000	151,072	84	110
Ventura Avenue/Westside	238	120	7,086		27,000		34,086	12	132
Midtown	34	17	13,751				13,751	4	21
College (Telegraph/Loma Vista)	4	2	2,718	8,849			11,567	3	5
Telephone Road Corridor	256	129		54,785			54,785	15	144
Montalvo/Victoria	296	149		4,300			4,300	1	151
Saticoy/East End	840	424	7,950	5,600			13,550	4	427
Arundell		0	41,640	42,614	18,080		102,334	30	30
Olivas		0	7,160	7,066	390,053		404,279	142	142
<b>Subtotals (Planned/Pending)</b>	<b>1,718</b>	<b>867</b>	<b>81,377</b>	<b>123,214</b>	<b>435,133</b>	<b>150,000</b>	<b>789,724</b>	<b>295</b>	<b>1,162</b>
<b>Totals (Intensification + Expansion + Pending)</b>	<b>8,318</b>	<b>4,196</b>	<b>992,377</b>	<b>1,213,214</b>	<b>2,235,133</b>	<b>450,000</b>	<b>4,890,724</b>	<b>1,611</b>	<b>5,806</b>



## 2.3 Population

The City water service area is essentially an established community comprised primarily of residential areas with opportunities for infill development. Large commercial and industrial areas exist along Main Street, Harbor Boulevard, Telephone Road, Ventura Avenue, Telegraph Road and Victoria Avenue<sup>2</sup>. In 2005, the City of Ventura adopted the 2005 Ventura General Plan to redirect future growth toward 'Infill First' with an emphasis on encouraging more intense development of housing alongside commercial uses in the above mentioned commercial corridors, as well as Johnson Drive and Wells Road. The City's estimated population growth for the water service area is shown in Table 2-1. The population numbers reflect both the population within the City of Ventura limits as well as the population served by the public water system that is not within the City limits. Historical population data within the City is based entirely from the California Department of Finance Table E-4 Population Estimates for Cities, Counties, and the State with 2000 Benchmark. Historical population for the areas served by the water system that are outside of the City are based on the number of connections, multiplied by 2.57 persons per connection<sup>3</sup>.

Future projections for areas within the City reflect a 0.88 percent annual growth rate based on the City's General Plan. Projections for areas served by the water system outside of the City are based on the historical annual growth rate of 0.1258 percent in the number of connections. Population estimates were extrapolated to fit 5 year increments. It is important to note that these figures are not intended to represent support for, nor reflect any commitment to, this level of growth. Rather, it is to provide a safe margin in planning for long-term water improvements that might be needed given the amount of growth that could be allowed under the City's 2005 updated General Plan as assessed in the certified EIR. Included for comparison is the EIR population projection for 2025 reflecting the two possible growth scenarios: (1) 1.14 percent annual population growth, which is equivalent to the annual growth rate in the City from 1984 to 2004; and (2) 0.88 percent annual population growth, which is equivalent to the annual growth from 1994 to 2004.

**TABLE 2-1  
POPULATION PROJECTIONS**

	2010	2015	2020	2025	2030	2035
<i>Projected Planning Area Population</i>	113,478	118,416	123,575	128,963	134,592	140,472
General Plan EIR (0.88%)	-	-	-	126,153	-	-
General Plan EIR (1.14%)	-	-	-	133,160	-	-

Note: General Plan EIR only provides estimate for year 2025.

## 2.4 Existing and Target Per Capita Water Use

### 2.4.1 Base Daily Per Capita Water Use for SBX7-7 Reduction

As described in Senate Bill 7 of Special Extended Session 7 (SBX7-7), it is the intent of the California legislature to increase water use efficiency. The legislature has set a goal of a 20 percent per capita reduction in urban water use statewide by 2020. The requirements of

<sup>2</sup> City of San Buenaventura Water Master Plan, 2011.

<sup>3</sup> Based on City's General Plan Environmental Impact Report (EIR) dated 2005.

TABLE 2-5  
PAST, CURRENT, AND PROJECTED WATER DEMANDS (AFY)

	Single-Family	Multi-Family	Commercial	Industrial	Institutional/Governmental	Landscape	Petroleum Recovery Operations	Other	Total
2005	7,483	3,887	4,279	163	541	1,079	930	2,447	20,808
2010	7,006	3,678	3,384	64	495	1,044	368	1,312	17,351
2015	9,197	4,562	4,551	163	690	1,416	400	1,306	22,286
2020	9,615	4,761	4,749	170	720	1,478	400	1,363	23,256
2025	10,052	4,969	4,956	178	751	1,542	400	1,423	24,270
2030	10,508	5,185	5,173	185	784	1,610	400	1,485	25,330
2035	10,984	5,412	5,399	193	818	1,680	400	1,550	26,436

Note: 2005 and 2010 are actual demands. 2015 and beyond are projected.

TABLE 2-6  
WATER SERVICE ACCOUNTS

	Single-Family	Multi-Family	Commercial	Industrial	Institutional/Governmental	Landscape	Petroleum Recovery Operations	Other	Total
2005	22,834	2,269	2,537	15	193	222	2	2,966	31,038
2010	23,158	2,372	2,536	4	185	258	2	3,131	31,646
2015	25,627	2,545	2,733	7	200	279	2	3,375	34,769
2020	24,953	2,481	2,664	7	195	272	2	3,291	33,865
2025	26,095	2,590	2,781	7	204	283	2	3,434	35,396
2030	27,288	2,703	2,902	7	213	296	2	3,584	36,994
2035	28,534	2,821	3,029	8	222	309	2	3,741	38,665

Note: 2005 and 2010 are actual demands. 2015 and beyond are projected.



**TABLE 3-1  
SUMMARY OF WATER SUPPLY SOURCES**

<b>Water Supply Sources (AFY)</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
<i>Existing Supplies</i>						
Imported Wholesale Supplies						
Casitas Municipal Water District <sup>(a)</sup>	6,000	6,000	6,100	6,200	6,500	7,000
Supplier Produced Groundwater						
Mound Basin <sup>(b)</sup>	4,000	4,000	4,000	4,000	4,000	4,000
Oxnard Plain Basin <sup>(b)</sup>	4,100	4,100	4,100	4,100	4,100	4,100
Santa Paula Basin <sup>(b)</sup>	1,600	1,600	1,600	1,600	1,600	1,600
Supplier Produced Surface Water						
Ventura River (Foster Park) <sup>(b)</sup>	4,200	4,200	4,200	4,200	4,200	4,200
Recycled Water <sup>(c)</sup>	700	700	700	700	700	700
Transfers in	None	None	None	None	None	None
Exchanges in	None	None	None	None	None	None
Desalinated Water	None	None	None	None	None	None
Other	None	None	None	None	None	None
<b>Total Existing Supplies</b>	<b>20,600</b>	<b>20,600</b>	<b>20,700</b>	<b>20,800</b>	<b>21,100</b>	<b>21,600</b>
<i>Planned Supplies</i>						
Supplier Produced Groundwater						
Mound Basin (Well No. 2) <sup>(d)</sup>	0	0	0	0	0	0
Oxnard Plain Basin (Golf Course Well No. 7) <sup>(d)</sup>	0	0	0	0	0	0
Santa Paula Basin (Saticoy Well No. 3) <sup>(e)</sup>	0	1,400	1,400	1,400	1,400	1,400
Supplier Produced Surface Water						
Ventura River (Foster Park Wells Improvements)	0	0	2,500	2,500	2,500	2,500
<b>Total Planned Supplies</b>	<b>0</b>	<b>1,400</b>	<b>3,900</b>	<b>3,900</b>	<b>3,900</b>	<b>3,900</b>
<b>Total Existing and Planned Supplies</b>	<b>20,600</b>	<b>22,000</b>	<b>24,600</b>	<b>24,700</b>	<b>25,000</b>	<b>25,500</b>
<b>FCGMA Groundwater Credit<sup>(f)</sup></b>	<b>30,000</b>	<b>22,000</b>	<b>22,000</b>	<b>22,000</b>	<b>22,000</b>	<b>22,000</b>

**Notes:**

- (a) Estimated demand based on population growth within the Casitas service area served by Ventura Water .
- (b) Average annual supply based on 2011 City of San Buenaventura Water Master Plan, Table V-14.
- (c) Based on current and expected usage.
- (d) Replacement wells for supply reliability.
- (e) Well will allow full use of 1996 stipulated Judgment allocation.
- (f) FCGMA Groundwater Credit is drought/reliability supply source; not a firm supply available for new development. 30,249 AF available for 2010 per Water Master Plan (See Oxnard Plain supply description, Section 3.3.1.2.) reduced to 22,000 AF by 2015 in the event of a drought or operational/production/treatment constraints from other supply sources.

### **3.2 Imported Supplies**

The City has a contract Table A Amount of 10,000 AFY of State Water Project (SWP) water with DWR. However, there are no facilities to deliver this water to the City. The following describes the history of this allocation and the potential for future use of SWP supply.

In 1964, Ventura County Flood Control District contracted with the State of California for future delivery of up to 20,000 AFY of SWP water to Ventura County. In 1971, administration of the contract for SWP water was assigned to Casitas. The City executed an agreement in 1971 with Casitas and the Department of Water Resources (DWR) to allocate 10,000 AFY of the

## B. EXISTING LAND USE

The City water service area is essentially a built-out community comprised primarily of residential areas. Large commercial and industrial areas exist along Main Street, Harbor Boulevard, Telephone Road, Ventura Avenue, Telegraph Road and Victoria Avenue. A large amount of land within the General Plan Boundary, over 11,500 acres, is dedicated to parks and open space.

Existing land use information was compiled from the 2005 General Plan. The various land use types and densities that are located within the City General Plan Boundary are listed in Table II-1.

**Table II-1**  
**Existing Land Use within City General Plan Boundary**

Planning Designation	Allowed Density (du/acre)	Area (acres)
Neighborhood Low	0 – 8	4,629
Neighborhood Medium	9 – 20	1,061
Neighborhood High	21 – 54	303
Commerce/Mixed Use	N/A	808
Industry	N/A	1,401
Public and Institutional	N/A	571
Park and Open Space	N/A	11,693
Agriculture	N/A	6,857
Downtown Specific Plan	21 – 54	307
Harbor District	N/A	254
<b>Total</b>	-	<b>27,884</b>

Note: The difference in land use area stated in Table II-1 and Exhibit II-1 is due to the fact that Table II-1 does not include the area for vacant or additional potential parcels, however Exhibit II-1 does.

Refer to Exhibit II-1 at the end of this Section for the Land Use Map.

## C. FUTURE LAND USE

The number of customers served from the City's water system is expected to increase due to planned future developments and changes in land use. Land use changes will impact the operation of the City's distribution system. Proper planning for these changes will enable the City to continue to meet demands, provide adequate fire protection and provide quality service to its customers.

Most of the land within the City's existing water service area is developed. Anticipated changes in land use will primarily occur through redevelopment of existing land and small developments



(in-fill projects) in the various vacant parcels scattered throughout the City. This section will be broken down to describe the anticipated near-term developments and redevelopments and the ultimate build-out of the City as identified by the 2005 General Plan.

#### 1. Near-Term Developments and Redevelopments

The City's Community Development Department compiles proposed and current development projects throughout the entire City in a Pending Project Status Report. These projects are considered to be near-term because some level of planning has occurred and the projects are anticipated to be completed within the next 2-3 years (it should be noted that some of the projects identified below may have begun construction or have been completed at the time of finalization of this report). The majority of the projects are redevelopments of commercial land and new residential developments. Refer to Exhibit II-2 for the locations of the near-term projects as identified in the January 2006 Pending Project List and Appendix A for a list of the projects. See Table II-2 for a summary of the near-term land use.

**Table II-2  
Near-Term Land Use Summary**

<b>General Plan Land Use Category</b>	<b>Acreage</b>	<b>DU</b>
Neighborhood Low (NL)	221	662
Neighborhood Medium (NM)	188	699
Neighborhood High (NH)	41	256
Commerce/Mixed Use (C)	78	459
Industry (I)	86	-
Public and Institutional (PI)	19	-
Parks and Open Space (POS)	440	-
Downtown Specific Plan (DTSP)	23	445
<b>Total</b>	<b>1,097</b>	<b>2,521</b>

A few of the larger near-term projects anticipated within the City water service area are listed in Table II-3.



**Table II-3  
Large Near-Term Development Project Summary**

Project Name	Project Address	DU	Acreage	Land Use Category	Project Number
Parklands	Southwest corner of Wells Rd & Telegraph Rd	252	66.7	NM	RS-99
Parklands	Southwest corner of Wells Rd & Telegraph Rd	235	-	NL	RC-85
Harmony	South of Thille Rd @ Ringo St	182	15.8	NH	RC-61
Island View	NW Corner of Hill Rd and Moon Dr	120	26.9	NM	RS-87
The Grove	Copland Dr & Telephone Rd	75	25.6	NM	RS-98
Melody	Northwest corner of Telegraph Rd & Saratoga	74	15.7	NH	RC-64
Hails	Henderson Rd, West of Montgomery	172	40.1	NL	RS-92
Hails	Henderson Rd, West of Montgomery	60	-	NL	RC-70

## 2. Ultimate Build-out

The ultimate build-out is classified as projects expected to occur at some point in the future, but planning stages of the projects has yet to begin. These projects include the anticipated development of all vacant parcels within the City's potential water service area not included in the near-term development summary, as identified in the 2005 General Plan. The total area of vacant land that can be ultimately developed are summarized by Land Use Types in Table II-4. Further discussion of the demands generated by the build-out of all vacant lands is described in Section IV.

**Table II-4  
Existing Vacant Lands by Land Use (2005 General Plan Capacity)**

Planning Designation	Allowed Density (du/acre)	Area (acres)
Neighborhood Low	0 – 8	426
Neighborhood Medium	9 – 20	116
Neighborhood High	21 – 54	16
Commerce	N/A	621
Industry	N/A	1,178
Public and Institutional	N/A	0
Park and Open Space	N/A	0
Agriculture	N/A	-
Downtown Specific Plan	21 – 54	30
Harbor District	N/A	41
<b>Total</b>	<b>-</b>	<b>2,428</b>

**Table V-14  
Summary of Current Water Supply**

<b>Water Supply Source</b>	<b>Historical Supply Projection (AFY)</b>	<b>Average Annual Supply (2000-2009) (AFY)</b>	<b>Present Operational Supply Constraint (AFY)</b>
Casitas	4,960 – 8,000	6,200	6,200
Ventura River (Foster Park)	4,200 – 6,700	4,200	4,200
Mound Groundwater Basin	2,500 – 4,000	4,000	5,500 <sup>(1)</sup>
Oxnard Plain Groundwater Basin	4,100	4,100	6,775 <sup>(2)</sup>
Santa Paula Groundwater Basin	3,000	1,340	1,600 <sup>(3)</sup>
<b>Total</b>	<b>18,760 – 25,800</b>	<b>19,840</b>	<b>24,275</b>

[1] Assumes two wells operational, one well at 1,500 gpm and one at 2,000 gpm

[2] Assumes two wells operational at 2,100 gpm each.

[3] Assumes one well operational at 1,000 gpm.

## B. POTENTIAL WATER SUPPLY

A water supply capacity evaluation is described later in this report (Section VIII). This section will briefly describe any planned or proposed projects which may affect the water supply sources for the City.

### 1. State Water Project

The City also has a 10,000 acre-foot per year allocation from the California State Water Project (SWP). The base contractual agreements concerning the City's annual entitlement to 10,000 acre-feet of SWP are: (1) the 1963 State Water Supply Contract of 20,000 acre-feet entitlement of SWP water between the Department of Water Resources (DWR) and Ventura County Watershed Protection District (VCWPD) known formerly as Ventura County Flood Control District (VCFCD); (2) the 1970 agreement between VCFCD and Casitas known formerly as the Ventura Municipal Water District that assigned the 20,000 acre-feet entitlement to Casitas; and (3) the 1971 agreements between Casitas and the City providing the City with an annual entitlement of 10,000 acre-feet and Casitas and United providing United with an annual entitlement of 5,000



VENTURA LOCAL AGENCY FORMATION COMMISSION

# MUNICIPAL SERVICE REVIEWS

Nine Ventura County Cities

*Cities of:*

Camarillo

Fillmore

Moorpark

Ojai

Oxnard

San Buenaventura

Santa Paula

Simi Valley

Thousand Oaks

*Prepared By*

Ventura Local Agency Formation Commission  
800 S. Victoria Avenue  
Ventura, CA 93009-1850

**Accepted November 14, 2012**



# 2012 MUNICIPAL SERVICE REVIEWS

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## INTRODUCTION

Local Agency Formation Commissions (“LAFCo”), which exist in each county in California, were formed for the purpose of administering state law and local policies relating to the establishment and revision of local government boundaries. As provided by what is now known as the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (California Government Code Section 56000 et seq.), LAFCos are responsible for achieving three primary objectives: encouraging the orderly formation and expansion of local government agencies; preserving agricultural land and open space resources; and discouraging urban sprawl. To accomplish their objectives, LAFCos are responsible for coordinating logical and timely changes in local government boundaries, conducting special studies that review ways to reorganize and streamline governmental structure and preparing a sphere of influence for each city and special district over which they have authority. A sphere of influence is a plan for the probable physical boundaries and service area of a local agency, as determined by LAFCo (Government Code §56076).

Beginning in 2001 each LAFCo was required to review and, as necessary, update the sphere of each city and special district on or before January 1, 2008, and every five years thereafter (Government Code §56425(g)). Prior to updating a sphere of influence, LAFCo is required to conduct a municipal service review (service review” or “MSR”). California Government Code §56430(a) provides that MSRs consist of written determinations relating to the following seven factors:

1. Growth and population projections for the affected area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
4. Financial ability of agencies to provide services.
5. Status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.
7. Any other matter related to effective or efficient service delivery, as required by Commission policy.

Municipal service reviews are:

- The written determinations adopted by a LAFCo for the services provided by cities and special districts.
- Not applicable to counties, except for special districts governed by a county board of supervisors.
- May include studies of private providers of public services, such as private water companies or public utilities regulated by the state Public Utilities Commission.
- Not investigations. While authorized to prepare studies relating to their role as boundary agencies, LAFCos have no investigative authority.

Between 2002 and 2007, the Ventura LAFCo completed 21 MSR's and 57 sphere of influence reviews/updates among 10 cities and 50 special districts. The first MSR for the cities was completed in 2007.

The MSR's contained in this report examine each of the cities in Ventura County except the City of Port Hueneme. The City of Port Hueneme is surrounded by the City of Oxnard on three sides and the Pacific Ocean on the fourth, and the City boundary and sphere of influence are co-terminus. As there is no further opportunity for the City to expand beyond its current boundary and sphere of influence, LAFCo has determined that no sphere of influence review or MSR is necessary.

The information used to prepare this service review report was obtained from several sources, including:

- 2012 MSR Questionnaire - Each city was requested to complete a questionnaire, which collected general information about the city (contact information, governing body, financial information, etc), as well service specific data.
- City Budgets – Information regarding services and funding levels was obtained from the adopted budgets of each city.
- General Plans – Each city's General Plan provided information regarding land use, populations, and service levels.
- City Documents – Various city documents were used to obtain supplementary information relating to service provision, including, but not limited to, 2010 urban water management plans, wastewater master plans, and water master plans.
- City Websites – Provided information primarily regarding parks and recreation, fire protection, and police services.
- City Staff – City staff provided information that was either not available or not clear in the above documents.

The 2007 MSR prepared for the cities utilized financial information obtained from *The Cities Annual Report* published annually by the State Controller. The Annual Report is a comprehensive listing of each agency's revenue and expenditures specific to municipal services. At the time that the 2012 MSR's were being prepared, the latest Cities Annual Report that was available was for fiscal year 2009-10. Thus, it did not provide any information for the current or previous two fiscal years and its use would not have adequately portrayed the current fiscal realities of each city.

This report contains nine city MSR's, one in each of the nine main sections. Each of the nine sections is divided into four subsections, which include:

- Profile – This subsection contains a summary profile of important information for each city, including contact information, the governing body, financial information, and staffing levels;
- Growth and Population Projections – This subsection provides past, current, and projected population for each city. As necessary, a discussion of future anticipated development is provided;
- Review of Municipal Services – This subsection contains a discussion of the municipal services that each city provides; and
- Written Determinations – This subsection contains the recommended determinations for each of the seven mandatory factors for each city.

The appendices include:

- Appendix A – This appendix provides comparison tables summarizing key information discussed in the MSRs, including each city’s geographic area, population, services that are provided, and funding amount for specific services.
- Appendix B – This appendix provides a discussion on the challenges that each city faces to fund future street maintenance services.

The result of this report will be the adoption of determinations by LAFCo, via a separate resolution for each city addressing each of the seven mandatory factors, based on the recommendations in the Written Determinations subsection of each MSR. Everything else in this report should be considered as background information.

