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City of Oxnard

Public Works Integrated Master Plan

OVERALL

PROJECT MEMORANDUM 1.3
POPULATION AND LAND USE ESTIMATES

FINAL DRAFT
December 2015

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City of Oxnard

Public Works Integrated Master Plan

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POPULATION AND LAND USE ESTIMATES

1.0 INTRODUCTION

This Project Memorandum (PM) outlines the sources and process used for the population and land use estimates in this Public Works Integrated Master Plan (PWIMP). All documents developed as part of this PWIMP are based on the population and land use estimated discussed herein.

1.1 PMs Used for Reference

The estimates outlined in this PM are made in concert with recommendations and analyses from other related PMs:

- PM 1.1 - Overall - Master Planning Process Overview.
- PM 2.1 - Water System – Background Summary.
- PM 3.1 - Wastewater System – Background Summary.
- PM 4.1 - Recycled System – Background Summary.
- PM 5.1 - Stormwater System – Background Summary.

1.2 Other Reports Used for Reference

In developing the population and land use estimates in this PWIMP, recommendations from other reports were incorporated to ensure a well-rounded and holistic look at the water, wastewater, stormwater, and recycled water systems. The following reports are used in this PWIMP analysis:

- City of Oxnard 2030 General Plan, Development Services Department Planning Division, October 2011 (City of Oxnard General Plan, 2011).
- City of Oxnard 2030 General Plan Background Report, Development Services Department Planning Division, April 2006 (City of Oxnard Background Report, 2006).
- 2010 Census Traffic Analysis Zone (TAZ), Southern California Association of Governments, (TAZ, 2010).
- 2014 Population Estimates, California Department of Finance (DOF), (DOF, 2014).
- City of Oxnard 2030 General Plan, Development Services Department Planning Division, October 2011 (City of Oxnard General Plan, 2011).

2.0 EXISTING LAND USES

The City's 2030 General Plan was most recently updated in 2011 and was amended in September 2014. The City's 2030 General Plan defines many elements of land use, including the distribution of land use types and near-term and long-range development plans.

In 1998, the City adopted the Save Open Space and Agricultural Resources (SOAR) initiative and established the City Urban Restriction Boundary (CURB) (City of Oxnard General Plan, 2011). The CURB defines the boundary in which urban development is permissible by the City of Oxnard. The SOAR initiative is set to expire in 2020, but voters will have the opportunity to extend the SOAR initiative. As discussed with the City Planning Department, the City believes that expiration of the SOAR initiative and voter-approved development beyond the CURB is highly unlikely in the near future and is reflected in the 2030 General Plan. The land use categories described in the general plan are described in detail and assigned a corresponding water use classification are listed in Table 1.

Table 1 Land Use Designations
Public Works Integrated Master Plan
City of Oxnard

Water Use	