## CITY OF SAN BUENAVENTURA PROFILE

### Contact Information

**City Hall:** 501 Poli Street, Ventura, CA 93001  
**Mailing Address:** PO Box 99, Ventura, CA 93002  
**Phone Number:** (805) 654-7800  
**Web Site** [www.cityofventura.net](http://www.cityofventura.net)  
**E-mail** [firstname.lastname@ci.ventura.ca.us](mailto:firstname.lastname@ci.ventura.ca.us)

### Governance Information

**Date Incorporated** March 10, 1866  
**Organization** City Charter  
**Form of Government** Council - Manager  
**City Council**

- Seven member city council; members elected at-large to staggered, four year terms of office; elections held in odd numbered years; Mayor elected by the city council to a two year term
- The city council regularly meets on Monday each week, except during August and on holidays. The meetings begin at 6:00 p.m. City Council meetings are broadcast live on the City's government cable TV channel

### Population & Area Information

	Population	Area (sq. mi.)
<b>City</b>	107,166 <sup>1</sup>	21.99
<b>Sphere of Influence</b>	Not available	35.44 <sup>2</sup>

### Services

Floodplain Management	Parks
Community Development	Police
Fire	Sewers (collection & treatment) <sup>3</sup>
Emergency Medical Services	Streets & Highways (inc. storm drains)
General Government	Street Lighting
Golf Courses	Street Trees & Landscaping
Libraries	Water
Parking Facilities	

<sup>1</sup> CA Dept. of Finance estimate Jan. 1, 2012

<sup>2</sup> Includes approximately 10.07 square miles of Pacific Ocean

<sup>3</sup> The Montalvo Community Services District provides these services for the Montalvo Community



<b>Staffing – Full Time Equivalent Positions<sup>1</sup></b>					
<b>Departments</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>
<b>- General Government</b>					
City Attorney	7.00	7.60	7.10	7.10	7.30
City Manager/City Clerk	18.50	10.75	7.00	7.00	8.00
Finance and Technology	47.75	46.50	46.50	49.00	47.75
Human Resources	13.00	12.75	12.75	12.00	12.25
<b>- Community Development<sup>2</sup></b>	<b>33.50</b>	<b>28.90</b>	<b>46.75</b>	<b>46.90</b>	<b>46.90</b>
<b>- Parks, Recreation &amp; Community Partnerships<sup>3</sup></b> (Community Services)	<b>32.25</b>	<b>32.25</b>	<b>62.25</b>	<b>65.00</b>	<b>56.25</b>
<b>- Public Safety</b>					
Fire <sup>4</sup>	112.00	103.75	74.00	74.00	83.00
Police	185.25	172.00	161.00	161.00	165.00
<b>- Public Works</b>	<b>226.50</b>	<b>217.60</b>	<b>177.50</b>	<b>177.50</b>	<b>83</b>
<b>- Ventura Water</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>98.60</b>
<b>Total</b>	<b>675.75</b>	<b>632.10</b>	<b>594.85</b>	<b>599.5</b>	<b>608.05</b>

<b>Public Agencies with Overlapping Jurisdiction</b>	
Casitas Municipal Water District	Ventura County Air Pollution Control District
Fox Canyon Groundwater Management Agency	Ventura County Transportation Commission
Montalvo Community Services District	Ventura County Watershed Protection District
Saticoy Sanitary District	Ventura Port District
South Coast Area Transit	Ventura Regional Sanitation District
United Water Conservation District	Ventura Unified School District

<sup>1</sup> Source: City of San Buenaventura staff, September 27, 2012

<sup>2</sup> The 2010-11 increased staffing is primarily due to relocation of the Building and Safety division from the Fire Department to the Community Development Department

<sup>3</sup> The 2011-12 increased staffing is primarily the result of department restructuring

<sup>4</sup> The 2010-11 reductions due to reduction of 9 sworn personnel and the reorganization which moved building and safety functions to Community Development

**Summary Financial Information<sup>1</sup>**

**Revenues**

	2009-10 Actual	2010-11 Actual	2011-12 Actual	2012-13 Adopted	2013-14 Adopted
<b>General Fund</b>					
<b>General Government</b>					
City Attorney	1,063,789	368,941	457,156	0	0
City Manager/City Clerk	37,440	34,126	3,593	1,100	1,100
Finance and Technology					
- Property tax	20,647,117	17,747,281	19,862,975	21,205,522	19,552,847
- Sales tax	14,598,479	13,749,457	14,231,683	14,359,979	15,197,873
- Utility users tax	9,019,830	8,719,233	8,774,362	8,963,885	8,674,953
- Franchise tax	3,713,057	2,984,316	3,278,468	4,089,964	4,346,250
- Transient lodging	3,707,592	3,477,798	3,431,094	3,500,743	3,500,743
- Transfers - other funds	2,315,080	3,208,128	1,108,790	1,843,613	1,619,310
- State motor vehicle license	8,480,754	8,194,617	8,342,441	7,841,913	7,945,913
- Other revenue	14,702,434	13,988,296	11,736,134	17,301,011	17,731,005
Human Resources	18,859	12,238	6,120	300	300
<b>Community Development</b>	1,065,929	909,352	1,533,323	1,933,684	1,229,585
<b>Parks, Recreation, &amp; Community Partnerships</b>	2,218,786	2,219,923	2,692,310	2,549,919	2,572,919
<b>Public Safety</b>					
Fire	2,984,246	1,200,614	1,050,412	1,229,241	1,132,241
Police	4,101,850	2,401,356	2,038,697	2,115,300	2,115,300
<b>Public Works</b>	1,011,388	968,014	138,934	132,666	157,666
<b>Total General Fund</b>	<b>89,686,630</b>	<b>80,183,690</b>	<b>78,686,492</b>	<b>87,068,840</b>	<b>85,778,005</b>
<b>Total Building &amp; Safety Fund</b>	--	<b>1,985,918</b>	<b>2,308,762</b>	<b>1,741,385</b>	<b>1,726,099</b>
<b>Ventura Water<sup>2</sup></b>					
Wastewater	--	--	--	19,782,428	20,428,911
CIP - Wastewater	--	--	--	11,115,000	4,865,000
Water	--	--	--	23,586,955	25,345,631
CIP - Water	--	--	--	19,896,497	10,850,000

<sup>1</sup> City of San Buenaventura Adopted Budget for Fiscal Years 2012-13 & 2013-2014 and Adopted Budget for Fiscal Year 2011-12

<sup>2</sup> Ventura Water became operational in 2011

**Expenditures**

	2009-10 Actual	2010-11 Actual	2011-12 Actual	2012-13 Adopted	2013-14 Adopted
<b>General Fund</b>					
<b>General Government</b>					
City Attorney	2,202,140	1,304,185	1,331,314	1,711,112	1,622,315
City Council	240,580	210,876	195,057	231,421	299,091
City Manager/City Clerk	2,265,694	1,776,925	1,150,956	1,537,376	1,502,960
Finance and Technology	10,766,376	10,087,345	12,561,756	16,809,442	11,729,298
Human Resources	1,952,090	958,777	758,217	1,048,815	1,001,014
<b>Community Develop.</b>	<b>4,601,367</b>	<b>3,629,692</b>	<b>5,030,789</b>	<b>5,461,141</b>	<b>5,247,886</b>
<b>Parks, Rec, &amp; Comm.</b>	<b>6,484,203</b>	<b>6,348,738</b>	<b>11,096,801</b>	<b>11,861,865</b>	<b>11,953,828</b>
<b>Partnerships</b>					
<b>Public Safety</b>					
Fire	19,648,534	15,715,345	14,421,806	15,308,562	15,947,264
Police	30,024,089	27,852,555	27,310,957	27,416,970	28,747,808
<b>Public Works</b>	<b>13,938,077</b>	<b>12,449,124</b>	<b>6,034,469</b>	<b>7,405,073</b>	<b>7,726,541</b>
<b>Total General Fund</b>	<b>89,921,010</b>	<b>79,029,377</b>	<b>79,892,122</b>	<b>88,791,777</b>	<b>85,778,005</b>
<b>Total Building &amp; Safety</b>	--	<b>2,077,472</b>	<b>2,222,923</b>	<b>1,741,385</b>	<b>1,726,099</b>
<b>Ventura Water<sup>1</sup></b>					
Wastewater	--	--	3,252,299	19,782,428	20,428,911
CIP - Wastewater	--	--	127,718	11,115,000	4,865,000
Water	--	--	4,312,605	23,586,955	25,345,631
CIP - Water	--	--	0	20,697,789	10,850,000

<sup>1</sup> Ventura Water became operational in 2011

## GROWTH AND POPULATION PROJECTIONS

### City Annual Growth Projections

According to the US Census, from 2000 to 2010, the City increased in population from 100,916 to 106,433. The California Department of Finance estimates the City’s population to be 107,166 as of January 1, 2012. Thus, from 2000 to 2012, the City grew by an estimated 6,250 people, or 6.19 percent. This 6.19 percent growth rate over 12 years equates to an estimated average annual growth rate of 0.52 percent. The following table reflects the City’s projected population in 5 year increments based on this estimated rate of growth. The table also reflects the annexation of the community of Montalvo to the City in 2012:

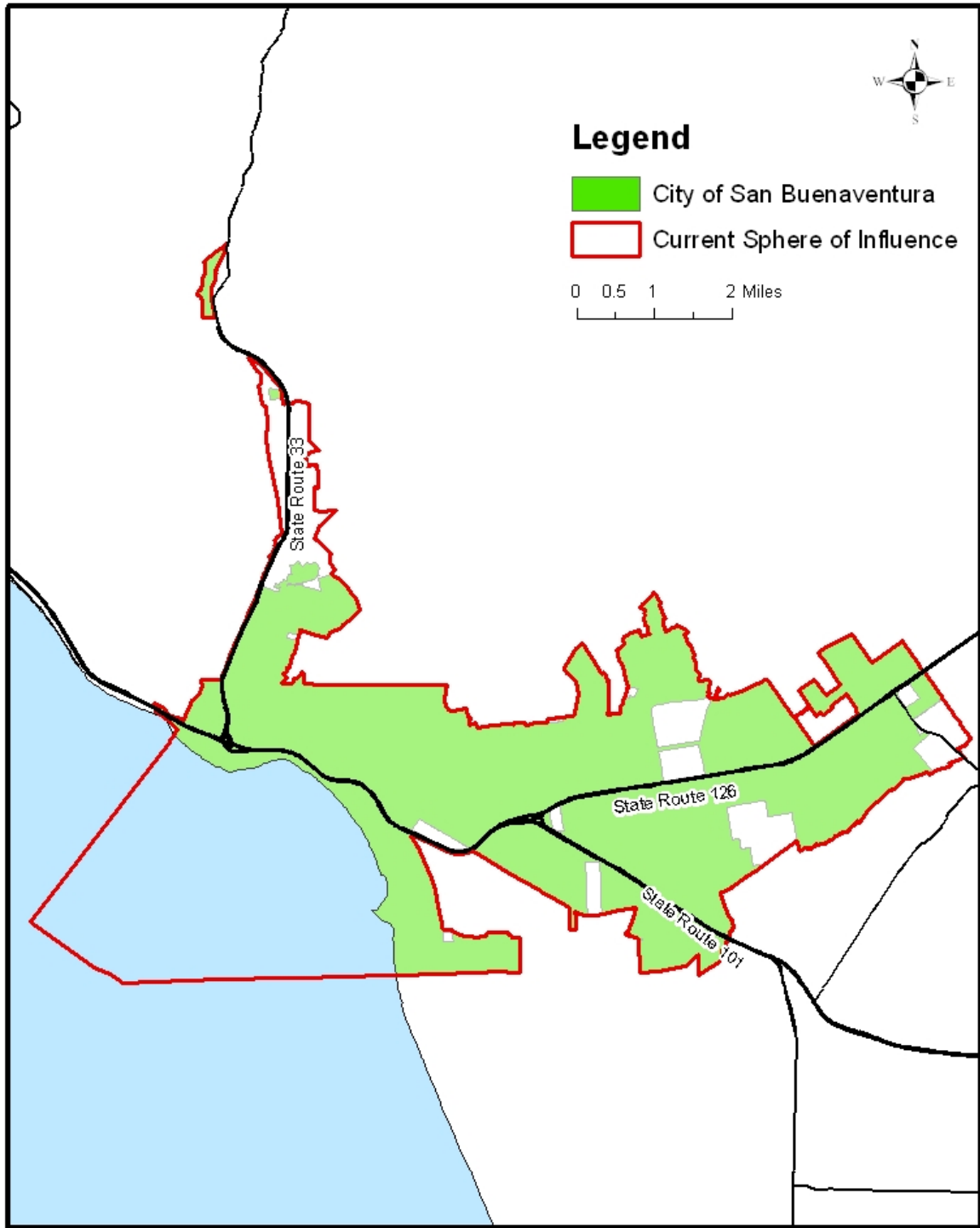
	<b>2012</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
City Population	107,166	108,847	111,706	114,641	117,653
Montalvo	632	632	632	632	632
<b>Total Population</b>	<b>107,798</b>	<b>109,479</b>	<b>112,338</b>	<b>115,273</b>	<b>118,285</b>

The City updated its General Plan in 2005. The EIR prepared for the update included population projections based on an annual growth rate of 0.88 percent (average from 1994-2004) and a 2004 population of 104,952. The projections used in the General Plan would result in an estimated 2012 population of approximately 112,500, substantially higher than the current estimate by the Department of Finance. Thus, it appears that the anticipated growth rate projected in the General Plan EIR is overestimated based on the most recent population estimate from the California Department of Finance.

According to City Planning staff, the City has approved 2,434 residential units that have not yet been constructed. Using the average 2.57 person per household identified by the US Census, development of these units would add 6,255 people to the City. If the 685 residential units that are currently being considered for approval are, in fact, approved, it would add another 1,760 people. When the total population from these units is added to the current population, it results in a population of nearly 116,000.

The City’s current boundary and sphere of influence are depicted in Figure 6.

Figure 6: City of San Buenaventura Sphere of Influence





## REVIEW OF MUNICIPAL SERVICES

The following review of City services is based on provisions of state law requiring LAFCo to make determinations regarding the present and planned capacity of public facilities, the adequacy of public services, infrastructure needs and deficiencies and the City’s financial ability to provide these services.

### A. Fire Services

The City’s Fire Department is an “all risk” department providing emergency medical response (paramedic), fire prevention, fire suppression, hazmat inspection/response, ocean rescue, and urban search and rescue throughout the City. Ambulance services are provided via a County contract with American Medical Response.

#### Fire Stations

The City operates 6 fire stations, each of which contains a fire engine company. In addition, a paramedic is assigned to each engine. Each station is located within a primary response area, or sector:

- Sector 1 – Includes the west end of the City and western portion of downtown
- Sector 2 – Includes eastern downtown, midtown and the harbor area
- Sector 3 – Generally includes the northern-central area of the City
- Sector 4 – Generally includes the southern central area of the City
- Sector 5 – Generally includes the southeast portion of the City
- Sector 6 – Includes the eastern portion of the City

According to responses to the MSR questionnaire, in addition to these primary response sectors, the Fire Department has entered into a contract with the County to provide initial response to the “North Ventura Avenue” area located outside City boundaries. Mutual aid agreements also provide for fire response to all areas located outside of the City. In addition, the City has entered into a reciprocity agreement with the City of Oxnard to provide emergency mutual aid.

#### *Response Times*

	Goal	Average Time	Percentage of Responses Meeting Goal
Non Emergency	No goal	2011: 6 min. 56 sec. 2012 (1 <sup>st</sup> quarter): 6 min 32 sec	Not tracked
Emergency	Under 5 min. 90% of the time	2011: 5 min. 11 sec. 2012 (1 <sup>st</sup> quarter): 4 min. 48 sec.	2010: 48% 2011: 48% 2012 (1 <sup>st</sup> quarter): 58%

In 2010 and 2011, on average the City met its response time goal for less than half of all emergency calls. That percentage increased substantially at the beginning of 2012. The inability to meet the response time goal more than half the time in 2010 and 2011 appears to be directly related to the City’s closure of the fire station in Sector 4 in 2010 due to budgetary constraints. As a result of this closure, staffing levels fell to those of 1974 and

response times in the eastern half of the City met the City’s goal only 16 percent of the time<sup>1</sup>. In mid 2011, the City was awarded a \$2.3 million grant from the Department of Homeland Security to reopen the fire station. However, in order to receive the grant, the City had to contribute an additional \$1.2 million. The City estimates that the \$3.5 million would fund operation of the fire station for approximately three years (\$1.2 million per year). The decreased level of service was a significant concern for the Ventura LAFCo during its consideration of a 2011 annexation proposal to the City (LAFCo 11-06 Parklands), so much so that LAFCo conditioned its approval on the City’s acceptance of the \$2.3 million grant. In late 2011 the City identified a source of funding for its share of the cost, received the grant, increased staff by 9 firefighter/medic positions, and reopened the fire station in January 2012.

*Current Staffing Levels*

The following Fire Department staffing levels are currently provided:

Administration	1 Fire Chief 1 Management Analyst 1 Secretary
Operations	1 Assistant Fire Chief 1 Battalion Chief - Training 3 Battalion Chiefs 1 EMS Coordinator 1 Secretary 21 Fire Captains 21 Fire Engineers 24 Firefighter/paramedics
Prevention	1 Fire Marshal 1 Secretary 2 Fire Prevention Specialists 1 Fire Prevention Technician 2 Hazmat Inspectors

The *Ventura Fire Department and Police Department Operational Details Report, (ODR)* dated February 15, 2012, was prepared to assist the City in understanding various operational aspects of the Fire Department. It included an analysis of the City’s Fire Department staffing levels. According to the ODR, 25 Fire Captains, 25 Fire Engineers, and approximately 28 Firefighter/Paramedics are needed to sufficiently staff the City’s six fire stations. In addition to responding to calls, this level of staffing allows for adequate time for incident documentation, apparatus and station maintenance, training, and various administrative tasks. It also minimizes the use of overtime to backfill minimum staffing slots due to personnel vacancies or personnel who are on various types of leave. The ODR recommends that either the Department be staffed with sufficient employees so that a capacity exists to frequently cover the absence of one shift worker without requiring overtime; or provide additional budgeted overtime to cover staff vacancies when needed. However, the ODR notes that excessive overtime can lead to staff “burnout”.

<sup>1</sup> Ventura LAFCo 11-06 staff report, dated October 19, 2011

*Costs*

The adopted 2012-13 budget allocates \$15,308,562 from the General Fund for fire services, an increase on nearly \$900,000 from the last year’s budget. The per capita cost for 2012-13 is approximately \$142.

Future Staffing Levels

According to the City’s response in the 2012 MSR questionnaire, the federal grant and required matching funds that enabled the Sector 4 fire station to reopen will fund operation of the fire station through November 2014. In order to avoid the substantial decrease in fire protection services in 2015 and beyond, the City will need to identify alternative long-term funding sources to keep all existing fire stations operational.

If the increased service demands anticipated from the over 8,000 estimated residents resulting from currently approved and proposed development projects are considered, the ODR staffing level recommendation would need to be further increased.

**B. Library Services**

The City of Ventura is served by two public libraries: the E.P. Foster Library, located downtown, and the Avenue Library, located on the west side of the City on Ventura Avenue. The libraries are administered and staffed by the Ventura County Library System.

Due to budget constraints, the H.P Wright Library, which provided services to the eastern portion of the City, was closed in November 2009. In May 2012 the City adopted a Library Strategic Plan, which identifies a 5-year plan during which current services/facilities are to be enhanced and a new library branch is to be constructed to serve the east side of the City by 2017.

*Costs*

According to the Library Strategic Plan, the amount of revenue received from property taxes is \$17 per capita. The City provides an additional \$90,000 per year and the County Library System provides an additional \$350,000 in funding, bringing the per capita spending to almost \$24. The national and state average per capita spending for library services is \$48 and \$33, respectively.

**C. Police Services**

The City’s Police Department provides a wide variety of law enforcement services, including patrol, traffic enforcement, SWAT, school resource officers, investigations, and dispatch.

*Current Staffing Levels*

Administration	1 Chief 1 Assistant Chief 3 Secretaries 1 Civic Engagement Specialist
Field Operations	3 Commanders 8 Sergeants 8 Corporals 67 Police Officers

Investigations	1 Commander 2 Sergeants 22 Detectives 3 Police Services Officers 1 Crime Analyst
Dispatch	1 Sergeant 4 Corporals 12 Dispatchers 2 Police Service Officers
Records	1 Supervisor 10 Records Specialists 2 Dictation clerks
Professional Standards	1 Commander 2 Sergeants 1 Police Service Officers
Traffic	1 Sergeant 1 Corporal 4 Officers
Business Services	1 Business Services Officer 1 Payroll Specialist

In 2008, the City funded 134 sworn officer positions, for a ratio of 1 officer to approximately 794 residents (using 2010 population). Beginning In 2009, the number of officers funded by the City was reduced to 122, for a ratio of 1 officer per 878 residents. The City subsequently experienced a 24 percent increase in violent crime, as well as substantial increases in gang activity and other criminal behavior between 2010 and 2011. In fact, according to the City's website, in 2011 the City had the highest per capita violent crime rate in the County despite having one of the highest officers to resident ratios in the County.

For fiscal year 2012-13, the City has budgeted for an additional five sworn officers, for a total of 127 sworn officers, a ratio of 1 officer per 849 residents. An additional two officers are anticipated to be added next fiscal year.

*Response Times*

	Goal	Percentage of Responses Meeting Goal in 2011
Non Emergency	No goal	Not measured
Emergency	Under 5 min. 90% of the time for Priority 1 calls	62%

*Operational Costs*

For the current fiscal year, \$28,510,749 was allocated for police services, of which \$27,416,970 is to come from the General Fund. The total per capita cost for police services for the current fiscal year is \$264.

### Future Staffing Levels

In order to maintain the current ratio of 1 officer per 849 residents for approved and proposed residential development, an additional 9.5 sworn officers will be required. Without these additional officers the ratio of officer to resident would be 1 to 911, which is lower than the 2009 ratio that corresponded to a spike in violent crime. In order to maintain the current staffing ratio of one officer per 844 residents for the projected population in 2030, a total of 139 sworn officers will be required.

### **D. Recreation and Park Services**

The City provides a wide variety of park facilities and recreational programs, services, and activities for City residents and nearby communities. Non-City residents who participate in recreational programs are charged an additional \$5.00 for programs costing \$25-\$75 and \$10 for programs costing more than \$75.

#### *Park Facilities*

The City General Plan identifies three type of parks: 'Neighborhood Parks' are typically under 8 acres in size and primarily serve a specific residential area; 'Community Parks' provide specialized recreational opportunities for more than one neighborhood and can include formal sports fields, courts, and recreational buildings; 'Citywide Parks' provide recreational opportunities that draw a wide range of ages and interest groups throughout the City. The City also operates special use parks and linear parks.

The table on the following page is a list of all parks and facilities operated by the City.



Municipal Service Review 2012 – City of San Buenaventura

	Acres	Play-ground	Basket-ball	Tennis Courts	Soft-ball	Sports Fields	Trails
<b>Neighborhood Parks</b>							
Barranca Vista	8.7	•					
Blanche Reynolds	3.4	•					
Cemetery Memorial	7.1						
Chumash	6.1	•					
Downtown Mini	0.4						
Hobert	7.1	•					
Juanamaria	5.0	•	•	•			
Junipero Serra	2.7						
Marion Cannon	5.0		•				
Mission	1.5						
Montalvo Hill	7.0	•	•				
Ocean Avenue	1.3	•	•				
Plaza	3.7	•					
Promenade	1.0						•
Thille	5.0	•	•				
<b>Community Parks</b>							
Fritz Huntzinger Sports*	18.3				•	•	
Ventura Community	100				•	•	•
Westpark	7.3	•	•			•	
<b>Citywide Parks</b>							
Arroyo Verde	129.3	•					•
Camino Real	38.2	•	•	•	•	•	•
Grant	107.3						
Harry A. Lyon	10.7		•	•	•	•	
Marina	15.3	•					
<b>Special Use</b>							
Albinger Archeological	0.9						
Eastwood	0.7						
Linear Parks	46.0						•
Olivas Adobe Historical	22.5						
Ortega Adobe	0.3						
Seaside Wilderness	24.0						•
Surfers Point at Seaside	3.4						

The City provides approximately 589 acres of developed park facilities. According to the City General Plan, the City parkland standard is to provide 10 acres per 1,000 residents. To meet this standard for a current population of approximately 108,000, 1,080 acres would need to be provided.

The City also operates the Ventura Avenue Adult Center at which seniors can receive various services or participate in classes and activities, as well as two recreation centers, and two golf courses.

*Recreation Programs*

Among the parks and recreation programs offered by, or in conjunction with, the City are:

- Youth and adult sports classes, clinics, camps and leagues including basketball, golf, soccer, softball, volleyball and fitness programs
- Aquatics programs and activities
- Special interest and life enrichment classes for youth, teens and adults
- Arts and crafts programs, dance, music, and other creative classes
- Various cultural events
- Senior services, including computer, recreational, social, health, and fitness programs

**E. Solid Waste Services**

Solid waste services are provided via franchise agreements with E.J. Harrison & Sons. The City funds a number of services related to solid waste, including managing contracts, customer service, waste reduction programs, and hazardous waste disposal.

**F. Streets, Highways and Drainage**

According to the City's 2012 MSR questionnaire responses, the City is a direct provider of street construction and maintenance and street lighting services. Street sweeping and landscape maintenance are provided via contract. The City estimates that it has 1,240 paved lane miles.

According to the transmittal letter for the City's proposed 2012-13 budget, the City "is failing to keep up with repair of streets, sidewalks, storm drains, alleys, parks, public buildings and facilities."

*Street Maintenance*

City's 2012-13 General Fund budget allocates \$1,193,473 for pavement maintenance, or \$962.48 per lane mile. The allocation for street pavement maintenance has dropped steadily from approximately \$1.5 million in 2009. According to City staff, based on the latest data, in order for the City to maintain a good Pavement Condition Index (PCI) average of 75, a one-time investment of \$27 million is needed and \$9.6 million annually thereafter. Annual funding levels (including Gas Tax) are at \$3.9 million for street resurfacing and preventive maintenance, which means the City would need an additional \$5.7 million per year.

According to the adopted budget, Gas Tax revenues will provide approximately \$16.3 million in capital improvements for streets, including street repaving, slurry seal, and bike lane improvements.

*Street Lighting*

A total of \$2,076,338 is allocated for both street lighting and traffic signal maintenance. This includes \$1,368,760 for Street light District 36, which provides for maintenance and operation for the Southern California Edison-owned street lights. Currently, the General Fund allocates \$487,124 toward the maintenance of the City's Street light District 36.

*Stormwater*

The City provides stormwater and flood control services to comply with the Ventura Countywide Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) permit. The City provides public outreach, illicit discharge response and abatement, public infrastructure maintenance, new development discharge controls, and construction site pollution controls. The 2012-13 budget allocates \$738,990 toward this program, a per capita cost of \$6.90. An additional \$904,784 is allocated for stormwater utility maintenance.

*Street Sweeping*

Street sweeping services are provided via contract with a private provider. Residential streets are swept once per month. Commercial and industrial streets are swept twice per month. Downtown streets and major thoroughfares are swept three to five times per week.

**G. Water Services**

The City supplies potable water to all areas within the City. It also provides potable water to unincorporated areas outside the City, including North Ventura Avenue, Saticoy, and the Saticoy Country Club community. Customers outside the City pay a surcharge of \$0.73 dollars per each 750 gallons of water.

*Current Potable Water Demand and Supply*

According to the City's 2010 Urban Water Management Plan (UWMP), water demand in 2010 was 17,351 acre feet per year, substantially lower than the 2005 demand of 20,808 acre feet. This reduction in demand is likely attributable to a variety of water conservation efforts during the drought, which ended in 2011 (indeed, the UWMP projects that water demand for 2015 will be 22,286 acre feet). For demand projection purposes, the UWMP assumes a daily per capita use of 168 gallons, which is the average demand from 2000-2009. Using a current population estimate of approximately 108,000, current demand within the City is estimated to be 20,324 acre feet per year. Overall demand would be expected to be higher when considering the 2,000-3,000 inhabitants and commercial/industrial uses in Saticoy and the North Ventura Avenue area. However, based on the City's water billing records for the City's water service area and an assumed 6.5 percent increase due to unaccounted for water uses, total demand in 2011-12 is estimated at 17,242 AF<sup>1</sup>.

According to City staff<sup>2</sup> and the UWMP, the City's current water supply sources are as follows:

Casitas Municipal Water District	5,000 acre feet per year
Groundwater from City wells	9,700 acre feet per year
Surface water (Ventura River)	4,200 acre feet per year
Recycled water	700 acre feet per year
<b>Total</b>	<b>19,600 acre feet per year</b>

Thus, current water demand within the City service area appears to consume approximately 88 percent of the current total supply.

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<sup>1</sup> Memo from Ventura Water Resource Manager, Susan Rungren, to LAFCo Executive Officer, Kim Uhlich, dated October 30, 2012

<sup>2</sup> Ibid

*Future Potable Water Demand and Supply*

The UWMP estimates that the population in the City’s water service area will increase to 140,272 by 2035, resulting in a demand of 26,436 acre feet per year (AFY). However, state law requiring a per capita reduction in water demand by 2020 results in a target demand of 22,345 by 2035.

According to the UWMP, the City will have constructed an additional groundwater well by 2015 that will allow the City to increase pumping from the Santa Paula Groundwater Basin from the current 1,600 AFY to its full 3,000 AFY year allocation. The City also anticipates that, by 2020, it will complete improvements to wells drawing water near the Ventura River that will provide an additional 2,500 AFY. Based on these estimates, the City’s anticipated water supplies by 2035 are as follows:

Casitas Municipal Water District	5,000 acre feet per year
City-pumped groundwater	11,100 acre feet per year
Surface water (Ventura River)	6,700 acre feet per year
<u>Recycled water</u>	<u>700 acre feet per year</u>
<b>Total</b>	<b>23,500 acre feet per year</b>

Anticipated water supply in five year increments through by 2035 is as follows:

**City’s Anticipated Water Supply (AFY)**

<b>2012</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
19,600	21,000	23,500	23,500	23,500	23,500

According to the City Planning Division, there are 2,170 residential units that have been approved, but are not yet built, and 264 units currently under construction, for a total of 2,434 units. Using the 2.57 average persons per household identified by the 2010 Census, these 2,434 residential units will house approximately 6,255 people. At 168 gallons per capita per day, the anticipated water demand from these units would be 1,177 AFY, for a total demand of 18,419 AF. Thus, currently, 94 percent of the City’s water supply has been allocated to existing and approved development. In addition, another 685 residential units are currently being considered for approval, which would result in an additional 331 AFY of demand for a total of 18,750 AFY, or 96 percent of current supply.

It should also be noted that during drought conditions, the UWMP estimates that supply from the Ventura River would be reduced by 700 AF during the second year of drought and 2,200 AF the third year. In addition, pursuant to a 1996 stipulated judgment, in multi-year drought conditions groundwater supply from the Santa Paula basin must be reduced from 3,000 AFY to 1,141 AFY, a reduction of 1,859 AF. Additional groundwater pumping could provide 1,500 AF. Therefore, according to the UWMP, during drought conditions, the City’s water supply could be reduced by as much 2,559 AFY. It appears that during drought conditions, the City may not have adequate supplies to meet normal demand in upcoming years and measures would need to be put in place to reduce demand.

The City is exploring a number of measures to increase supply and/or reduce demand, including using additional reclaimed water from the Ventura Water Reclamation Facility, partnering with the Ojai Valley Sanitary District for use of reclaimed water, various conservation measures and public education, implementation of the City’s Water Efficiency plan, continued implementation of the City’s Reclaimed Water Policy, and the possible

development of a water rights ordinance. The effectiveness of these measures has yet to be determined and the timeframes for their implementation are unclear.

## H. Wastewater Services

The City provides wastewater conveyance and treatment services to approximately 98 percent of the residences within in the City as well as McGrath State Beach Park and the communities along the coast north of the City within Ventura County Service Area No. 29. The City anticipates taking over wastewater treatment services from the Montalvo Community Service District in the near term and the Saticoy Sanitary District in the long term. The City's wastewater collection system consists of approximately 285 miles of gravity sewers ranging in size from 4 to 42 inches, approximately 5 miles of force mains, 11 wastewater lift stations, and the Ventura Water Reclamation Facility (WRF), a tertiary treatment plant. The collection system sewers convey flows generally from east to west and north to south, culminating at the Ventura Water Reclamation Facility for treatment.

### *Wastewater Demand, Treatment, and Conveyance*

The City's 2010 Wastewater Treatment Master Plan evaluated the condition of the wastewater conveyance system. It identified a number of existing, short-term, and ultimate (General Plan build-out) system deficiencies in the collection system and the projected costs to correct them, as follows:

- Existing – 339 pipe segments totaling 86,500 feet (\$36,400,000)
- Near term – 233 pipe segments totaling 61,760 feet (\$16,400,000)
- Ultimate – 318 pipe segments totaling 81,800 feet (\$21,500,000)

These deficiencies are located throughout the City and include both mainlines and large trunk lines.

According to the 2012 MSR questionnaire responses, the WRF has a treatment capacity of 12.1 million gallons of wastewater per day and currently treats an average of 8.63 million gallons per day. According to the City's 2010 Wastewater Treatment Master Plan, the City's treatment plant has a permit-rated capacity of 14.0 million gallons per day, however, many of the facilities at the treatment plant are operating beyond a typical design life and the conditions of the facilities were not assessed as part of the Master Plan. Additional assessments of these facilities will be necessary and depending on their condition, a comprehensive replacement program may need to be developed before the plant can be expanded to a 14.0 million gallon per day treatment capacity.

According to the Wastewater Master Plan, near-term development within the City and in areas outside the City but within the City's wastewater service area will increase the volume of wastewater flows to approximately 11.4 million gallons per day, or 94% of the current capacity of the treatment facility. Build-out of the current General Plan and demand within the anticipated service area is projected to generate 13.0 million gallons per day, exceeding the treatment plant's current capacity.

In 2011, the City entered into a long term settlement of pending legal challenges to the discharge of wastewater into the Santa Clara River estuary. It commits the City to invest in new facilities to divert 100 percent of the wastewater to "beneficial uses" in coming decades. Funding to accomplish this goal and provide for the necessary infrastructure will be derived from increased rates to customers.



**WRITTEN DETERMINATIONS**

**A. Growth and population projections for the affected area**

According to the US Census, from 2000 to 2010, the City increased in population from 100,916 to 106,433. The California Department of Finance estimates the City’s population to be 107,166 as of January 1, 2012. Thus, from 2000 to 2012, the City grew by an estimated 6,250 people, or 6.19 percent. This 6.19 percent growth rate over 12 years equates to an estimated average annual growth rate of 0.52 percent. The following table reflects the City’s projected population in 5-year increments based on this estimated rate of growth. The table also reflects the annexation of the community of Montalvo to the City in 2012:

	<b>2012</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
City Population	107,166	108,847	111,706	114,641	117,653
Montalvo	632	632	632	632	632
<b>Total Population</b>	<b>107,798</b>	<b>109,479</b>	<b>112,338</b>	<b>115,273</b>	<b>118,285</b>

The City updated its General Plan in 2005. The EIR prepared for the update included population projections based on an annual growth rate of 0.88 percent (average from 1994-2004) and a 2004 population of 104,952. The projections used in the General Plan would result in an estimated 2012 population of approximately 112,500, substantially higher than the current estimate by the Department of Finance. Thus, it appears that the anticipated growth rate projected in the General Plan EIR is overestimated based on the most recent population estimate from the California Department of Finance.

According to City Planning staff, the City has approved 2,434 residential units that have not yet been constructed. Using the average 2.57 person per household identified by the US Census, development of these units would add 6,255 people to the City. If the 685 residential units that are currently being considered for approval are, in fact, approved, it would add another 1,760 people. When the total population from these units is added to the current population, it results in a population of nearly 116,000.

**B. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence**

As defined by Section 56033.5 of the Government Code, a “Disadvantaged Unincorporated Community” (DUC) is a community with an annual median household income that is less than 80 percent of the statewide annual median household income. The Ventura LAFCo has determined that the community of Saticoy, abutting the City to the southeast and located within the City’s current sphere of influence, is a DUC. The following demographic information was obtained from the 2010 Census:

Population: 1,029  
 Median Household income: \$21,343  
 Poverty rate: 28.4%  
 Race: 87% Hispanic

Saticoy receives wastewater services from the Saticoy Sanitary District, an independent special district which serves only the community of Saticoy. Potable water services are

provided by the City and customers are subject to the City's water surcharge for service provided outside of City limits. City policy generally precludes new or expanded water services greater than a ¾-inch meter, thus, limiting the amount of multi-family, commercial, and industrial development/redevelopment that can occur within the community. Law enforcement services are provided by the County Sheriff's Office and fire protection services are provided primarily by City under a mutual aid agreement.

**C. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies**

**Fire services:**

- The City operates six fire stations which serve the City and nearby unincorporated communities.
- The closure of Fire Station 4 in 2010 resulted in substantial reductions in response times for emergency services to approximately the eastern half of the City. In 2011, the City obtained funding to reopen the fire station through most of 2014. However, the availability of funding for this station beyond 2014 is uncertain at this time.
- The current level of staffing does not appear to be sufficient to provide personnel adequate time to perform their duties and to maintain adequate emergency response staffing without incurring substantial overtime costs.

**Library services:**

- Library services are provided by two libraries, both of which are located on the west end of the City. The city has adopted a 5-year plan with the goal of improving services and constructing a new library to serve the east side of the City.
- Per capita library spending is below the national and state averages.

**Police services:**

- The City provides a high ratio of sworn officers to residents.
- Recent reductions in police staffing correlated to a significant increase in violent crime in the 2011. The City has budgeted for an additional five sworn police officers and plans for another two officers next fiscal year.
- In order to maintain the current ratio of sworn officers to residents for approved and proposed residential development, an additional 9.5 sworn officers will be required.

**Recreation and parks services:**

- The City provides a wide range of park facilities and recreation programs.
- The City's goal is to provide 10 acres of park space per 1,000 residents. To meet this goal for the current population, 1,080 acres would need to be provided.
- The City provides 589 acres of developed park facilities.

**Solid waste services:**

- The City has entered into franchise agreements with a refuse collection company for solid waste collection and disposal services. Customers are billed directly by the service provider for these services.
- The City funds a number of additional solid waste-related services to encourage recycling, hazardous waste collection, and community beautification and enhancement.

**Streets and highways:**

- The City provides street and landscaping maintenance and storm drain maintenance services. Street sweeping services are provided as part of the franchise agreements with solid waste providers. A large majority of street lighting in the City is owned and maintained by Southern California Edison and is funded by the City. The City does maintain street lights owned by the City.
- Maintenance of City streets is significantly underfunded and likely to result in continued deterioration of City streets.

**Potable water:**

- The City provides potable water to the City and to areas adjacent to the City.
- It appears that current demand within the City's water service areas is 88 percent of current total supply.
- It appears that the water demands from approved, but not built, development will increase demand to 94 percent of current supply.
- It appears that currently-proposed development would increase water demand to 96% of current supply.
- It appears that anticipated reductions in supply during drought conditions will result in current and future normal water demand exceeding supplies, requiring implementation of measures to reduce demand.

**Wastewater:**

- The City provides wastewater collection and treatment services to the City and to adjacent unincorporated areas.
- The City's collection system currently experiences capacity deficiencies. In addition, the City has identified short-term capacity deficiencies and deficiencies at buildout of the General Plan.
- The City's Treatment Plant has adequate capacity to accommodate current wastewater flows. Anticipated wastewater flows from buildout of the General Plan will exceed the current capacity of the City's treatment plant. Additional assessment must occur in order to demonstrate that expansion of the treatment facility is feasible.

**D. Financial ability of agencies to provide services**

- Long-term funding needed to keep all currently operating fire stations open beyond 2014 has not been identified.
- In order to maintain the current Police officer-to-resident staffing ratios for new and proposed development, an additional 9.5 sworn officers are required. It is unclear how these positions will be funded.
- The City has identified funding shortfalls of up to \$5.7 million per year for maintenance services necessary to prevent further deterioration of City streets.
- The costs to address the current deficiencies identified in the City wastewater collection system are projected to exceed \$36 million. The source of funding and the timing of the improvements have not been identified.
- Sewer system improvements needed to accommodate near term and ultimate future growth and development is projected to cost approximately \$38 million. The source of funding and the timing of the improvements have not yet been identified. In addition, the cost to construct the infrastructure necessary to divert wastewater for "beneficial uses" per the City's legal settlement has not been identified.

**E. Status of, and opportunities for, shared facilities**

- No other obvious additional opportunities for shared facilities were noted.

**F. Accountability for community service needs, including governmental structure and operational efficiencies**

- The City is locally accountable through an elected legislative body, adherence to applicable government code sections, open and accessible meetings, dissemination of information, and encouragement of public participation.
- The City's website contains a significant amount of information on the current and previous City budgets, services and programs, City happenings and activities, public meetings, development activities, and City documents. Current and past City Council minutes and agendas are posted and agenda items are linked to staff reports.
- Meetings of the City Council are broadcast live on the City's cable channel. Archived videos of past meetings are available for viewing on the City's website.
- To achieve operational efficiencies for storm water quality purposes, the City is covered under the County's National Pollutant Discharge Elimination System permit.

**G. Any other matter related to effective or efficient service delivery, as required by Commission policy**

- No other matters were identified.

## Gustorf, Kevin

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**From:** Rungren, Susan <[srungren@venturawater.net](mailto:srungren@venturawater.net)>  
**Sent:** Tuesday, January 08, 2013 2:45 PM  
**To:** Gustorf, Kevin  
**Cc:** Rungren, Susan  
**Subject:** Fwd: Ventura utility section

fyi

Susan Rungren  
Principal Engineer  
Ventura Water  
(805) 652-4523

---

**From:** "Chandra Chandrashaker" <[cchandrashaker@ci.ventura.ca.us](mailto:cchandrashaker@ci.ventura.ca.us)>  
**To:** "Susan Rungren" <[srungren@ci.ventura.ca.us](mailto:srungren@ci.ventura.ca.us)>, "Betsy Cooper" <[bcooper@ci.ventura.ca.us](mailto:bcooper@ci.ventura.ca.us)>  
**Cc:** "Lucho Rodriguez" <[lrodriguez@ci.ventura.ca.us](mailto:lrodriguez@ci.ventura.ca.us)>  
**Sent:** Tuesday, January 8, 2013 2:36:25 PM  
**Subject:** Fwd: Ventura utility section

Susan,

Here are the water demand factors for non-residential uses identified in the GP EIR. Chandra

---

**From:** "Joe Power" <[JPowder@rinconconsultants.com](mailto:JPowder@rinconconsultants.com)>  
**To:** "Chandra Chandrashaker" ([cchandrashaker@ci.ventura.ca.us](mailto:cchandrashaker@ci.ventura.ca.us))" <[cchandrashaker@ci.ventura.ca.us](mailto:cchandrashaker@ci.ventura.ca.us)>  
**Sent:** Tuesday, January 8, 2013 9:53:48 AM  
**Subject:** FW: Ventura utility section

Chandra:

Below are the water demand factors from the General Plan EIR. The same factors were used citywide.

Joe

---

**From:** Mike Swan [<mailto:mewan@psomas.com>]  
**Sent:** Tuesday, January 08, 2013 9:43 AM  
**To:** Joe Power  
**Subject:** RE: Ventura utility section

Joe –

I was not able to find the exact final table included in the document you sent but I did find some preliminary water demand projection worksheets that included the demand factors and I tested them in the tables you provided and they worked. So here are the demand factors used:

Residential      450 gpd/du



Retail	250 gpd/ksf
Office	250 gpd/ksf
Industrial	315 gpd/ksf
Hotel	500 gpd/ksf

ksf = thousand square feet

We had some other demand projections that were acreage-based but these should work with the tables you referenced.

Call if you have any questions.

**Michael D. Swan, PE**

**PSOMAS** | *Balancing the Natural and Built Environment*

Senior Project Manager  
Water & Wastewater Infrastructure  
3 Hutton Centre Drive, Suite 200  
Santa Ana, CA 92707 714.751.7373  
Direct 714.481.7979

---

**From:** Joe Power [<mailto:JPower@rinconconsultants.com>]

**Sent:** Monday, January 07, 2013 3:41 PM

**To:** Mike Swan

**Subject:** Ventura utility section

Hi Mike:

Those tables are 4.13-15 through 4.13-20 in the attached document. Thanks.

**Joe Power**  
Principal



**Rincon Consultants, Inc.**  
805 644 4455 EXT 12 MOBILE 805 701 7308  
[www.rinconconsultants.com](http://www.rinconconsultants.com)  
***Environmental Scientists Planners Engineers***  
**Ranked "#1 Best Firm to Work For" – CE News**

BACKGROUND DATA - NON-RESIDENTIAL BUILT PROJECTS												
APPLICATIO	FINAL_DATE	IMPROVEMEN	GARAGE_SQU	TOTAL SQ	CATCOMBO	OWNER_NAME	CLASS_OF_W	PERMIT_ADD	INFILTYPE	INFILNAME	COMMUNITY	Workshop Notes/Comments
DISTRICTS												
110801	20070412	450	0		INDUSTRIAL :	SAN BUENA VENTURA CITY OF	NEW	5895 VENTURA AV N	District	Upper North Avenue	North Avenue	INSTITUTIONAL
110802	20070412	14,487	0		INDUSTRIAL :	SAN BUENA VENTURA CITY OF	NEW	5895 VENTURA AV N	District	Upper North Avenue	North Avenue	INSTITUTIONAL
110800	20070412	3,682	0		INDUSTRIAL :	SAN BUENA VENTURA CITY OF	NEW	5895 VENTURA AV N	District	Upper North Avenue	North Avenue	3 new Buildings at Ave WTP.
		18,619	0	18,619								
COMP-1-12-16436	20120917	389			COMMERCIAL	LEONARD L-DIANE M TR	Addition	1304 MAIN ST E	District	Downtown Specific Plan	Downtown	Commercial Addition ?
COMP-8-10-8717	20120712	0			COMMERCIAL	HOUSING AUTHORITY-VENT	New	375 THOMPSON BL E	District	Downtown Specific Plan	Downtown	Not Constructed as of 04/04/13. Approved.
102298	20070313	135	0		COMMERCIAL :	MORCOS MAKRAM ET AL	ADDITION	181 SANTA CLARA ST E	District	Downtown Specific Plan	Downtown	Commercial Addition ?
117617	20070904	25	0		COMMERCIAL :	AB CHESTNUT INC	ADDITION	101 CHESTNUT ST S	District	Downtown Specific Plan	Downtown	Commercial Addition ?
119167	20091002	21,934	0		COMMERCIAL :	60 CALIFORNIA STREET LLC	NEW	60 CALIFORNIA ST S	District	Downtown Specific Plan	Downtown	Need to Confirm SF
121906	20100308	320	0		COMMERCIAL :	BERRIMAN ETHELYN C TR	NEW	197 DUBBERS ST	District	Downtown Specific Plan	Westside	Commercial Addition ?
	124037	26,379			COMMERCIAL :	VTA CO MUSEUM	NEW	100 E MAIN ST	District	Downtown Specific Plan	Downtown	
		5,637			COMMERCIAL							Wav Project
		1,072			COMMERCIAL :	DRAGANCHUK/MESA	NEW	844 E THOMPSON				
		55,891	0	55,891								
114073	20070205	5,000	0		COMMERCIAL :	MJL BROOKE VENTURA LLC ET AL	NEW	480 MILLS RD S	District	Pacific View Mall	College	New Strip Mall
114074	20070205	9,581	0		COMMERCIAL :	MJL BROOKE VENTURA LLC ET AL	NEW	488 MILLS RD S	District	Pacific View Mall	College	New Strip Mall
121077	20081204	43	0		COMMERCIAL :	BP WEST COAST PRODUCTS LLC	NEW	605 MILLS RD S	District	Pacific View Mall	Midtown	AM/PM Expansion ?
		14,624	0	14,624								
113053	20081210	75	0		COMMERCIAL :	VENTURA PORT DISTRICT	ADDITION	1691 SPINNAKER DR	District	Harbor	Pierpont	Dock Expansion ?
123193	20090812	126	0		COMMERCIAL :	VENTURA PORT DISTRICT	ADDITION	1567 SPINNAKER DR	District	Harbor	Pierpont	Bldg Expansion ?
		201	0	201								
113732	20070517	503	0		COMMERCIAL :	RIVERA SHOPPING CENTER LTD	ADDITION	1440 EASTMAN AV	District	Arundell	Arundell	Theatre Expansion ?
104604	20050323	35,614	0		COMMERCIAL :	REMAX GOLD COAST REALTORS	NEW	1500 PALMA DR	District	Arundell	Arundell	
117100	20080515	18,750	0		COMMERCIAL :	458 N. HAYWORTH APTS LLC	NEW	1834 PALMA DR	District	Arundell	Arundell	Auto Shops ?
117101	20080515	18,750	0		COMMERCIAL :	458 N. HAYWORTH APTS LLC	NEW	1868 PALMA DR	District	Arundell	Arundell	Auto Shops?
108856	20050427	448	0		COMMERCIAL :	BRUECKER KENNETH ARNDT	ADDITION	2199 SPERRY AV	District	Arundell	Arundell	Commercial Addition ?
113094	20070706	198	0		COMMERCIAL :	HANAWALT RICHARD W	ADDITION	2368 EASTMAN AV	District	Arundell	Arundell	
COMP-11-11-14820	20121011	165			COMMERCIAL	CCARTHY REAGAN M POPESCU	New	2601 PALMA DR	District	Arundell	Arundell	
		35,040			COMMERCIAL :	DOLLINGER - BED BATH & BEYOND	NEW	4040 E MAIN ST	District	Arundell	Arundell	2004 Aerial Photo indicates building was existing
109988	20061016	13,913	0		COMMERCIAL :	LASSEN PETER-GAYLE S TRUST	ADDITION	4071 MAIN ST E	District	Arundell	Arundell	2004 Aerial Photo indicates building was existing
116281	20070813	1,037	0		COMMERCIAL :	LWBH HOLDINGS LLC	ADDITION	4171 MARKET ST	District	Arundell	Arundell	Commercial Addition ?
109755	20050624	2,828	0		COMMERCIAL :	BUSH JASON R-APRIL S	ADDITION	4253 TRANSPORT ST	District	Arundell	Arundell	Commercial Addition ?
105351	20090715	7,857	0		COMMERCIAL :	KARL HARER	ADDITION	4517 MARKET ST	District	Arundell	Arundell	Commercial Addition ?
105622	20050822	2,800	3,600		COMMERCIAL :	MARC FOREMAN	NEW	4624 TELEPHONE RD	District	Arundell	Arundell	
119846	20080924	4,165	0		COMMERCIAL :	F-2 DEVELOPMENT	NEW	4628 TELEPHONE RD	District	Arundell	Arundell	Subway ?
COMP-10-11-14729	20120320	288			COMMERCIAL	CRAIG	New	4730 TELEPHONE RD	District	Arundell	Arundell	Bank ?
COMP-7-10-8505	20110824	2,644			COMMERCIAL		New	5400 VALENTINE RD	District	Arundell	Arundell	Expansion ?
COMP-5-10-7401	20111214	3,266			COMMERCIAL	SANDEFER JAMES P-DORI A	New	5669 VALENTINE RD	District	Arundell	Arundell	Tommy's Restaurant (verify SF)
COMP-4-10-6977	20111214	2,900			COMMERCIAL	SANDEFER JAMES P-DORI A	New	5669 VALENTINE RD	District	Arundell	Arundell	Arco Gas Station
COMP-5-10-7404	20111214	1,675			COMMERCIAL	SANDEFER JAMES P-DORI A	New	5669 VALENTINE RD	District	Arundell	Arundell	Car Wash
109823	20060317	1,524	0		COMMERCIAL :	SAUER, MARK S	ADDITION	5755 VALENTINE RD	District	Arundell	Arundell	Commercial Addition ?
		105,412	0	105,412								
COMP-11-11-15107	20120926	200			INDUSTRIAL :		New	1335 TOWER SQ	District	Arundell	Arundell	??
107785	20050708	37,644	0		INDUSTRIAL :	MAGNA PROPERTIES LLC	ADDITION	1990 KNOLL DR	District	Arundell	Arundell	Verify SF
		17,200			INDUSTRIAL :	JT ROGERS	NEW	2359 KNOLL DR	District	Arundell	Arundell	Plumbing Co.
112010	20070308	612	0		INDUSTRIAL :	VALACAL CO	ADDITION	2559 PALMA DR	District	Arundell	Arundell	Addition ?
108088	20050413	1,312	0		INDUSTRIAL :	PEMCO MANUFACTURING CO	ADDITION	4226 TRANSPORT ST	District	Arundell	Arundell	Addition ?
108136	20050913	800	0		INDUSTRIAL :	PINTO PETROLEUM	NEW	4480 DUPONT CT	District	Arundell	Arundell	
108137	20050802	3,150	0		INDUSTRIAL :	PINTO PETROLEUM	NEW	4480 DUPONT CT	District	Arundell	Arundell	
115987	20071011	4,725	0		INDUSTRIAL :	HARRISON BROTHERS ENT LLC	NEW	5275 COLT ST	District	Arundell	Arundell	Gold Coast Recycling ?
COMP-4-10-6980	20110203	5,948			OTHER BUILDINGS :	IVY LAWN MEMORIAL PARK	New	5400 VALENTINE RD	District	Arundell	Arundell	
113996	20061213	299	0		OTHER BUILDINGS :	IVY LAWN MEMORIAL PARK	NEW	5400 VALENTINE RD	District	Arundell	Arundell	
		71,890	0	71,890								
COMP-10-10-9769	20120904	27,977			COMMERCIAL	JERROLD	New	2737 Golf Course DR	District	North Bank	North Bank	NW Corner of Nicolle and Golf Course
120000	20090206	21,808	0		COMMERCIAL :	BOPPELL-WINTRINGHAM PROPERITI	ADDITION	6360 AUTO CENTER DR	District	North Bank	North Bank	Toyota Addition ?
114457	20070228	5,319	2,038		COMMERCIAL :	BOPPELL/WINTRINGHAM LLC	NEW	6151 KING DR	District	North Bank	North Bank	
COMP-2-11-11276	20110602	9,759			COMMERCIAL		Addition	6580 AUTO CENTER DR	District	North Bank	North Bank	Players Casino ?
118810	20080115	755	0		COMMERCIAL :	CROWN AND CROWN	ADDITION	6300 KING DR	District	North Bank	North Bank	
110577	20060608	3,773	4,801		COMMERCIAL :	SALZER JAMES L JR-NANCY TR	NEW	5840 VALENTINE RD	District	North Bank	North Bank	
COMP-10-10-9776	20120904	28,123			COMMERCIAL		New	2781 GOLF COURSE DR	District	North Bank	North Bank	NW Corner of Nicolle and Golf Course
COMP-8-12-19283	20121026	260			COMMERCIAL	ER VINEYARDS LLC LESSOR	New	6404 AUTO CENTER DR	District	North Bank	North Bank	Mitsubishi ?
116884	20080414	0	23,591		COMMERCIAL :	BOPPELL-WINTRINGHAM PROPERTIES	ADDITION	6360 AUTO CENTER DR	District	North Bank	North Bank	Toyota Parking ?
		97,774	0	97,774								
11131	20070425	11,500	0		INDUSTRIAL :	MBL GOLF COURSE LLC	NEW	11131 OLIVAS PARK DR	District	North Bank	North Bank	Catch Basin ?
COMP-12-10-10611	20120904	324			INDUSTRIAL :	JERROLD	New	2737 Golf Course DR	District	North Bank	North Bank	NW Corner of Nicolle and Golf Course
112933	20070504	14,066	0		INDUSTRIAL :	DAVID GREGORY	NEW	2900 GOLF COURSE DR	District	North Bank	North Bank	Clark's Printing Co. ?
111423	20070522	39,043	0		INDUSTRIAL :	ATOIAN & ASSOC.	NEW	3000 BUNSEN AV	District	North Bank	North Bank	Knuckleheads Boxing ?
110330	20060206	1,062	0		INDUSTRIAL :	HOFER PROPERTIES	ADDITION	3190 PERKIN AV	District	North Bank	North Bank	Land Rover ?
107439	20050826	143,515	0		INDUSTRIAL :	MBL GOLF COURSE LLC	NEW	3200 GOLF COURSE DR	District	North Bank	North Bank	Artistica Metal Designs
108571	20060322	25,545	0		INDUSTRIAL :	LOUIS WOLFE	NEW	5725 OLIVAS PARK DR	District	North Bank	North Bank	Sloan LED ?
108572	20060126	35,656	0		INDUSTRIAL :	MBL OLIVAS LLC	NEW	5757 OLIVAS PARK DR	District	North Bank	North Bank	
108573	20070213	39,792	0		INDUSTRIAL :	MBL OLIVAS LLC	NEW	5777 OLIVAS PARK DR	District	North Bank	North Bank	

BACKGROUND DATA - NON-RESIDENTIAL BUILT PROJECTS												
APPLICATION	FINAL_DATE	IMPROVEMEN	GARAGE_SQU	TOTAL SQ	CATCOMBO	OWNER_NAME	CLASS_OF_W	PERMIT_ADD	INFILTYPE	INFILNAME	COMMUNITY	Workshop Notes/Comments
DISTRICTS												
108177	20050331	81	0		INDUSTRIAL :	SAN BUENAVENTURA CITY OF	ADDITION	5880 OLIVAS PARK DR	District	North Bank	North Bank	Golf Course - INSTITUTIONAL
106194	20070328	8,775	0		INDUSTRIAL :	CITY OF VENTURA	NEW	5880 OLIVAS PARK DR	District	North Bank	North Bank	Golf Course - INSTITUTIONAL
106196	20070328	790	0		INDUSTRIAL :	CITY OF VENTURA	NEW	5880 OLIVAS PARK DR	District	North Bank	North Bank	Golf Course - INSTITUTIONAL
106197	20050217	489	0		INDUSTRIAL :	CITY OF VENTURA	NEW	5880 OLIVAS PARK DR	District	North Bank	North Bank	Golf Course - INSTITUTIONAL
106195	20050217	478	0		INDUSTRIAL :	CITY OF VENTURA	NEW	5880 OLIVAS PARK DR	District	North Bank	North Bank	Golf Course - INSTITUTIONAL
113310	20070316	13,946	0		INDUSTRIAL :	MBL GOLF COURSE LLC	NEW	5917 OLIVAS PARK DR	District	North Bank	North Bank	
113313	20070509	11,500	0		INDUSTRIAL :	MBL GOLF COURSE LLC	NEW	5963 OLIVAS PARK DR	District	North Bank	North Bank	
113311	20070425	20,640	0		INDUSTRIAL :	MBL GOLF COURSE LLC	NEW	6019 OLIVAS PARK DR	District	North Bank	North Bank	
110345	20060825	132,930	0		INDUSTRIAL :	MBL GOLF COURSE LLC	NEW	6050 KING DRIVE	District	North Bank	North Bank	RPM Transportation
113314	20070425	11,500	0		INDUSTRIAL :	MBL GOLF COURSE LLC	NEW	6067 OLIVAS PARK DR	District	North Bank	North Bank	
		500,132	0	500,132								
107358	20051213	270	228		INDUSTRIAL :	MICHAEL ROBINSON	NEW	2723 BEENE RD	District	Montalvo	Montalvo	
		270	0	270								
COMP-10-11-14771	20120618	438			COMMERCIAL	DONALD E-M J TR	New	1299 WELLS RD S	District	Saticoy	Saticoy	
		438	0	438								
CORRIDORS												
		2,330			Bldg Mixed Com/Res Per	HARVEY CHAMPLIN	NEW	285 VENTURA AV N	Corridor	Ventura Avenue	Westside	HOUSING AUTHORITY-VENT
		3,326			Bldg Mixed Com/Res Per	EXCEPTIONAL PROPERTIES	NEW	1073 VENTURA AV N	Corridor	Ventura Avenue	Westside	EXCEPTIONAL PROPERTIES LTD
		1,430			Bldg Mixed Com/Res Per	HOUSING AUTHORITY-VENT	NEW	1150 VENTURA AV N	Corridor	Ventura Avenue	Westside	
		7,086	0	7,086								
120501	20080721	120	0		COMMERCIAL :	PATEL MAYUR-KAMINI	ADDITION	3075 MAIN ST E	Corridor	Main Street	Midtown	
		1,952			MIXED USE	JEFF KRUMM	NEW	3 N LINCOLN	Corridor	Main Street	Midtown	
		2,072	0	2,072								
COMP-5-10-7447	20110420	15,328			COMMERCIAL		New	2260 THOMPSON BL E	Corridor	Thompson Boulevard	Midtown	Fresh & easy
		3,456			COMMERCIAL		NEW	2325 THOMPSON BL E	Corridor	Thompson Boulevard	Midtown	DMC Transmissions
		18,784	0	18,784								
103514	20050411	19,541	7,403		OTHER BUILDINGS :	CH CATHOLIC ROMAN	ADDITION	3175 TELEGRAPH RD	Corridor	Loma Vista Road	Midtown	School or Hall ?
		19,541	0	19,541								
COMP-2-12-16523	20121109	615			COMMERCIAL :	ARCHDIOCESE OF LOS ANGELES	Addition	3169 TELEGRAPH RD	Corridor	Telegraph Road	Midtown	St. Bonaventure HS ?
107057	20050412	2,895	2,000		COMMERCIAL :	BILL THOMPSON	NEW	3781 TELEGRAPH RD	Corridor	Telegraph Road	College	Gasco Gasoline ?
112731	20060523	585	0		COMMERCIAL :	ARCHDIOCESE OF LOS ANGELES	ADDITION	3167 TELEGRAPH RD	Corridor	Telegraph Road	Midtown	St. Bonaventure HS ?
108425	20050830	1,408	0		OTHER	ARCHDIOCESE OF LOS ANGELES	ADDITION	3167 TELEGRAPH RD	Corridor	Telegraph Road	Midtown	St. Bonaventure HS ?
		5,503	0	5,503								
104516	20050203	64,100	0		COMMERCIAL :	VENTURA ASSISTED LIVING	NEW	1220 CYPRESS POINT LN	Corridor	Victoria Avenue	Thille	
109662	20050613	180	0		COMMERCIAL :	VENTURA COUNTY CREDIT UNION	NEW	6026 TELEPHONE RD	Corridor	Victoria Avenue	Montalvo	
111264	20060928	4,400	0		COMMERCIAL :	ALLAN GHITTMERMAN	NEW	1900 VICTORIA AV S	Corridor	Victoria Avenue	Montalvo	Not Built. Count as approved project, per discussion with VW on 4/11/13.
112205	20060928	5,470	4,866		COMMERCIAL :	ALAN GITHERMAN	NEW	1900 VICTORIA AV S	Corridor	Victoria Avenue	Montalvo	Not Built. Count as approved project, per discussion with VW on 4/11/13.
114126	20061101	25	0		COMMERCIAL :	FIRST CALIFORNIA BANK	NEW	1794 VICTORIA AV S	Corridor	Victoria Avenue	Montalvo	
123641	20090824	330	0		COMMERCIAL :	ADAMS HERBERT H	ADDITION	5795 WALKER ST	Corridor	Victoria Avenue	Thille	
124250	20090918	140	0		COMMERCIAL :	MIDEB NOMINEES INC	ADDITION	1745 VICTORIA AV S	Corridor	Victoria Avenue	Thille	
		64,775	0	64,775								
103745	20070226	7,565	0		INDUSTRIAL :	POWER STORAGE VENTURA LLC	NEW	1661 VICTORIA AV S	Corridor	Victoria Avenue	Thille	
103746	20070226	7,200	0		INDUSTRIAL :	POWER STORAGE VENTURA LLC	NEW	1661 VICTORIA AV S	Corridor	Victoria Avenue	Thille	
103748	20070226	9,600	0		INDUSTRIAL :	POWER STORAGE VENTURA LLC	NEW	1661 VICTORIA AV S	Corridor	Victoria Avenue	Thille	
103749	20070226	10,200	0		INDUSTRIAL :	POWER STORAGE VENTURA LLC	NEW	1661 VICTORIA AV S	Corridor	Victoria Avenue	Thille	
104080	20070226	10,200	0		INDUSTRIAL :	EDISON INTERNATIONAL	NEW	1661 VICTORIA AV S	Corridor	Victoria Avenue	Thille	
104081	20070226	9,600	0		INDUSTRIAL :	EDISON INTERNATIONAL	NEW	1661 VICTORIA AV S	Corridor	Victoria Avenue	Thille	
104320	20070226	5,500	0		INDUSTRIAL :	EDISON - POWER STORAGE BLDG	NEW	1661 VICTORIA AV S	Corridor	Victoria Avenue	Thille	
104321	20070226	3,620	0		INDUSTRIAL :	EDISON - POWER STORAGE BLDG	NEW	1661 VICTORIA AV S	Corridor	Victoria Avenue	Thille	
104322	20070226	5,340	0		INDUSTRIAL :	EDISON - POWER STORAGE BLDG	NEW	1661 VICTORIA AV S	Corridor	Victoria Avenue	Thille	
104323	20070226	1,100	0		INDUSTRIAL :	EDISON - POWER STORAGE BLDG	NEW	1661 VICTORIA AV S	Corridor	Victoria Avenue	Thille	
104327	20070226	3,600	0		INDUSTRIAL :	EDISON - POWER STORAGE LLC	NEW	1661 VICTORIA AV S	Corridor	Victoria Avenue	Thille	
		89,803										Adjacent to Kmart
		163,328	0	163,328								
COMP-6-10-7817	20110315	840			COMMERCIAL		Addition	6762 NORTH BANK DR	Corridor	Johnson Drive	Montalvo	
		840	0	840								
106762	20050512	2,816	0		COMMERCIAL :	KARRAS - CLARK FAMILY TRUST	NEW	11008 CITRUS DR	Corridor	Wells Road	Wells	Car Wash / Service Station
		2,816	0	2,816								
SPHERE OF INFLUENCE (SOI)/OTHER INFILL/NEIGHBORHOOD CENTERS)												
124523	20100127	13,869	0		COMMERCIAL :	MJL BROOKE VENTURA LLC ET AL	NEW	5101 TELEGRAPH RD	Center	College/Day NC	College	Fresh & Easy
109985	20060515	6,446	0		COMMERCIAL :	PETITE ENTERPRISES LLC	NEW	9459 TELEPHONE RD	Center	Petit/Telephone NC	Serra	Auto Zone
113384	20061107	5,630	0		COMMERCIAL :	9493 LLC	ADDITION	9493 TELEPHONE RD	Center	Petit/Telephone NC	Serra	99 cents. BofA, Quizno's
113654	20061214	1,087	0		OTHER BUILDINGS :	LOYAL ORDER MOOSE LODGE 1394	ADDITION	10269 TELEPHONE RD	Center	Telephone/Cachuma NC	Saticoy	
		27,032	0	27,032								
PLANNING COMMUNITIES (NOT INCLUDED WITHIN DISTRICT/CORRIDOR/CENTER-ABOVE)												
COMP-7-10-8326	20110714	2,000			COMMERCIAL :		New	4300 TELEGRAPH RD			College	United Methodist Church
111319	20060821	8,931	0		COMMERCIAL :	VENTURA COLLEGE	NEW	65 DAY RD			College	
		10,931	0	10,931								
COMP-7-11-13420	20120106	286			COMMERCIAL :	Julie	New	1929 JOHNSON DR			Montalvo	Boys & Girls Club
107340	20051222	54,785	0		COMMERCIAL :	VENTURA PROFESSIONAL LLC	NEW	855 PARTRIDGE DR			Montalvo	County Services
109806	20061109	1,862	0		OTHER BUILDINGS :	PROMONTORY PROPERTIES, INC.	NEW	1724 TANAGER ST			Montalvo	Montalvo Hill Park Bldg ?
		56,933	0	56,933								

BACKGROUND DATA - NON-RESIDENTIAL BUILT PROJECTS												
APPLICATIO	FINAL_DATE	IMPROVEMEN	GARAGE_SQU	TOTAL SQ	CATCOMBO	OWNER_NAME	CLASS_OF_W	PERMIT_ADD	INFILTYPE	INFILENAME	COMMUNITY	Workshop Notes/Comments
DISTRICTS												
		6,320			MIXED USE	LIFE LEASE	NEW	SNAPDRAGON/L.A. AV			Saticoy	Housing Authority
		6,320	0	6,320								
115764	20070529	504	0		PUBLIC BUILDINGS :	CITY OF VENTURA	NEW	3750 OLIVAS PARK DR			Olivas	Olivas Links GC
106201	20070328	0	8,775		PUBLIC BUILDINGS :	SAN BUENAVENTURA CITY OF	NEW	4300 OLIVAS PARK DR			Olivas	
112826	20061103	154	0		PUBLIC BUILDINGS :	SAN BUENAVENTURA CITY OF	NEW	3750 OLIVAS PARK DR			Olivas	Olivas Links GC
		658	0	658								
117053	20080710	26,316	0		INDUSTRIAL :	VENTURA HARBOR STORAGE LTD	ADDITION	1414 ANGLER CT			Pierpont	Mini Storage
106728	20050420	120	0		PUBLIC BUILDINGS :	CITY OF SAN BUENAVENTURA	NEW	3000 PIERPONT BL			Pierpont	Lift Station Addition
		26,436	0	26,436								
102880	20070202	303	0		PUBLIC BUILDINGS :	CITY OF VENTURA	NEW	9955 NORTH BANK DR			Serra	Lift Station
COMP-2-11-11291	20110705	533			COMMERCIAL		New	8699 HENDERSON RD			Serra	Life Tabernacle
102881	20070207	1,100	0		PUBLIC BUILDINGS :	CITY OF VENTURA	NEW	9955 NORTH BANK DR			Serra	Lift Station
104198	20051117	1,808	0		PUBLIC BUILDINGS :	CITY OF VENTURA	NEW	901 KIMBALL RD S			Serra	
		3,744	0	3,744								
COMP-4-10-6995	20110209	369			COMMERCIAL	SOUTHERN CALIF EDISON C	New	7150 TELEGRAPH RD			Juanamaria	Tower ?
COMP-8-11-13777	20120216	320			COMMERCIAL	JEWISH COUNCIL VENTURA CO	New	7620 FOOTHILL RD			Juanamaria	Addition ?
		689	0	689								
118768	20080213	875	0		COMMERCIAL :	CH OF CHRIST	ADDITION	6279 FOOTHILL RD			Poinsettia	Church of the Foothills
111603	20070110	624	0		OTHER BUILDINGS : OTH	ARMAN JORGE A-ELSA	NEW	1117 WESTRIDGE DR			Poinsettia	Second Unit?
		1,499	0	1,499								
104291	20060124	100	0		COMMERCIAL :	VENTURA BAPTIST CHURCH	NEW	5415 RALSTON ST			Thille	
108049	20060124	13,270	0		COMMERCIAL :	CH VENTURA BAPTIST	ADDITION	5415 RALSTON ST			Thille	
		13,370	0	13,370								
108127	20051027	728	0		COMMERCIAL :	EDISON INTERNATIONAL	ADDITION	10060 TELEGRAPH RD			Wells	SCE Facility Expansion
108187	20070418	5,560	3,854		COMMERCIAL :	SOUTHERN CALIFORNIA EDISON	ADDITION	10180 TELEGRAPH RD			Wells	SCE Facility Expansion
110446	20060630	81,330	0		COMMERCIAL :	VENTURA ASSISTED LIMITED PART	NEW	111 WELLS RD N			Wells	Residential? 2 units?
110449	20060630	0	1,670		COMMERCIAL :	VENTURA ASSISTED LIMITED	NEW	111 WELLS RD N			Wells	
		87,618	0	87,618								
COMP-7-10-8519	20110831	369			COMMERCIAL		New	1555 OLIVE ST N			Westside	Boys & Girls Club?
106987	20050503	6,551	0		COMMERCIAL :	W L RUBOTTOM COMP INC	NEW	320 LEWIS ST E			Westside	Confirm ? Switched with below?
122049	20080422	2,296	0		COMMERCIAL :	CLARK DONALD W JR-ELLEN J TR	ADDITION	313 LEWIS ST W			Westside	Confirm ? See above.
		9,216	0	9,216								

BACKGROUND DATA - RESIDENTIAL BUILT PROJECTS									
PERMITNUM	FINALDATE	TOTALUNITS	PTYPENAME	PWORKCLASS	PADDRRAW	COMMUNITY	INFILTYPE	INFILNAME	Workshop Notes/Comments
DISTRICTS									
113830	20070926	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	42 THOMPSON BL E	Downtown	District	Downtown Specific Plan	
RESP-7-10-8528	20110715	1	Bldg Residential Permit: PLCK	New	920 POLI ST	Downtown	District	Downtown Specific Plan	
116223	20071217	1	RESIDENTIAL : SINGLE FAMILY	NEW	1257 BUENA VISTA ST	Downtown	District	Downtown Specific Plan	
112855	20080924	1	RESIDENTIAL : SINGLE FAMILY	NEW	962 POINSETTIA PL	Downtown	District	Downtown Specific Plan	
112857	20080924	1	RESIDENTIAL : SINGLE FAMILY	NEW	968 POINSETTIA PL	Downtown	District	Downtown Specific Plan	
112854	20081003	1	RESIDENTIAL : SINGLE FAMILY	NEW	963 SANTA CLARA ST E	Downtown	District	Downtown Specific Plan	
112856	20081003	1	RESIDENTIAL : SINGLE FAMILY	NEW	969 SANTA CLARA ST E	Downtown	District	Downtown Specific Plan	
123064	20091113	1	RESIDENTIAL : SINGLE FAMILY	NEW	933 POINSETTIA PL	Downtown	District	Downtown Specific Plan	
106039	20051006	1	RESIDENTIAL : SINGLE FAMILY	NEW	620 BUENA VISTA ST	Downtown	District	Downtown Specific Plan	
RESP-8-10-8705	20120712	4	Bldg Residential Permit: PLCK	New	375 THOMPSON BL E	Downtown	District	Downtown Specific Plan	Confirmed with Ventura Water W.O.
RESP-6-10-8209	20120712	6	Bldg Residential Permit: PLCK	New	375 THOMPSON BL E	Downtown	District	Downtown Specific Plan	Confirmed with Ventura Water W.O.
MCRP-8-10-8709	20120712	12	Bldg Mixed Com/Res Permit: PLCK	New	375 THOMPSON BL E	Downtown	District	Downtown Specific Plan	Confirmed with Ventura Water W.O.
RESP-8-10-8707	20120712	15	Bldg Residential Permit: PLCK	New	375 THOMPSON BL E	Downtown	District	Downtown Specific Plan	Confirmed with Ventura Water W.O.
113729	20070206	1	RESIDENTIAL : SINGLE FAMILY	NEW	1069 SANTA CLARA ST E	Downtown	District	Downtown Specific Plan	
RESP-4-10-7193	20120515	1	Bldg Residential Permit: PLCK	New	346 FERRO DR	Downtown	District	Downtown Specific Plan	
115071	20071127	1	RESIDENTIAL : SINGLE FAMILY	NEW	1124 CHURCH ST	Downtown	District	Downtown Specific Plan	
105348	20081006	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	828 THOMPSON BL E	Downtown	District	Downtown Specific Plan	
111051	20070307	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	61 ASH ST S	Downtown	District	Downtown Specific Plan	
111052	20070307	7	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	793 SANTA CLARA ST E	Downtown	District	Downtown Specific Plan	
111053	20070306	8	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	777 SANTA CLARA ST E	Downtown	District	Downtown Specific Plan	
105347	20081006	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	836 THOMPSON BL E	Downtown	District	Downtown Specific Plan	
106071	20050809	1	RESIDENTIAL : SINGLE FAMILY	NEW	643 BUENA VISTA ST	Downtown	District	Downtown Specific Plan	
119724	20091222	40	APARTMENT/GARAGE	NEW	175 VENTURA AV S	Downtown	District	Downtown Specific Plan	Wav Project. VW billing info lists 44 customers (4 equiv. commercial)
119725	20091223	15	APARTMENT	NEW	35 THOMPSON BL W	Downtown	District	Downtown Specific Plan	Wav Project.
119726	20091223	12	APARTMENT	NEW	65 THOMPSON BL W	Downtown	District	Downtown Specific Plan	Wav Project.
119727	20091022	15	APARTMENT	NEW	170 GARDEN ST S	Downtown	District	Downtown Specific Plan	Wav Project. VW billing info lists 16 customers (1 equiv. commercial)
105844	20070515	32	APARTMENT	NEW	285 VENTURA AV N	Westside	District	Downtown Specific Plan	Confirmed through Google Earth and 2006 Pending Projects List.
107411	20060726	1	RESIDENTIAL : SINGLE FAMILY	NEW	1245 BUENA VISTA ST	Downtown	District	Downtown Specific Plan	
112757	20080321	1	RESIDENTIAL : SINGLE FAMILY	NEW	123 ANN ST N	Downtown	District	Downtown Specific Plan	
		198							
113743	20070216	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	2991 LOMA VISTA RD	Midtown	Corridor	Loma Vista Road	
		4							
118267	20090810	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	60 CORONADO ST	Midtown	Corridor	Main Street	
118269	20091207	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	47 JORDAN AV	Midtown	Corridor	Main Street	
		3	MIXED USE	NEW	3 LINCOLN DR	Midtown	Corridor	Main Street	
118266	20090810	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	72 CORONADO ST	Midtown	Corridor	Main Street	
		10							
107056	20050412	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	15 PALOMARES AV	College	Corridor	Telegraph Road	
109248	20060705	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	3707 TELEGRAPH RD	College	Corridor	Telegraph Road	
		4							
MCRP-4-10-7054	20111001	12	Bldg Mixed Com/Res Permit: PLCK	New	1150 VENTURA AV N	Westside	Corridor	Ventura Avenue	
107026	20050830	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	32 FLINT ST W	Westside	Corridor	Ventura Avenue	
107027	20050830	8	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1073 VENTURA AV N	Westside	Corridor	Ventura Avenue	
		24							
OTHER PLANNING COMMUNITIES									
114420	20080617	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	196 COLLEGE DR	College			
92362	20050126	1	RESIDENTIAL : SINGLE FAMILY	NEW	212 GLEN ELLEN DR	College			
106748	20050316	1	RESIDENTIAL : SINGLE FAMILY	NEW	4053 ASHWOOD CT	College			
106624	20050525	1	RESIDENTIAL : SINGLE FAMILY	NEW	499 ARNETT AV	College			
109839	20051003	1	RESIDENTIAL : SINGLE FAMILY	NEW	36 DUVALI DR	College			
109989	20060322	1	RESIDENTIAL : SINGLE FAMILY	NEW	546 VISTA DE VENTURA	College			
110846	20060324	1	RESIDENTIAL : SINGLE FAMILY	NEW	4 WAKE FOREST AV N	College			
112553	20070214	1	RESIDENTIAL : SINGLE FAMILY	NEW	3667 LOMA VISTA RD	College			
109840	20070308	1	RESIDENTIAL : SINGLE FAMILY	NEW	44 DUVALI DR	College			
120320	20090319	1	RESIDENTIAL : SINGLE FAMILY	NEW	250 WALNUT DR	College			
122786	20100422	1	SING FAM DWELL-ATTACHED GARAGE	NEW	4775 FOOTHILL RD	College			
		12							
108069	20070214	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	300 KALORAMA DR	Downtown			
103633	20050207	1	RESIDENTIAL : SINGLE FAMILY	NEW	1191 CHURCH ST	Downtown			
114255	20070214	1	RESIDENTIAL : SINGLE FAMILY	NEW	300 KALORAMA DR	Downtown			
118626	20080520	1	RESIDENTIAL : SINGLE FAMILY	NEW	1149 CHURCH ST	Downtown			
		5							
115152	20080102	1	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	232 BAKER AV	Juanamaria			
116322	20080303	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	7615 JACKSON ST	Juanamaria			
106701	20050930	1	RESIDENTIAL : SINGLE FAMILY	NEW	8492 EUREKA ST	Juanamaria			
		4							
126138	20110127	1	Bldg Residential Permit: PLCK	New	2730 POLI ST	Midtown			
RESP-7-11-13258	20120223	1	Bldg Residential Permit: PLCK	New	1425 CHURCH ST	Midtown			
111883	20081204	1	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	1716 OCEAN AV	Midtown			
103666	20050126	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	75 ANACAPA ST S	Midtown			
107615	20060821	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	314 SEAWARD AV S	Midtown			



BACKGROUND DATA - RESIDENTIAL BUILT PROJECTS									
PERMITNUM	FINALDATE	TOTALUNITS	PTYPENAME	PWORKCLASS	PADDRRAW	COMMUNITY	INFILTYPE	INFILNAME	Workshop Notes/Comments
DISTRICTS									
118342	20080319	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	500 ARCADE DR S	Midtown			
110982	20070119	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	1513 VISTA DEL MAR DR	Midtown			Confirmed by VW Master Plan back-up data list.
108156	20050621	1	RESIDENTIAL : SINGLE FAMILY	NEW	2627 POLI ST	Midtown			
107159	20050721	1	RESIDENTIAL : SINGLE FAMILY	NEW	2430 OCEAN AV	Midtown			
108471	20050728	1	RESIDENTIAL : SINGLE FAMILY	NEW	373 EVA ST	Midtown			
109069	20050808	1	RESIDENTIAL : SINGLE FAMILY	NEW	327 SAN CLEMENTE ST	Midtown			
109308	20050817	1	RESIDENTIAL : SINGLE FAMILY	NEW	3087 CHANNEL DR	Midtown			
108265	20051208	1	RESIDENTIAL : SINGLE FAMILY	NEW	432 AGNUS DR	Midtown			
101844	20051211	1	RESIDENTIAL : SINGLE FAMILY	NEW	416 FAIRVIEW DR	Midtown			
106094	20060201	1	RESIDENTIAL : SINGLE FAMILY	NEW	465 MINT LN	Midtown			
108185	20060313	1	RESIDENTIAL : SINGLE FAMILY	NEW	197 SANTA CRUZ ST S	Midtown			
106955	20060405	1	RESIDENTIAL : SINGLE FAMILY	NEW	447 JOANNE AV S	Midtown			
106059	20060407	1	RESIDENTIAL : SINGLE FAMILY	NEW	1808 OCEAN AV	Midtown			
111550	20060420	1	RESIDENTIAL : SINGLE FAMILY	NEW	213 FRANCES ST	Midtown			
108419	20060530	1	RESIDENTIAL : SINGLE FAMILY	NEW	420 LINCOLN DR	Midtown			
111171	20060609	1	RESIDENTIAL : SINGLE FAMILY	NEW	3091 PORTER LN	Midtown			Confirmed with Google Earth
111172	20060609	1	RESIDENTIAL : SINGLE FAMILY	NEW	3095 PORTER LN	Midtown			Confirmed with Google Earth
111173	20060609	1	RESIDENTIAL : SINGLE FAMILY	NEW	3093 PORTER LN	Midtown			Confirmed with Google Earth
111174	20060609	1	RESIDENTIAL : SINGLE FAMILY	NEW	3097 PORTER LN	Midtown			Confirmed with Google Earth
108836	20060808	1	RESIDENTIAL : SINGLE FAMILY	NEW	372 BRENT ST S	Midtown			
107614	20061205	1	RESIDENTIAL : SINGLE FAMILY	NEW	310 SEAWARD AV S	Midtown			
108082	20070124	1	RESIDENTIAL : SINGLE FAMILY	NEW	528 SEAWARD AV S	Midtown			
113988	20070228	1	RESIDENTIAL : SINGLE FAMILY	NEW	258 CRIMEA ST N	Midtown			
111844	20070323	1	RESIDENTIAL : SINGLE FAMILY	NEW	213 BARNARD WY	Midtown			
113547	20070323	1	RESIDENTIAL : SINGLE FAMILY	NEW	127 DUNNING ST S	Midtown			
105963	20070329	1	RESIDENTIAL : SINGLE FAMILY	NEW	600 WHITE CAP DR	Midtown			
113007	20070419	1	RESIDENTIAL : SINGLE FAMILY	NEW	62 ANACAPA ST S	Midtown			
107568	20070523	1	RESIDENTIAL : SINGLE FAMILY	NEW	2138 HYLAND AV	Midtown			
112043	20070607	1	RESIDENTIAL : SINGLE FAMILY	NEW	2320 SUNSET DR	Midtown			
110326	20070807	1	RESIDENTIAL : SINGLE FAMILY	NEW	131 RINCON ST	Midtown			
113679	20070807	1	RESIDENTIAL : SINGLE FAMILY	NEW	1564 VISTA DEL MAR DR	Midtown			
112895	20070918	1	RESIDENTIAL : SINGLE FAMILY	NEW	322 ARCADE DR S	Midtown			
112542	20071228	1	RESIDENTIAL : SINGLE FAMILY	NEW	107088 ALISO ST N	Midtown			
113067	20071228	1	RESIDENTIAL : SINGLE FAMILY	NEW	104 SANTA ROSA ST S	Midtown			
115442	20080122	1	RESIDENTIAL : SINGLE FAMILY	NEW	1550 VISTA DEL MAR DR	Midtown			
115012	20080131	1	RESIDENTIAL : SINGLE FAMILY	NEW	112413 FAIRVIEW DR	Midtown			
117783	20080715	1	RESIDENTIAL : SINGLE FAMILY	NEW	2229 SUNSET DR	Midtown			
116794	20080820	1	RESIDENTIAL : SINGLE FAMILY	NEW	1448 BUENA VISTA ST	Midtown			
119109	20080822	1	RESIDENTIAL : SINGLE FAMILY	NEW	2180 VISTA DEL MAR DR	Midtown			
119129	20080911	1	RESIDENTIAL : SINGLE FAMILY	NEW	290 DALTON ST	Midtown			
120434	20090212	1	RESIDENTIAL : SINGLE FAMILY	NEW	212 LINCOLN DR	Midtown			
121649	20090909	1	RESIDENTIAL : SINGLE FAMILY	NEW	396 MANZANITA AV	Midtown			
124368	20091210	1	RESIDENTIAL : SINGLE FAMILY	NEW	210 CHRISMAN AV	Midtown			
124595	20100216	1	RESIDENTIAL : SINGLE FAMILY	NEW	2804 PREBLE AV	Midtown			
120642	20100217	1	RESIDENTIAL : SINGLE FAMILY	NEW	3032 HILLTOP DR	Midtown			
118391	20100317	1	RESIDENTIAL : SINGLE FAMILY	NEW	1934 VISTA DEL MAR DR	Midtown			
119467	20100610	1	SING FAM DWELL-ATTACHED GARAGE	NEW	3196 CENTRAL AV	Midtown			
125897	20120816	1	SING FAM DWELL-ATTACHED GARAGE	NEW	171 VIRGINIA DR	Midtown			
126138	20110127	1	SING FAM DWELL-ATTACHED GARAGE	NEW	2730 POLI ST	Midtown			
		60							
111314	20070914	1	RESIDENTIAL : SINGLE FAMILY	NEW	6171 MOON DR	Montalvo			
110804	20060105	1	RESIDENTIAL : SINGLE FAMILY	NEW	2587 WARBLER AV	Montalvo			
108754	20051109	1	RESIDENTIAL : SINGLE FAMILY	NEW	6240 TURNSTONE ST	Montalvo			
108759	20051109	1	RESIDENTIAL : SINGLE FAMILY	NEW	6222 TURNSTONE ST	Montalvo			
108755	20051130	1	RESIDENTIAL : SINGLE FAMILY	NEW	6308 TURNSTONE ST	Montalvo			
108760	20051130	1	RESIDENTIAL : SINGLE FAMILY	NEW	6258 TURNSTONE ST	Montalvo			
108761	20051130	1	RESIDENTIAL : SINGLE FAMILY	NEW	6294 TURNSTONE ST	Montalvo			
108762	20051130	1	RESIDENTIAL : SINGLE FAMILY	NEW	6374 TURNSTONE ST	Montalvo			
108765	20051130	1	RESIDENTIAL : SINGLE FAMILY	NEW	6276 TURNSTONE ST	Montalvo			
108766	20051130	1	RESIDENTIAL : SINGLE FAMILY	NEW	6352 TURNSTONE ST	Montalvo			
108770	20051130	1	RESIDENTIAL : SINGLE FAMILY	NEW	6330 TURNSTONE ST	Montalvo			
108753	20051221	1	RESIDENTIAL : SINGLE FAMILY	NEW	6295 CANARY ST	Montalvo			
108756	20051221	1	RESIDENTIAL : SINGLE FAMILY	NEW	6347 CANARY ST	Montalvo			
108757	20051221	1	RESIDENTIAL : SINGLE FAMILY	NEW	6273 CANARY ST	Montalvo			
108758	20051221	1	RESIDENTIAL : SINGLE FAMILY	NEW	6223 CANARY ST	Montalvo			
108763	20051221	1	RESIDENTIAL : SINGLE FAMILY	NEW	6361 CANARY ST	Montalvo			
108764	20051221	1	RESIDENTIAL : SINGLE FAMILY	NEW	6309 CANARY ST	Montalvo			
108767	20051221	1	RESIDENTIAL : SINGLE FAMILY	NEW	6375 CANARY ST	Montalvo			
108768	20051221	1	RESIDENTIAL : SINGLE FAMILY	NEW	6249 CANARY ST	Montalvo			
108769	20051221	1	RESIDENTIAL : SINGLE FAMILY	NEW	6329 CANARY ST	Montalvo			
109324	20060126	1	RESIDENTIAL : SINGLE FAMILY	NEW	6198 CROSSBILL ST	Montalvo			

BACKGROUND DATA - RESIDENTIAL BUILT PROJECTS									
PERMITNUM	FINALDATE	TOTALUNITS	PTYPENAME	PWORKCLASS	PADDRRAW	COMMUNITY	INFILTYPE	INFILNAME	Workshop Notes/Comments
DISTRICTS									
109329	20060126	1	RESIDENTIAL : SINGLE FAMILY	NEW	6180 CROSSBILL ST	Montalvo			
109330	20060126	1	RESIDENTIAL : SINGLE FAMILY	NEW	1759 TANAGER ST	Montalvo			
109335	20060126	1	RESIDENTIAL : SINGLE FAMILY	NEW	6162 CROSSBILL ST	Montalvo			
109336	20060126	1	RESIDENTIAL : SINGLE FAMILY	NEW	1775 TANAGER ST	Montalvo			
109337	20060126	1	RESIDENTIAL : SINGLE FAMILY	NEW	1743 TANAGER ST	Montalvo			
109325	20060203	1	RESIDENTIAL : SINGLE FAMILY	NEW	1803 TANAGER ST	Montalvo			
109331	20060203	1	RESIDENTIAL : SINGLE FAMILY	NEW	1791 TANAGER ST	Montalvo			
109332	20060203	1	RESIDENTIAL : SINGLE FAMILY	NEW	1839 TANAGER ST	Montalvo			
109338	20060203	1	RESIDENTIAL : SINGLE FAMILY	NEW	1821 TANAGER ST	Montalvo			
109339	20060203	1	RESIDENTIAL : SINGLE FAMILY	NEW	1857 TANAGER ST	Montalvo			
109340	20060215	1	RESIDENTIAL : SINGLE FAMILY	NEW	1875 TANAGER ST	Montalvo			
109326	20060216	1	RESIDENTIAL : SINGLE FAMILY	NEW	1891 TANAGER ST	Montalvo			
109327	20060216	1	RESIDENTIAL : SINGLE FAMILY	NEW	1931 TANAGER ST	Montalvo			
109333	20060216	1	RESIDENTIAL : SINGLE FAMILY	NEW	1907 TANAGER ST	Montalvo			
109341	20060216	1	RESIDENTIAL : SINGLE FAMILY	NEW	1919 TANAGER ST	Montalvo			
109343	20060216	1	RESIDENTIAL : SINGLE FAMILY	NEW	1955 TANAGER ST	Montalvo			
109344	20060216	1	RESIDENTIAL : SINGLE FAMILY	NEW	1943 TANAGER ST	Montalvo			
109328	20060309	1	RESIDENTIAL : SINGLE FAMILY	NEW	1852 TANAGER ST	Montalvo			
109334	20060309	1	RESIDENTIAL : SINGLE FAMILY	NEW	1834 TANAGER ST	Montalvo			
109342	20060309	1	RESIDENTIAL : SINGLE FAMILY	NEW	1888 TANAGER ST	Montalvo			
109345	20060309	1	RESIDENTIAL : SINGLE FAMILY	NEW	1870 TANAGER ST	Montalvo			
110240	20060317	1	RESIDENTIAL : SINGLE FAMILY	NEW	1762 HILL RD S	Montalvo			
110247	20060420	1	RESIDENTIAL : SINGLE FAMILY	NEW	6319 GOLDENEYE ST	Montalvo			
110255	20060420	1	RESIDENTIAL : SINGLE FAMILY	NEW	6368 GOLDENEYE ST	Montalvo			
110256	20060420	1	RESIDENTIAL : SINGLE FAMILY	NEW	6389 GOLDENEYE ST	Montalvo			
110261	20060420	1	RESIDENTIAL : SINGLE FAMILY	NEW	6396 GOLDENEYE ST	Montalvo			
110251	20060428	1	RESIDENTIAL : SINGLE FAMILY	NEW	6335 GOLDENEYE ST	Montalvo			
110252	20060428	1	RESIDENTIAL : SINGLE FAMILY	NEW	6303 GOLDENEYE ST	Montalvo			
110259	20060428	1	RESIDENTIAL : SINGLE FAMILY	NEW	6351 GOLDENEYE ST	Montalvo			
110263	20060428	1	RESIDENTIAL : SINGLE FAMILY	NEW	6397 GOLDENEYE ST	Montalvo			
110246	20060504	1	RESIDENTIAL : SINGLE FAMILY	NEW	6382 GOLDENEYE ST	Montalvo			
110258	20060504	1	RESIDENTIAL : SINGLE FAMILY	NEW	626 GOLDENEYE ST	Montalvo			
110260	20060504	1	RESIDENTIAL : SINGLE FAMILY	NEW	6274 GOLDENEYE ST	Montalvo			
110264	20060504	1	RESIDENTIAL : SINGLE FAMILY	NEW	6354 GOLDENEYE ST	Montalvo			
110262	20060515	1	RESIDENTIAL : SINGLE FAMILY	NEW	6312 GOLDENEYE ST	Montalvo			
110249	20060516	1	RESIDENTIAL : SINGLE FAMILY	NEW	6340 GOLDENEYE ST	Montalvo			
110254	20060516	1	RESIDENTIAL : SINGLE FAMILY	NEW	6326 GOLDENEYE ST	Montalvo			
110257	20060516	1	RESIDENTIAL : SINGLE FAMILY	NEW	6250 GOLDENEYE ST	Montalvo			
110245	20060524	1	RESIDENTIAL : SINGLE FAMILY	NEW	6205 MERLIN ST	Montalvo			
110248	20060524	1	RESIDENTIAL : SINGLE FAMILY	NEW	1928 TANAGER ST	Montalvo			
110250	20060524	1	RESIDENTIAL : SINGLE FAMILY	NEW	1914 TANAGER ST	Montalvo			
110253	20060524	1	RESIDENTIAL : SINGLE FAMILY	NEW	6226 GOLDENEYE ST	Montalvo			
110227	20060602	1	RESIDENTIAL : SINGLE FAMILY	NEW	1706 HILL RD S	Montalvo			
110228	20060602	1	RESIDENTIAL : SINGLE FAMILY	NEW	1698 ROBIN AV	Montalvo			
110235	20060602	1	RESIDENTIAL : SINGLE FAMILY	NEW	1662 ROBIN AV	Montalvo			
110238	20060602	1	RESIDENTIAL : SINGLE FAMILY	NEW	1776 HILL RD S	Montalvo			
110223	20060607	1	RESIDENTIAL : SINGLE FAMILY	NEW	1880 HILL RD S	Montalvo			
110224	20060607	1	RESIDENTIAL : SINGLE FAMILY	NEW	1790 HILL RD S	Montalvo			
110234	20060607	1	RESIDENTIAL : SINGLE FAMILY	NEW	1748 HILL RD S	Montalvo			
110242	20060607	1	RESIDENTIAL : SINGLE FAMILY	NEW	1734 CANARY ST	Montalvo			
110226	20060613	1	RESIDENTIAL : SINGLE FAMILY	NEW	1856 HILL RD S	Montalvo			
110231	20060613	1	RESIDENTIAL : SINGLE FAMILY	NEW	1830 HILL RD S	Montalvo			
110233	20060613	1	RESIDENTIAL : SINGLE FAMILY	NEW	1895 HILL RD S	Montalvo			
110225	20060615	1	RESIDENTIAL : SINGLE FAMILY	NEW	1959 HILL RD S	Montalvo			
110243	20060615	1	RESIDENTIAL : SINGLE FAMILY	NEW	1720 HILL RD S	Montalvo			
110230	20060622	1	RESIDENTIAL : SINGLE FAMILY	NEW	1909 HILL RD S	Montalvo			
110232	20060622	1	RESIDENTIAL : SINGLE FAMILY	NEW	1895 HILL RD S	Montalvo			
110244	20060622	1	RESIDENTIAL : SINGLE FAMILY	NEW	6376 CANARY ST	Montalvo			
110229	20060627	1	RESIDENTIAL : SINGLE FAMILY	NEW	6294 CANARY ST	Montalvo			
110236	20060627	1	RESIDENTIAL : SINGLE FAMILY	NEW	6332 CANARY ST	Montalvo			
110241	20060627	1	RESIDENTIAL : SINGLE FAMILY	NEW	6310 CANARY ST	Montalvo			
110237	20060629	1	RESIDENTIAL : SINGLE FAMILY	NEW	1923 HILL RD S	Montalvo			
110239	20060629	1	RESIDENTIAL : SINGLE FAMILY	NEW	6354 CANARY ST	Montalvo			
110604	20060830	1	RESIDENTIAL : SINGLE FAMILY	NEW	6212 MOON DR	Montalvo			
110613	20060830	1	RESIDENTIAL : SINGLE FAMILY	NEW	6248 MOON DR	Montalvo			
110614	20060830	1	RESIDENTIAL : SINGLE FAMILY	NEW	6298 MOON DR	Montalvo			
110610	20060906	1	RESIDENTIAL : SINGLE FAMILY	NEW	6230 MOON DR	Montalvo			
110626	20060906	1	RESIDENTIAL : SINGLE FAMILY	NEW	6225 MERLIN ST	Montalvo			
110607	20060912	1	RESIDENTIAL : SINGLE FAMILY	NEW	6230 MERLIN ST	Montalvo			
110619	20060912	1	RESIDENTIAL : SINGLE FAMILY	NEW	6264 MOON DR	Montalvo			
110625	20060912	1	RESIDENTIAL : SINGLE FAMILY	NEW	6262 MERLIN ST	Montalvo			

BACKGROUND DATA - RESIDENTIAL BUILT PROJECTS									
PERMITNUM	FINALDATE	TOTALUNITS	PTYPENAME	PWORKCLASS	PADDRRAW	COMMUNITY	INFILTYPE	INFILNAME	Workshop Notes/Comments
DISTRICTS									
110616	20060928	1	RESIDENTIAL : SINGLE FAMILY	NEW	6364 MOON DR	Montalvo			
110627	20060928	1	RESIDENTIAL : SINGLE FAMILY	NEW	6348 MOON DR	Montalvo			
110628	20061017	1	RESIDENTIAL : SINGLE FAMILY	NEW	6296 MERLIN ST	Montalvo			
110618	20061024	1	RESIDENTIAL : SINGLE FAMILY	NEW	6241 MERLIN ST	Montalvo			
110634	20061024	1	RESIDENTIAL : SINGLE FAMILY	NEW	6333 MERLIN ST	Montalvo			
110612	20061127	1	RESIDENTIAL : SINGLE FAMILY	NEW	6211 MERLIN ST	Montalvo			
110623	20061228	1	RESIDENTIAL : SINGLE FAMILY	NEW	6214 MERLIN ST	Montalvo			
110615	20070706	1	RESIDENTIAL : SINGLE FAMILY	NEW	6320 MOON DR	Montalvo			
110631	20070814	1	RESIDENTIAL : SINGLE FAMILY	NEW	6304 MERLIN ST	Montalvo			
110629	20070827	1	RESIDENTIAL : SINGLE FAMILY	NEW	6351 MERLIN ST	Montalvo			
110605	20071022	1	RESIDENTIAL : SINGLE FAMILY	NEW	6280 MOON DR	Montalvo			
110608	20071022	1	RESIDENTIAL : SINGLE FAMILY	NEW	6280 MERLIN ST	Montalvo			
110617	20071120	1	RESIDENTIAL : SINGLE FAMILY	NEW	6289 MERLIN ST	Montalvo			
110654	20071227	1	RESIDENTIAL : SINGLE FAMILY	NEW	6398 MERLIN ST	Montalvo			
110632	20080520	1	RESIDENTIAL : SINGLE FAMILY	NEW	6301 MERLIN ST	Montalvo			
110620	20080721	1	RESIDENTIAL : SINGLE FAMILY	NEW	6390 MOON DR	Montalvo			
110621	20080721	1	RESIDENTIAL : SINGLE FAMILY	NEW	6277 MERLIN ST	Montalvo			
110656	20080730	1	RESIDENTIAL : SINGLE FAMILY	NEW	6395 MERLIN ST	Montalvo			
110606	20080814	1	RESIDENTIAL : SINGLE FAMILY	NEW	6378 MOON DR	Montalvo			
110609	20080814	1	RESIDENTIAL : SINGLE FAMILY	NEW	6255 MERLIN ST	Montalvo			
110622	20080814	1	RESIDENTIAL : SINGLE FAMILY	NEW	6306 MOON DR	Montalvo			
110624	20080814	1	RESIDENTIAL : SINGLE FAMILY	NEW	6334 MOON DR	Montalvo			
110630	20080814	1	RESIDENTIAL : SINGLE FAMILY	NEW	6317 MERLIN ST	Montalvo			
110633	20080814	1	RESIDENTIAL : SINGLE FAMILY	NEW	6384 MERLIN ST	Montalvo			
110655	20080814	1	RESIDENTIAL : SINGLE FAMILY	NEW	6377 MERLIN ST	Montalvo			
110611	20080921	1	RESIDENTIAL : SINGLE FAMILY	NEW	6246 MERLIN ST	Montalvo			
108126	20081222	1	RESIDENTIAL : SINGLE FAMILY	NEW	6320 MERLIN ST	Montalvo			
108123	20090324	1	RESIDENTIAL : SINGLE FAMILY	NEW	6368 MERLIN ST	Montalvo			
108124	20090324	1	RESIDENTIAL : SINGLE FAMILY	NEW	6350 MERLIN ST	Montalvo			
108125	20090324	1	RESIDENTIAL : SINGLE FAMILY	NEW	6336 MERLIN ST	Montalvo			
110520	20090306	10	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1759 HILL RD S	Montalvo			
110521	20090306	10	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1690 TANAGER ST	Montalvo			
110522	20090306	18	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1721 HILL RD S	Montalvo			
109803	20060912	10	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	6325 TURNSTONE ST	Montalvo			
109801	20070926	10	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1740 TANAGER ST	Montalvo			
109802	20090226	10	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	6215 TURNSTONE ST	Montalvo			
109804	20090226	18	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	6287 TURNSTONE ST	Montalvo			
109805	20090306	18	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1708 TANAGER ST	Montalvo			Promontory Point
112491	20071228	1	RESIDENTIAL : SINGLE FAMILY	NEW	1738 TAMARIN AV	Montalvo			
		227							
RESP-4-10-7146	20110831	1	Bldg Residential Permit: PLCK	New	1250 BRUNSWICK LN	Pierpont			
107281	20050722	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	1074 BATH LN	Pierpont			
109274	20051228	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	2035 PIERPONT BL	Pierpont			
106228	20050308	1	RESIDENTIAL : SINGLE FAMILY	NEW	1267 NORWICH LN	Pierpont			
88369	20050426	1	RESIDENTIAL : SINGLE FAMILY	NEW	1349 BEACHMONT ST	Pierpont			
106442	20050610	1	RESIDENTIAL : SINGLE FAMILY	NEW	1429 GREENOCK LN	Pierpont			
105823	20050714	1	RESIDENTIAL : SINGLE FAMILY	NEW	1432 NATHAN LN	Pierpont			
105697	20051018	1	RESIDENTIAL : SINGLE FAMILY	NEW	1355 WEYMOUTH LN	Pierpont			
108375	20051201	1	RESIDENTIAL : SINGLE FAMILY	NEW	2170 MONMOUTH DR	Pierpont			
111850	20061201	1	RESIDENTIAL : SINGLE FAMILY	NEW	1143 KINGSTON LN	Pierpont			
112286	20070410	1	RESIDENTIAL : SINGLE FAMILY	NEW	1441 GREENOCK LN	Pierpont			
109937	20070417	1	RESIDENTIAL : SINGLE FAMILY	NEW	2245 PIERPONT BL	Pierpont			
112820	20070419	1	RESIDENTIAL : SINGLE FAMILY	NEW	1109 WINTHROP LN	Pierpont			
113144	20070524	1	RESIDENTIAL : SINGLE FAMILY	NEW	1323 WEYMOUTH LN	Pierpont			
108472	20070525	1	RESIDENTIAL : SINGLE FAMILY	NEW	2257 PIERPONT BL	Pierpont			
114501	20070614	1	RESIDENTIAL : SINGLE FAMILY	NEW	1272 HANOVER LN	Pierpont			
112902	20070715	1	RESIDENTIAL : SINGLE FAMILY	NEW	1320 SAGAMORE LN	Pierpont			
114041	20070806	1	RESIDENTIAL : SINGLE FAMILY	NEW	1037 BELFAST LN	Pierpont			
115543	20071204	1	RESIDENTIAL : SINGLE FAMILY	NEW	1201 KINGSTON LN	Pierpont			
116135	20080119	1	RESIDENTIAL : SINGLE FAMILY	NEW	1064 DRIFTWOOD LN	Pierpont			
119944	20081001	1	RESIDENTIAL : SINGLE FAMILY	NEW	1262 WEYMOUTH LN	Pierpont			
119945	20081001	1	RESIDENTIAL : SINGLE FAMILY	NEW	1268 WEYMOUTH LN	Pierpont			
112465	20081017	1	RESIDENTIAL : SINGLE FAMILY	NEW	1185 CORNWALL LN	Pierpont			
119561	20090616	1	RESIDENTIAL : SINGLE FAMILY	NEW	1391 GREENOCK LN	Pierpont			
122358	20091103	1	RESIDENTIAL : SINGLE FAMILY	NEW	1158 SHELburn LN	Pierpont			
121372	20091124	1	RESIDENTIAL : SINGLE FAMILY	NEW	1210 KINGSTON LN	Pierpont			
123998	20100802	1	SING FAM DWELL-ATTACHED GARAGE	NEW	1152 WINTHROP LN	Pierpont			
124176	20100816	1	SING FAM DWELL-ATTACHED GARAGE	NEW	1272 SAGAMORE LN	Pierpont			
125374	20101028	1	SING FAM DWELL-ATTACHED GARAGE	NEW	1115 BANGOR LN	Pierpont			
		31							
107755	20051026	1	RESIDENTIAL : SINGLE FAMILY	NEW	7074 EL MALABAR DR	Poinsettia			

BACKGROUND DATA - RESIDENTIAL BUILT PROJECTS									
PERMITNUM	FINALDATE	TOTALUNITS	PTYPENAME	PWORKCLASS	PADDRRAW	COMMUNITY	INFILTYPE	INFILNAME	Workshop Notes/Comments
DISTRICTS									
101396	20051115	1	RESIDENTIAL : SINGLE FAMILY	NEW	1244 COLINA VISTA	Poinsettia			
106010	20051123	1	RESIDENTIAL : SINGLE FAMILY	NEW	5933 PLAINVIEW ST	Poinsettia			
107532	20061011	1	RESIDENTIAL : SINGLE FAMILY	NEW	643 VIA CIELITO	Poinsettia			
114521	20070719	1	RESIDENTIAL : SINGLE FAMILY	NEW	86 YOSEMITE CT	Poinsettia			
114617	20070810	1	RESIDENTIAL : SINGLE FAMILY	NEW	990 HIGH POINT DR	Poinsettia			
120028	20090320	1	RESIDENTIAL : SINGLE FAMILY	NEW	890 VIA CIELITO	Poinsettia			
124737	20120531	1	SING FAM DWELL-ATTACHED GARAGE	NEW	1402 VIA ARROYO	Poinsettia			
		8							
104661	20050511	10	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	10646 VINCA LN	Saticoy			
105255	20050503	8	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	10686 ALYSSUM LN	Saticoy			
105256	20050503	8	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	10744 ALYSSUM LN	Saticoy			
105257	20050511	8	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1380 CARISSA DR	Saticoy			
105254	20050519	8	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1421 FICUS WY	Saticoy			
104924	20050511	10	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1374 FICUS WY	Saticoy			
104925	20050511	10	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1375 FICUS WY	Saticoy			
105260	20050503	16	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	10650 ALYSSUM LN	Saticoy			
105261	20050503	16	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	10720 ALYSSUM LN	Saticoy			
105259	20050511	16	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1422 FICUS WY	Saticoy			
105258	20050526	16	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1430 CERCIS WY	Saticoy			Constructed per Google Earth.
RESP-11-10-9967	20120411	1	Bldg Residential Permit: PLCK	New	11305 DARLING RD	Saticoy			
RESP-11-10-9985	20120411	1	Bldg Residential Permit: PLCK	New	11319 DARLING RD	Saticoy			
RESP-11-10-9963	20120411	1	Bldg Residential Permit: PLCK	New	11277 DARLING RD	Saticoy			
RESP-11-10-9968	20120411	1	Bldg Residential Permit: PLCK	New	11333 DARLING RD	Saticoy			
RESP-11-10-9952	20120411	1	Bldg Residential Permit: PLCK	New	11263 DARLING RD	Saticoy			
RESP-11-10-10034	20120411	1	Bldg Residential Permit: PLCK	New	11293 DARLING RD	Saticoy			
RESP-11-10-10035	20120411	1	Bldg Residential Permit: PLCK	New	11349 DARLING RD	Saticoy			
RESP-11-10-9990	20120724	1	Bldg Residential Permit: PLCK	New	11274 HYACINTH ST	Saticoy			
RESP-11-10-9987	20120724	1	Bldg Residential Permit: PLCK	New	11302 HYACINTH ST	Saticoy			
RESP-11-10-9989	20120724	1	Bldg Residential Permit: PLCK	New	11344 HYACINTH ST	Saticoy			
RESP-11-10-9986	20120724	1	Bldg Residential Permit: PLCK	New	11330 HYACINTH ST	Saticoy			
RESP-11-10-9982	20120724	1	Bldg Residential Permit: PLCK	New	11316 HYACINTH ST	Saticoy			
RESP-11-10-9983	20120810	1	Bldg Residential Permit: PLCK	New	11260 HYACINTH ST	Saticoy			
RESP-11-10-9964	20120907	1	Bldg Residential Permit: PLCK	New	11290 HYACINTH ST	Saticoy			
RESP-11-10-10010	20120907	1	Bldg Residential Permit: PLCK	New	803 PERIWINKLE AV	Saticoy			
RESP-11-10-9988	20121127	1	Bldg Residential Permit: PLCK	New	11278 TIGER LILY ST	Saticoy			
RESP-11-10-9965	20121127	1	Bldg Residential Permit: PLCK	New	11275 BITTERROOT ST	Saticoy			
RESP-11-10-9966	20121127	1	Bldg Residential Permit: PLCK	New	11294 TIGER LILY ST	Saticoy			
RESP-11-10-10030	20121127	1	Bldg Residential Permit: PLCK	New	791 PERIWINKLE AV	Saticoy			
RESP-11-10-9984	20121127	1	Bldg Residential Permit: PLCK	New	11303 BITTERROOT ST	Saticoy			
RESP-11-10-10008	20121127	1	Bldg Residential Permit: PLCK	New	11318 TIGER LILY ST	Saticoy			
RESP-11-10-9953	20121127	1	Bldg Residential Permit: PLCK	New	11259 BITTERROOT ST	Saticoy			
RESP-11-10-9950	20121127	1	Bldg Residential Permit: PLCK	New	11306 TIGER LILY ST	Saticoy			
RESP-11-10-10033	20121204	1	Bldg Residential Permit: PLCK	New	847 PERIWINKLE AV	Saticoy			
RESP-11-10-10037	20121213	1	Bldg Residential Permit: PLCK	New	11331 BITTERROOT ST	Saticoy			
RESP-11-10-9962	20121214	1	Bldg Residential Permit: PLCK	New	11332 TIGER LILY ST	Saticoy			
RESP-11-10-10006	20121204	2	Bldg Residential Permit: PLCK	New	741 PERIWINKLE AV	Saticoy			Total of 28 units in Aldea Hermosa built. An additional 28 units are listed in the Pend
RESP-6-10-7952	20110419	3	Bldg Residential Permit: PLCK	New	11170 SNAPDRAGON ST	Saticoy			
RESP-7-10-8331	20110420	3	Bldg Residential Permit: PLCK	New	11194 SNAPDRAGON ST	Saticoy			
RESP-7-10-8441	20110419	4	Bldg Residential Permit: PLCK	New	11186 SNAPDRAGON ST	Saticoy			
RESP-6-10-8013	20110419	5	Bldg Residential Permit: PLCK	New	11176 SNAPDRAGON ST	Saticoy			Phase 2
113822	20071017	16	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	11200 SNAPDRAGON ST	Saticoy			Phase 1
108576	20050705	1	RESIDENTIAL : SINGLE FAMILY	NEW	789 CONCORD AV	Saticoy			
105578	20051013	1	RESIDENTIAL : SINGLE FAMILY	NEW	865 JAZMIN AV	Saticoy			
112943	20061129	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	615 BOSTON AV	Saticoy			
112953	20070103	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	655 BOSTON AV	Saticoy			
112954	20070103	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	10481 NEW HAVEN ST	Saticoy			
112956	20070103	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	630 BOSTON AV	Saticoy			
112952	20070822	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	637 BOSTON AV	Saticoy			
112955	20071221	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	656 BOSTON AV	Saticoy			
119460	20081222	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	10383 NEW HAVEN ST	Saticoy			
120409	20090601	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	10394 NEW HAVEN ST	Saticoy			
120075	20090803	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	10417 NEW HAVEN ST	Saticoy			
120076	20090803	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	10397 NEW HAVEN ST	Saticoy			
112941	20061129	1	RESIDENTIAL : SINGLE FAMILY	NEW	629 BOSTON AV	Saticoy			
112942	20061129	1	RESIDENTIAL : SINGLE FAMILY	NEW	605 BOSTON AV	Saticoy			
112944	20070606	1	RESIDENTIAL : SINGLE FAMILY	NEW	644 BOSTON AV	Saticoy			
112951	20070606	1	RESIDENTIAL : SINGLE FAMILY	NEW	10469 NEW HAVEN ST	Saticoy			
112947	20070912	1	RESIDENTIAL : SINGLE FAMILY	NEW	10444 NEW HAVEN ST	Saticoy			
112946	20071019	1	RESIDENTIAL : SINGLE FAMILY	NEW	10482 NEW HAVEN ST	Saticoy			
112948	20071019	1	RESIDENTIAL : SINGLE FAMILY	NEW	10470 NEW HAVEN ST	Saticoy			
112945	20071221	1	RESIDENTIAL : SINGLE FAMILY	NEW	10458 NEW HAVEN ST	Saticoy			



BACKGROUND DATA - RESIDENTIAL BUILT PROJECTS									
PERMITNUM	FINALDATE	TOTALUNITS	PTYPENAME	PWORKCLASS	PADDRRAW	COMMUNITY	INFILTYPE	INFILNAME	Workshop Notes/Comments
DISTRICTS									
112949	20071221	1	RESIDENTIAL : SINGLE FAMILY	NEW	10490 NEW HAVEN ST	Saticoy			
112950	20071221	1	RESIDENTIAL : SINGLE FAMILY	NEW	10445 NEW HAVEN ST	Saticoy			
119458	20081222	1	RESIDENTIAL : SINGLE FAMILY	NEW	10375 NEW HAVEN ST	Saticoy			
120071	20090601	1	RESIDENTIAL : SINGLE FAMILY	NEW	10406 NEW HAVEN ST	Saticoy			
120072	20090601	1	RESIDENTIAL : SINGLE FAMILY	NEW	10432 NEW HAVEN ST	Saticoy			
120074	20090601	1	RESIDENTIAL : SINGLE FAMILY	NEW	10418 NEW HAVEN ST	Saticoy			
120073	20090806	1	RESIDENTIAL : SINGLE FAMILY	NEW	10407 NEW HAVEN ST	Saticoy			
120408	20090806	1	RESIDENTIAL : SINGLE FAMILY	NEW	10431 NEW HAVEN ST	Saticoy			
119459	20091222	1	RESIDENTIAL : SINGLE FAMILY	NEW	10374 NEW HAVEN ST	Saticoy			
119457	20081222	1	SING FAM DWELL-ATTACHED GARAGE	NEW	10382 NEW HAVEN ST	Saticoy			
115504	20070620	1	RESIDENTIAL : SINGLE FAMILY	NEW	10581 NOPALITO ST	Saticoy			
107447	20051014	38	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	11122 SNAPDRAGON ST	Saticoy			
104850	20070712	1	RESIDENTIAL : SINGLE FAMILY	NEW	10444 OXFORD ST	Saticoy			
103288	20050318	1	RESIDENTIAL : SINGLE FAMILY	NEW	10576 BELEN PL	Saticoy			
109521	20070530	1	RESIDENTIAL : SINGLE FAMILY	NEW	10985 DARLING RD	Saticoy			
107049	20050428	1	RESIDENTIAL : SINGLE FAMILY	NEW	10912 HENDERSON PL	Saticoy			
114053	20071108	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	10981 HENDERSON RD	Saticoy			
114054	20071108	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	10995 HENDERSON RD	Saticoy			
107059	20050202	1	RESIDENTIAL : SINGLE FAMILY	NEW	10659 PETUNIA ST	Saticoy			
107064	20050202	1	RESIDENTIAL : SINGLE FAMILY	NEW	10647 PETUNIA ST	Saticoy			
107065	20050202	1	RESIDENTIAL : SINGLE FAMILY	NEW	10611 PETUNIA ST	Saticoy			
107066	20050202	1	RESIDENTIAL : SINGLE FAMILY	NEW	10599 PETUNIA ST	Saticoy			
107073	20050202	1	RESIDENTIAL : SINGLE FAMILY	NEW	10635 PETUNIA ST	Saticoy			
107074	20050202	1	RESIDENTIAL : SINGLE FAMILY	NEW	10623 PETUNIA ST	Saticoy			
107075	20050202	1	RESIDENTIAL : SINGLE FAMILY	NEW	10587 PETUNIA ST	Saticoy			
107060	20050203	1	RESIDENTIAL : SINGLE FAMILY	NEW	1237 HONEYSUCKLE AV	Saticoy			
107067	20050203	1	RESIDENTIAL : SINGLE FAMILY	NEW	107060 HONEYSUCKLE AV	Saticoy			
107076	20050203	1	RESIDENTIAL : SINGLE FAMILY	NEW	1249 HONEYSUCKLE AV	Saticoy			
107061	20050209	1	RESIDENTIAL : SINGLE FAMILY	NEW	1297 HONEYSUCKLE AV	Saticoy			
107068	20050209	1	RESIDENTIAL : SINGLE FAMILY	NEW	1261 HONEYSUCKLE AV	Saticoy			
107069	20050209	1	RESIDENTIAL : SINGLE FAMILY	NEW	1273 HONEYSUCKLE AV	Saticoy			
107077	20050209	1	RESIDENTIAL : SINGLE FAMILY	NEW	1285 HONEYSUCKLE AV	Saticoy			
107062	20050218	1	RESIDENTIAL : SINGLE FAMILY	NEW	1333 HONEYSUCKLE AV	Saticoy			
107063	20050218	1	RESIDENTIAL : SINGLE FAMILY	NEW	1397 HONEYSUCKLE AV	Saticoy			
107070	20050218	1	RESIDENTIAL : SINGLE FAMILY	NEW	1321 HONEYSUCKLE AV	Saticoy			
107071	20050218	1	RESIDENTIAL : SINGLE FAMILY	NEW	1357 HONEYSUCKLE AV	Saticoy			
107072	20050218	1	RESIDENTIAL : SINGLE FAMILY	NEW	1373 HONEYSUCKLE AV	Saticoy			
107078	20050218	1	RESIDENTIAL : SINGLE FAMILY	NEW	1309 HONEYSUCKLE AV	Saticoy			
107079	20050218	1	RESIDENTIAL : SINGLE FAMILY	NEW	1345 HONEYSUCKLE AV	Saticoy			
107080	20050218	1	RESIDENTIAL : SINGLE FAMILY	NEW	1385 HONEYSUCKLE AV	Saticoy			
105364	20050309	1	RESIDENTIAL : SINGLE FAMILY	NEW	1275 BLUEBONNET AV	Saticoy			
105365	20050315	1	RESIDENTIAL : SINGLE FAMILY	NEW	1287 BLUEBONNET AV	Saticoy			
107102	20050317	1	RESIDENTIAL : SINGLE FAMILY	NEW	1335 BLUEBONNET AV	Saticoy			
107106	20050317	1	RESIDENTIAL : SINGLE FAMILY	NEW	1323 BLUEBONNET AV	Saticoy			
107107	20050317	1	RESIDENTIAL : SINGLE FAMILY	NEW	1359 BLUEBONNET AV	Saticoy			
107111	20050317	1	RESIDENTIAL : SINGLE FAMILY	NEW	1311 BLUEBONNET AV	Saticoy			
107112	20050317	1	RESIDENTIAL : SINGLE FAMILY	NEW	1347 BLUEBONNET AV	Saticoy			
107103	20050323	1	RESIDENTIAL : SINGLE FAMILY	NEW	1371 BLUEBONNET AV	Saticoy			
107113	20050323	1	RESIDENTIAL : SINGLE FAMILY	NEW	1383 BLUEBONNET AV	Saticoy			
107114	20050323	1	RESIDENTIAL : SINGLE FAMILY	NEW	1395 BLUEBONNET AV	Saticoy			
107104	20050413	1	RESIDENTIAL : SINGLE FAMILY	NEW	1310 BLUEBONNET AV	Saticoy			
107108	20050413	1	RESIDENTIAL : SINGLE FAMILY	NEW	1334 BLUEBONNET AV	Saticoy			
107109	20050413	1	RESIDENTIAL : SINGLE FAMILY	NEW	1346 BLUEBONNET AV	Saticoy			
107115	20050413	1	RESIDENTIAL : SINGLE FAMILY	NEW	1322 BLUEBONNET AV	Saticoy			
107105	20050415	1	RESIDENTIAL : SINGLE FAMILY	NEW	1370 BLUEBONNET AV	Saticoy			
107110	20050415	1	RESIDENTIAL : SINGLE FAMILY	NEW	1382 BLUEBONNET AV	Saticoy			
107116	20050415	1	RESIDENTIAL : SINGLE FAMILY	NEW	1358 BLUEBONNET AV	Saticoy			
107117	20050415	1	RESIDENTIAL : SINGLE FAMILY	NEW	1398 BLUEBONNET AV	Saticoy			
121389	20081118	1	RESIDENTIAL : SINGLE FAMILY	NEW	1085 SATICOY AV S	Saticoy			
111059	20060523	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	10550 NOPALITO ST	Saticoy			
109735	20060829	1	RESIDENTIAL : SINGLE FAMILY	NEW	10765 DARLING RD	Saticoy			
109736	20060829	1	RESIDENTIAL : SINGLE FAMILY	NEW	10773 DARLING RD	Saticoy			
109737	20070122	1	RESIDENTIAL : SINGLE FAMILY	NEW	10781 DARLING RD	Saticoy			
		0	APARTMENTS						PROJ-5344 Citrus Place. Appears to be included in "Wells"
		40	ADDITIONAL STANDARD PACIFIC						Appears there are plans for a future Park.
		190	ARCHSTONE APTS.						Appears that the assumption as half were already constructed
		548							
106474	20050207	1	RESIDENTIAL : SINGLE FAMILY	NEW	548 CHARLESTON PL	Serra			
106482	20050207	1	RESIDENTIAL : SINGLE FAMILY	NEW	540 CHARLESTON PL	Serra			
106483	20050216	1	RESIDENTIAL : SINGLE FAMILY	NEW	556 CHARLESTON PL	Serra			
106484	20050216	1	RESIDENTIAL : SINGLE FAMILY	NEW	557 CHARLESTON PL	Serra			



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DISTRICTS									
106476	20050223	1	RESIDENTIAL : SINGLE FAMILY	NEW	575 CHARLESTON PL	Serra			
106489	20050223	1	RESIDENTIAL : SINGLE FAMILY	NEW	574 CHARLESTON PL	Serra			
106475	20050228	1	RESIDENTIAL : SINGLE FAMILY	NEW	590 CHARLESTON PL	Serra			
106490	20050228	1	RESIDENTIAL : SINGLE FAMILY	NEW	591 CHARLESTON PL	Serra			
105851	20050624	1	RESIDENTIAL : SINGLE FAMILY	NEW	650 CHARLESTON PL	Serra			
105852	20050624	1	RESIDENTIAL : SINGLE FAMILY	NEW	638 CHARLESTON PL	Serra			
108892	20050624	1	RESIDENTIAL : SINGLE FAMILY	NEW	607 CHESAPEAKE PL	Serra			
108893	20050624	1	RESIDENTIAL : SINGLE FAMILY	NEW	631 CHESAPEAKE PL	Serra			
108896	20050624	1	RESIDENTIAL : SINGLE FAMILY	NEW	655 CHESAPEAKE PL	Serra			
108901	20050624	1	RESIDENTIAL : SINGLE FAMILY	NEW	679 CHESAPEAKE PL	Serra			
108908	20050624	1	RESIDENTIAL : SINGLE FAMILY	NEW	619 CHESAPEAKE PL	Serra			
108909	20050624	1	RESIDENTIAL : SINGLE FAMILY	NEW	643 CHESAPEAKE PL	Serra			
108911	20050624	1	RESIDENTIAL : SINGLE FAMILY	NEW	667 CHESAPEAKE PL	Serra			
108902	20050628	1	RESIDENTIAL : SINGLE FAMILY	NEW	664 CHESAPEAKE PL	Serra			
108910	20050628	1	RESIDENTIAL : SINGLE FAMILY	NEW	676 CHESAPEAKE PL	Serra			
105850	20050811	1	RESIDENTIAL : SINGLE FAMILY	NEW	664 CHARLESTON PL	Serra			
108894	20050811	1	RESIDENTIAL : SINGLE FAMILY	NEW	652 CHESAPEAKE PL	Serra			
108895	20050811	1	RESIDENTIAL : SINGLE FAMILY	NEW	614 CHESAPEAKE PL	Serra			
108912	20050811	1	RESIDENTIAL : SINGLE FAMILY	NEW	640 CHESAPEAKE PL	Serra			
108913	20050818	1	RESIDENTIAL : SINGLE FAMILY	NEW	602 CHESAPEAKE PL	Serra			
108917	20050823	1	RESIDENTIAL : SINGLE FAMILY	NEW	9501 DARLING RD	Serra			
108918	20050824	1	RESIDENTIAL : SINGLE FAMILY	NEW	9517 DARLING RD	Serra			
108919	20050824	1	RESIDENTIAL : SINGLE FAMILY	NEW	9533 DARLING RD	Serra			
108920	20050825	1	RESIDENTIAL : SINGLE FAMILY	NEW	9549 DARLING RD	Serra			
108903	20051015	1	RESIDENTIAL : SINGLE FAMILY	NEW	626 CHESAPEAKE PL	Serra			
108897	20051122	1	RESIDENTIAL : SINGLE FAMILY	NEW	626 CHARLESTON PL	Serra			
108905	20051122	1	RESIDENTIAL : SINGLE FAMILY	NEW	678 CHARLESTON PL	Serra			
108906	20051122	1	RESIDENTIAL : SINGLE FAMILY	NEW	600 CHARLESTON PL	Serra			
108914	20051122	1	RESIDENTIAL : SINGLE FAMILY	NEW	612 CHARLESTON PL	Serra			
108921	20051122	1	RESIDENTIAL : SINGLE FAMILY	NEW	9581 DARLING RD	Serra			
108922	20051122	1	RESIDENTIAL : SINGLE FAMILY	NEW	9597 DARLING RD	Serra			
108898	20051207	1	RESIDENTIAL : SINGLE FAMILY	NEW	603 CHARLESTON PL	Serra			
108899	20051207	1	RESIDENTIAL : SINGLE FAMILY	NEW	639 CHARLESTON PL	Serra			
108904	20051207	1	RESIDENTIAL : SINGLE FAMILY	NEW	615 CHARLESTON PL	Serra			
108915	20051207	1	RESIDENTIAL : SINGLE FAMILY	NEW	627 CHARLESTON PL	Serra			
108900	20051209	1	RESIDENTIAL : SINGLE FAMILY	NEW	651 CHARLESTON PL	Serra			
108907	20051209	1	RESIDENTIAL : SINGLE FAMILY	NEW	675 CHARLESTON PL	Serra			
108916	20051209	1	RESIDENTIAL : SINGLE FAMILY	NEW	663 CHARLESTON PL	Serra			Citrus Glen (RS-89)
114469	20070613	1	RESIDENTIAL : SINGLE FAMILY	NEW	8233 SUNSTONE ST	Serra			
114470	20070613	1	RESIDENTIAL : SINGLE FAMILY	NEW	8245 SUNSTONE ST	Serra			
114471	20070613	1	RESIDENTIAL : SINGLE FAMILY	NEW	8265 SUNSTONE ST	Serra			
114472	20070613	1	RESIDENTIAL : SINGLE FAMILY	NEW	8257 SUNSTONE ST	Serra			
114999	20070627	1	RESIDENTIAL : SINGLE FAMILY	NEW	8134 PLATINUM ST	Serra			
115000	20070627	1	RESIDENTIAL : SINGLE FAMILY	NEW	8146 PLATINUM ST	Serra			
115001	20070627	1	RESIDENTIAL : SINGLE FAMILY	NEW	8164 PLATINUM ST	Serra			
115002	20070627	1	RESIDENTIAL : SINGLE FAMILY	NEW	8133 SUNSTONE ST	Serra			
115003	20070627	1	RESIDENTIAL : SINGLE FAMILY	NEW	8152 PLATINUM ST	Serra			
115004	20070627	1	RESIDENTIAL : SINGLE FAMILY	NEW	8176 PLATINUM ST	Serra			
115005	20070627	1	RESIDENTIAL : SINGLE FAMILY	NEW	8151 SUNSTONE ST	Serra			
115007	20070627	1	RESIDENTIAL : SINGLE FAMILY	NEW	8145 SUNSTONE ST	Serra			
115008	20070627	1	RESIDENTIAL : SINGLE FAMILY	NEW	8163 SUNSTONE ST	Serra			
115716	20070702	1	RESIDENTIAL : SINGLE FAMILY	NEW	8110 MEDFORD ST	Serra			
115718	20070702	1	RESIDENTIAL : SINGLE FAMILY	NEW	8134 MEDFORD ST	Serra			
115719	20070702	1	RESIDENTIAL : SINGLE FAMILY	NEW	8158 MEDFORD ST	Serra			
116388	20070709	1	RESIDENTIAL : SINGLE FAMILY	NEW	799 TURQUOISE AV	Serra			
116399	20070716	1	RESIDENTIAL : SINGLE FAMILY	NEW	8297 MEDFORD ST	Serra			
116142	20070730	1	RESIDENTIAL : SINGLE FAMILY	NEW	8170 MEDFORD ST	Serra			
116143	20070730	1	RESIDENTIAL : SINGLE FAMILY	NEW	8194 MEDFORD ST	Serra			
116144	20070730	1	RESIDENTIAL : SINGLE FAMILY	NEW	8212 MEDFORD ST	Serra			
116145	20070730	1	RESIDENTIAL : SINGLE FAMILY	NEW	8236 MEDFORD ST	Serra			
116157	20070730	1	RESIDENTIAL : SINGLE FAMILY	NEW	8182 MEDFORD ST	Serra			
116158	20070730	1	RESIDENTIAL : SINGLE FAMILY	NEW	8200 MEDFORD ST	Serra			
116159	20070730	1	RESIDENTIAL : SINGLE FAMILY	NEW	8224 MEDFORD ST	Serra			
116160	20070730	1	RESIDENTIAL : SINGLE FAMILY	NEW	8248 MEDFORD ST	Serra			
115176	20070731	1	RESIDENTIAL : SINGLE FAMILY	NEW	8205 PLATINUM ST	Serra			
116389	20070801	1	RESIDENTIAL : SINGLE FAMILY	NEW	827 TURQUOISE AV	Serra			
116396	20070801	1	RESIDENTIAL : SINGLE FAMILY	NEW	785 TURQUOISE AV	Serra			
116406	20070801	1	RESIDENTIAL : SINGLE FAMILY	NEW	809 TURQUOISE AV	Serra			
116141	20070830	1	RESIDENTIAL : SINGLE FAMILY	NEW	753 TURQUOISE AV	Serra			
116146	20070830	1	RESIDENTIAL : SINGLE FAMILY	NEW	8262 MEDFORD ST	Serra			
116156	20070830	1	RESIDENTIAL : SINGLE FAMILY	NEW	719 TURQUOISE AV	Serra			

BACKGROUND DATA - RESIDENTIAL BUILT PROJECTS									
PERMITNUM	FINALDATE	TOTALUNITS	PTYPENAME	PWORKCLASS	PADDRRAW	COMMUNITY	INFILTYPE	INFILNAME	Workshop Notes/Comments
DISTRICTS									
116397	20070830	1	RESIDENTIAL : SINGLE FAMILY	NEW	737 TURQUOISE AV	Serra			
116409	20070830	1	RESIDENTIAL : SINGLE FAMILY	NEW	771 TURQUOISE AV	Serra			
115177	20070831	1	RESIDENTIAL : SINGLE FAMILY	NEW	8223 PLATINUM ST	Serra			
115178	20070831	1	RESIDENTIAL : SINGLE FAMILY	NEW	8231 PLATINUM ST	Serra			
116390	20070831	1	RESIDENTIAL : SINGLE FAMILY	NEW	8274 MEDFORD ST	Serra			
116598	20070831	1	RESIDENTIAL : SINGLE FAMILY	NEW	674 TURQUOISE AV	Serra			
116607	20070831	1	RESIDENTIAL : SINGLE FAMILY	NEW	8122 SILVER CI	Serra			
116621	20070831	1	RESIDENTIAL : SINGLE FAMILY	NEW	8106 SILVER CI	Serra			
116638	20070831	1	RESIDENTIAL : SINGLE FAMILY	NEW	8138 SILVER CI	Serra			
116640	20070831	1	RESIDENTIAL : SINGLE FAMILY	NEW	730 TURQUOISE AV	Serra			
116148	20070912	1	RESIDENTIAL : SINGLE FAMILY	NEW	939 GOLD CI	Serra			
116149	20070912	1	RESIDENTIAL : SINGLE FAMILY	NEW	951 GOLD CI	Serra			
116161	20070912	1	RESIDENTIAL : SINGLE FAMILY	NEW	915 GOLD CI	Serra			
116639	20070912	1	RESIDENTIAL : SINGLE FAMILY	NEW	692 TURQUOISE AV	Serra			
116140	20070925	1	RESIDENTIAL : SINGLE FAMILY	NEW	681 TURQUOISE AV	Serra			
116155	20070925	1	RESIDENTIAL : SINGLE FAMILY	NEW	657 TURQUOISE AV	Serra			
116407	20070925	1	RESIDENTIAL : SINGLE FAMILY	NEW	669 TURQUOISE AV	Serra			
116408	20070925	1	RESIDENTIAL : SINGLE FAMILY	NEW	693 TURQUOISE AV	Serra			
116622	20070925	1	RESIDENTIAL : SINGLE FAMILY	NEW	680 TURQUOISE AV	Serra			
116609	20070927	1	RESIDENTIAL : SINGLE FAMILY	NEW	8183 ONYX ST	Serra			
116641	20070927	1	RESIDENTIAL : SINGLE FAMILY	NEW	8169 ONYX ST	Serra			
116391	20071009	1	RESIDENTIAL : SINGLE FAMILY	NEW	903 GOLD CI	Serra			
116392	20071009	1	RESIDENTIAL : SINGLE FAMILY	NEW	797 MONTGOMERY AV	Serra			
116610	20071012	1	RESIDENTIAL : SINGLE FAMILY	NEW	8139 QUARTZ ST	Serra			
116611	20071012	1	RESIDENTIAL : SINGLE FAMILY	NEW	8175 QUARTZ ST	Serra			
116623	20071012	1	RESIDENTIAL : SINGLE FAMILY	NEW	8178 ONYX ST	Serra			
116624	20071012	1	RESIDENTIAL : SINGLE FAMILY	NEW	8163 QUARTZ ST	Serra			
116642	20071012	1	RESIDENTIAL : SINGLE FAMILY	NEW	8166 ONYX ST	Serra			
116643	20071012	1	RESIDENTIAL : SINGLE FAMILY	NEW	8151 QUARTZ ST	Serra			
116599	20071023	1	RESIDENTIAL : SINGLE FAMILY	NEW	8125 QUARTZ ST	Serra			
116162	20071025	1	RESIDENTIAL : SINGLE FAMILY	NEW	975 GOLD CI	Serra			
116398	20071025	1	RESIDENTIAL : SINGLE FAMILY	NEW	844 AQUAMARINE AV	Serra			
116147	20071028	1	RESIDENTIAL : SINGLE FAMILY	NEW	927 GOLD CI	Serra			
116532	20071028	1	RESIDENTIAL : SINGLE FAMILY	NEW	774 AQUAMARINE AV	Serra			
116612	20071030	1	RESIDENTIAL : SINGLE FAMILY	NEW	8102 QUARTZ ST	Serra			
116615	20071030	1	RESIDENTIAL : SINGLE FAMILY	NEW	8141 MEDFORD ST	Serra			
116625	20071030	1	RESIDENTIAL : SINGLE FAMILY	NEW	8122 QUARTZ ST	Serra			
116644	20071030	1	RESIDENTIAL : SINGLE FAMILY	NEW	8114 QUARTZ ST	Serra			
116645	20071030	1	RESIDENTIAL : SINGLE FAMILY	NEW	8134 QUARTZ ST	Serra			
116602	20071031	1	RESIDENTIAL : SINGLE FAMILY	NEW	897 AMETHYST AV	Serra			
116167	20071109	1	RESIDENTIAL : SINGLE FAMILY	NEW	826 AQUAMARINE AV	Serra			
116533	20071109	1	RESIDENTIAL : SINGLE FAMILY	NEW	808 AQUAMARINE AV	Serra			
116601	20071109	1	RESIDENTIAL : SINGLE FAMILY	NEW	8111 MEDFORD ST	Serra			
116603	20071128	1	RESIDENTIAL : SINGLE FAMILY	NEW	8277 MEDFORD ST	Serra			
116614	20071128	1	RESIDENTIAL : SINGLE FAMILY	NEW	8248 QUARTZ ST	Serra			
116617	20071128	1	RESIDENTIAL : SINGLE FAMILY	NEW	8251 MEDFORD ST	Serra			
116651	20071128	1	RESIDENTIAL : SINGLE FAMILY	NEW	8221 MEDFORD ST	Serra			
116419	20071204	1	RESIDENTIAL : SINGLE FAMILY	NEW	740 AQUAMARINE AV	Serra			
116531	20071213	1	RESIDENTIAL : SINGLE FAMILY	NEW	792 AQUAMARINE AV	Serra			
116600	20071213	1	RESIDENTIAL : SINGLE FAMILY	NEW	8220 QUARTZ ST	Serra			
116649	20071213	1	RESIDENTIAL : SINGLE FAMILY	NEW	8133 MEDFORD ST	Serra			
116650	20071213	1	RESIDENTIAL : SINGLE FAMILY	NEW	8157 MEDFORD ST	Serra			
116151	20071214	1	RESIDENTIAL : SINGLE FAMILY	NEW	862 AQUAMARINE AV	Serra			
116394	20071214	1	RESIDENTIAL : SINGLE FAMILY	NEW	696 AQUAMARINE AV	Serra			
116395	20071214	1	RESIDENTIAL : SINGLE FAMILY	NEW	718 AQUAMARINE AV	Serra			
116405	20071214	1	RESIDENTIAL : SINGLE FAMILY	NEW	684 AQUAMARINE AV	Serra			
116418	20071214	1	RESIDENTIAL : SINGLE FAMILY	NEW	702 AQUAMARINE AV	Serra			
116530	20071214	1	RESIDENTIAL : SINGLE FAMILY	NEW	758 AQUAMARINE AV	Serra			
116606	20071217	1	RESIDENTIAL : SINGLE FAMILY	NEW	8265 QUARTZ ST	Serra			
116620	20071217	1	RESIDENTIAL : SINGLE FAMILY	NEW	8239 QUARTZ ST	Serra			
116636	20071217	1	RESIDENTIAL : SINGLE FAMILY	NEW	8230 ONYX ST	Serra			
116637	20071217	1	RESIDENTIAL : SINGLE FAMILY	NEW	8231 QUARTZ ST	Serra			
116659	20071217	1	RESIDENTIAL : SINGLE FAMILY	NEW	8218 ONYX ST	Serra			
116660	20071217	1	RESIDENTIAL : SINGLE FAMILY	NEW	8219 QUARTZ ST	Serra			
116661	20071217	1	RESIDENTIAL : SINGLE FAMILY	NEW	8253 QUARTZ ST	Serra			
116400	20071218	1	RESIDENTIAL : SINGLE FAMILY	NEW	8111 PLATINUM ST	Serra			
116411	20071218	1	RESIDENTIAL : SINGLE FAMILY	NEW	781 MONTGOMERY AV	Serra			
116412	20071218	1	RESIDENTIAL : SINGLE FAMILY	NEW	8125 PLATINUM ST	Serra			
116403	20071220	1	RESIDENTIAL : SINGLE FAMILY	NEW	633 TURQUOISE AV	Serra			
116410	20071220	1	RESIDENTIAL : SINGLE FAMILY	NEW	8289 MEDFORD ST	Serra			
116415	20071220	1	RESIDENTIAL : SINGLE FAMILY	NEW	645 TURQUOISE AV	Serra			

BACKGROUND DATA - RESIDENTIAL BUILT PROJECTS									
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DISTRICTS									
116613	20071220	1	RESIDENTIAL : SINGLE FAMILY	NEW	8148 QUARTZ ST	Serra			
116646	20071220	1	RESIDENTIAL : SINGLE FAMILY	NEW	8160 QUARTZ ST	Serra			
116626	20080220	1	RESIDENTIAL : SINGLE FAMILY	NEW	8236 QUARTZ ST	Serra			
116647	20080220	1	RESIDENTIAL : SINGLE FAMILY	NEW	8228 QUARTZ ST	Serra			
116648	20080220	1	RESIDENTIAL : SINGLE FAMILY	NEW	8103 MEDFORD ST	Serra			
116653	20080220	1	RESIDENTIAL : SINGLE FAMILY	NEW	8265 MEDFORD ST	Serra			
116627	20080221	1	RESIDENTIAL : SINGLE FAMILY	NEW	8119 MEDFORD ST	Serra			
116628	20080221	1	RESIDENTIAL : SINGLE FAMILY	NEW	8149 MEDFORD ST	Serra			
116629	20080221	1	RESIDENTIAL : SINGLE FAMILY	NEW	896 AMETHYST AV	Serra			
116652	20080221	1	RESIDENTIAL : SINGLE FAMILY	NEW	8237 MEDFORD ST	Serra			
116150	20080305	1	RESIDENTIAL : SINGLE FAMILY	NEW	963 GOLD CI	Serra			
116164	20080305	1	RESIDENTIAL : SINGLE FAMILY	NEW	621 TURQUOISE AV	Serra			
116165	20080514	1	RESIDENTIAL : SINGLE FAMILY	NEW	648 AQUAMARINE AV	Serra			
116166	20080514	1	RESIDENTIAL : SINGLE FAMILY	NEW	672 AQUAMARINE AV	Serra			
116393	20080514	1	RESIDENTIAL : SINGLE FAMILY	NEW	624 AQUAMARINE AV	Serra			
116417	20080514	1	RESIDENTIAL : SINGLE FAMILY	NEW	660 AQUAMARINE AV	Serra			
116402	20080605	1	RESIDENTIAL : SINGLE FAMILY	NEW	8167 PLATINUM ST	Serra			
116413	20080605	1	RESIDENTIAL : SINGLE FAMILY	NEW	8181 PLATINUM ST	Serra			
116416	20080605	1	RESIDENTIAL : SINGLE FAMILY	NEW	612 AQUAMARINE AV	Serra			
116630	20080611	1	RESIDENTIAL : SINGLE FAMILY	NEW	8229 MEDFORD ST	Serra			
116656	20080711	1	RESIDENTIAL : SINGLE FAMILY	NEW	8249 ONYX ST	Serra			
116152	20080721	1	RESIDENTIAL : SINGLE FAMILY	NEW	8195 PLATINUM ST	Serra			
116404	20080721	1	RESIDENTIAL : SINGLE FAMILY	NEW	636 AQUAMARINE AV	Serra			
116154	20080911	1	RESIDENTIAL : SINGLE FAMILY	NEW	600 AQUAMARINE AV	Serra			
116163	20080911	1	RESIDENTIAL : SINGLE FAMILY	NEW	8153 PLATINUM ST	Serra			
116619	20081113	1	RESIDENTIAL : SINGLE FAMILY	NEW	715 AQUAMARINE AV	Serra			
116634	20081113	1	RESIDENTIAL : SINGLE FAMILY	NEW	8262 SILVER CI	Serra			
116657	20081113	1	RESIDENTIAL : SINGLE FAMILY	NEW	733 AQUAMARINE AV	Serra			
116658	20081113	1	RESIDENTIAL : SINGLE FAMILY	NEW	693 AQUAMARINE AV	Serra			
116605	20081117	1	RESIDENTIAL : SINGLE FAMILY	NEW	701 AQUAMARINE AV	Serra			
116633	20081117	1	RESIDENTIAL : SINGLE FAMILY	NEW	8250 SILVER CI	Serra			
116401	20081204	1	RESIDENTIAL : SINGLE FAMILY	NEW	8139 PLATINUM ST	Serra			
116414	20081208	1	RESIDENTIAL : SINGLE FAMILY	NEW	8245 PLATINUM ST	Serra			
116153	20081222	1	RESIDENTIAL : SINGLE FAMILY	NEW	8261 PLATINUM ST	Serra			
116604	20090311	1	RESIDENTIAL : SINGLE FAMILY	NEW	8264 PLATINUM ST	Serra			
116618	20090311	1	RESIDENTIAL : SINGLE FAMILY	NEW	8234 PLATINUM ST	Serra			
116631	20090311	1	RESIDENTIAL : SINGLE FAMILY	NEW	8214 PLATINUM ST	Serra			
116632	20090311	1	RESIDENTIAL : SINGLE FAMILY	NEW	8256 PLATINUM ST	Serra			
116635	20090311	1	RESIDENTIAL : SINGLE FAMILY	NEW	8227 ONYX ST	Serra			
116654	20090311	1	RESIDENTIAL : SINGLE FAMILY	NEW	8226 PLATINUM ST	Serra			
116655	20090311	1	RESIDENTIAL : SINGLE FAMILY	NEW	8242 PLATINUM ST	Serra			
115006	20070627	1	SING FAM DWELL-ATTACHED GARAGE	NEW	8184 PLATINUM ST	Serra			
115717	20070628	1	SING FAM DWELL-ATTACHED GARAGE	NEW	8122 MEDFORD ST	Serra			
116608	20070831	1	SING FAM DWELL-ATTACHED GARAGE	NEW	708 TURQUOISE AV	Serra			
116616	20071030	1	SING FAM DWELL-ATTACHED GARAGE	NEW	8165 MEDFORD ST	Serra			
114467	20070618	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	8202 PLATINUM ST	Serra			Hails (RS-92)
115009	20070627	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	8194 PLATINUM ST	Serra			
116308	20070927	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	8152 SILVER CI	Serra			
116309	20070927	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	8121 ONYX ST	Serra			
116310	20070927	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	8145 ONYX ST	Serra			
116314	20071030	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	851 AMETHYST AV	Serra			
116313	20071031	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	8172 QUARTZ ST	Serra			
116315	20071031	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	871 AMETHYST AV	Serra			
116311	20071128	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	850 AMETHYST AV	Serra			
116312	20071213	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	872 AMETHYST AV	Serra			
116304	20080711	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	8263 ONYX ST	Serra			
116305	20081113	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	677 AQUAMARINE AV	Serra			
116306	20081113	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	8226 SILVER CI	Serra			
116307	20081113	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	8238 SILVER CI	Serra			
114468	20070618	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	8205 SUNSTONE ST	Serra			
116534	20070927	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	8170 SILVER CI	Serra			
116535	20070927	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	8191 ONYX ST	Serra			
116546	20070927	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	8144 ONYX ST	Serra			
116547	20070927	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	8192 SILVER CI	Serra			
116536	20071023	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	8120 ONYX ST	Serra			
116545	20071023	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	795 AMETHYST AV	Serra			
116539	20071217	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	794 AMETHYST AV	Serra			
116540	20071217	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	8244 ONYX ST	Serra			
116541	20071217	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	8260 ONYX ST	Serra			
116542	20071217	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	822 AMETHYST AV	Serra			
116538	20080708	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	8214 SILVER CI	Serra			

BACKGROUND DATA - RESIDENTIAL BUILT PROJECTS									
PERMITNUM	FINALDATE	TOTALUNITS	PTYPENAME	PWORKCLASS	PADDRRAW	COMMUNITY	INFILTYPE	INFILNAME	Workshop Notes/Comments
DISTRICTS									
116543	20080708	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	8211 ONYX ST	Serra			
116544	20090311	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	8202 SILVER CI	Serra			
122214	20090311	3	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	8217 SUNSTONE ST	Serra			
115010	20070628	3	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	8175 SUNSTONE ST	Serra			
115011	20070628	3	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	8191 SUNSTONE ST	Serra			
116537	20071030	3	CONDOMINIUM-ATTACHED GARAGE	NEW	823 AMETHYST AV	Serra			Hails (RC-92)
		13	ADD'L OLSON						
		286							
109433	20050707	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5650 DORSEY ST	Thille			
110435	20050818	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5600 BRUBECK ST	Thille			
109431	20051012	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5561 NORTHWIND CT	Thille			
109226	20051017	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5609 NORTHWIND CT	Thille			
109432	20051017	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	820 FITZGERALD AV	Thille			
110301	20060106	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5564 COLTRANE ST	Thille			
110302	20060127	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5644 COLTRANE ST	Thille			
110433	20060127	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5605 DORSEY ST	Thille			
110432	20060210	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5559 DORSEY ST	Thille			
110431	20060215	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5513 DORSEY ST	Thille			
110434	20060314	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5516 BRUBECK ST	Thille			
110437	20060425	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5603 COLTRANE ST	Thille			
110436	20060427	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5561 COLTRANE ST	Thille			
111619	20060524	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5614 NORTHWIND CT	Thille			
111620	20060524	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	873 FITZGERALD AV	Thille			
111622	20060601	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5647 BRUBECK ST	Thille			
111621	20060627	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	5563 BRUBECK ST	Thille			
111623	20060712	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	900 FITZGERALD AV	Thille			
111624	20060731	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	992 FITZGERALD AV	Thille			
111625	20060803	4	RESIDENTIAL : MULTIPLE FAMILY 3 & 4 UNITS	NEW	1042 FITZGERALD AV	Thille			
109434	20051012	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5513 NORTHWIND CT	Thille			
109435	20051017	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5647 NORTHWIND CT	Thille			
109437	20051017	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5674 DORSEY ST	Thille			
110298	20051228	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5512 COLTRANE ST	Thille			
110303	20060110	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5319 BASIE ST	Thille			
110304	20060119	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5322 BASIE ST	Thille			
110299	20060127	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5602 COLTRANE ST	Thille			
110300	20060127	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5643 DORSEY ST	Thille			
109436	20060301	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5514 DORSEY ST	Thille			
110441	20060403	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5645 COLTRANE ST	Thille			
110438	20060405	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5568 BRUBECK ST	Thille			
110430	20060406	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5361 GILLESPIE ST	Thille			
110439	20060413	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5648 BRUBECK ST	Thille			
111615	20060425	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5514 NORTHWIND CT	Thille			
110440	20060503	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5511 COLTRANE ST	Thille			
111616	20060519	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5560 NORTHWIND CT	Thille			
111618	20060608	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5601 BRUBECK ST	Thille			
111617	20060620	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5515 BRUBECK ST	Thille			
111626	20060712	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	868 FITZGERALD AV	Thille			
111627	20060803	6	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	948 FITZGERALD AV	Thille			RC-61
109482	20051007	8	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1038 HOLIDAY AV	Thille			
109483	20060109	8	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5326 GILLESPIE ST	Thille			
110305	20060111	8	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5345 BASIE ST	Thille			
110306	20060206	8	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5356 BASIE ST	Thille			
109484	20060224	8	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5384 GILLESPIE ST	Thille			
110307	20060314	8	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	5329 GILLESPIE ST	Thille			
108715	2007	8	APARTMENT/GARAGE	NEW	980 HOLIDAY AV	Thille			RC-64
125948	20101209	30	APARTMENT	NEW	5477 RALSTON ST	Thille			
125949	20101221	14	APARTMENT	NEW	5443 RALSTON ST	Thille			
125950	20101209	12	APARTMENT	NEW	5501 RALSTON ST	Thille			
125951	20100930	12	APARTMENT	NEW	5549 RALSTON ST	Thille			
125952	20101027	14	APARTMENT	NEW	5573 RALSTON ST	Thille			
125953	20101018	26	APARTMENT	NEW	5599 RALSTON ST	Thille			Not in 2004 or 2006 Pending Projects (108 units)
		364							
RESP-6-10-7973	20120601	3	Bldg Residential Permit: PLCK	New	11298 CITRUS DR	Wells			
RESP-6-10-7968	20120601	3	Bldg Residential Permit: PLCK	New	11338 CITRUS DR	Wells			
RESP-6-10-7996	20120601	3	Bldg Residential Permit: PLCK	New	11234 CITRUS DR	Wells			
RESP-6-10-7989	20120621	3	Bldg Residential Permit: PLCK	New	11265 MIMOSA ST	Wells			
RESP-6-10-7987	20120621	3	Bldg Residential Permit: PLCK	New	11291 MIMOSA ST	Wells			
RESP-6-10-7991	20120621	3	Bldg Residential Permit: PLCK	New	465 MYRTLE AV	Wells			
RESP-6-10-7985	20120621	3	Bldg Residential Permit: PLCK	New	11307 MIMOSA ST	Wells			
RESP-6-10-7994	20120621	3	Bldg Residential Permit: PLCK	New	437 MYRTLE AV	Wells			
RESP-6-10-7982	20120627	3	Bldg Residential Permit: PLCK	New	11329 MIMOSA ST	Wells			

BACKGROUND DATA - RESIDENTIAL BUILT PROJECTS									
PERMITNUM	FINALDATE	TOTALUNITS	PTYPENAME	PWORKCLASS	PADDRRAW	COMMUNITY	INFILTYPE	INFILNAME	Workshop Notes/Comments
DISTRICTS									
RESP-6-10-7979	20120627	3	Bldg Residential Permit: PLCK	New	11351 MIMOSA ST	Wells			
RESP-6-10-7977	20120627	3	Bldg Residential Permit: PLCK	New	11367 MIMOSA ST	Wells			
RESP-6-10-7962	20120712	3	Bldg Residential Permit: PLCK	New	11393 MIMOSA ST	Wells			
RESP-6-10-7957	20120712	3	Bldg Residential Permit: PLCK	New	11421 MIMOSA ST	Wells			
RESP-6-10-7971	20120601	4	Bldg Residential Permit: PLCK	New	11320 CITRUS DR	Wells			
RESP-6-10-7964	20120601	4	Bldg Residential Permit: PLCK	New	11360 CITRUS DR	Wells			
RESP-6-10-7975	20120601	4	Bldg Residential Permit: PLCK	New	11274 CITRUS DR	Wells			
RESP-6-10-7959	20120712	4	Bldg Residential Permit: PLCK	New	11403 MIMOSA ST	Wells			
RESP-6-10-7933	20120712	5	Bldg Residential Permit: PLCK	New	11404 MIMOSA ST	Wells			Phase 1 of Citrus Place (Condos)
		60							
RESP-4-11-12148	20120120	1	Bldg Residential Permit: PLCK	New	1649 CAMERON ST	Westside			
112342	20061101	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	147 EL MEDIO ST	Westside			
117219	20080129	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	247 HARRISON AV W	Westside			
115180	20080130	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	124 BARNETT ST E	Westside			
118498	20080505	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	47 WARNER ST E	Westside			
114167	20081027	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	217 LEIGHTON DR	Westside			
115924	20081222	2	RESIDENTIAL : MULTIPLE FAMILY 2 UNITS	NEW	172 HARRISON AV W	Westside			
107088	20071129	5	RESIDENTIAL : MULTIPLE FAMILY 5 OR MORE UNITS	NEW	1155 OLIVE ST N	Westside			
109709	20051108	1	RESIDENTIAL : SINGLE FAMILY	NEW	167 HARRISON AV W	Westside			
107534	20051116	1	RESIDENTIAL : SINGLE FAMILY	NEW	97 VINCE ST W	Westside			
110399	20060210	1	RESIDENTIAL : SINGLE FAMILY	NEW	134 MISSION AV	Westside			
106893	20060216	1	RESIDENTIAL : SINGLE FAMILY	NEW	97 RAMONA ST E	Westside			
110572	20060308	1	RESIDENTIAL : SINGLE FAMILY	NEW	125 RAMONA ST W	Westside			
105446	20060404	1	RESIDENTIAL : SINGLE FAMILY	NEW	376 COMSTOCK DR	Westside			
110998	20060417	1	RESIDENTIAL : SINGLE FAMILY	NEW	247 WARNER ST E	Westside			
105230	20060620	1	RESIDENTIAL : SINGLE FAMILY	NEW	163 PARK ROW AV W	Westside			
108476	20061026	1	RESIDENTIAL : SINGLE FAMILY	NEW	257 RAMONA ST W	Westside			
114429	20070316	1	RESIDENTIAL : SINGLE FAMILY	NEW	129 BELL WY	Westside			
114903	20070501	1	RESIDENTIAL : SINGLE FAMILY	NEW	101 SIMPSON ST E	Westside			
115370	20070507	1	RESIDENTIAL : SINGLE FAMILY	NEW	120 LEWIS ST E	Westside			
110749	20070516	1	RESIDENTIAL : SINGLE FAMILY	NEW	104 PROSPECT ST W	Westside			
113873	20070709	1	RESIDENTIAL : SINGLE FAMILY	NEW	272 PROSPECT ST W	Westside			
111367	20070711	1	RESIDENTIAL : SINGLE FAMILY	NEW	314 VINCE ST E	Westside			
115539	20080314	1	RESIDENTIAL : SINGLE FAMILY	NEW	250 RAMONA ST W	Westside			
119110	20080930	1	RESIDENTIAL : SINGLE FAMILY	NEW	184 COMSTOCK DR	Westside			
120480	20090326	1	RESIDENTIAL : SINGLE FAMILY	NEW	113 RAMONA ST W	Westside			
122834	20090610	1	RESIDENTIAL : SINGLE FAMILY	NEW	256 EL MEDIO ST	Westside			
110023	20060505	2	RESIDENTIAL : SINGLE FAMILY	NEW	1664 CAMERON ST	Westside			
115737	2008	1	SINGLE FAMILY DWELLING	NEW	95 RAMONA ST W	Westside			
115738	2008	1	SING FAM DWELL-ATTACHED GARAGE	NEW	93 RAMONA ST W	Westside			Appears Constructed via Google Earth
		41							





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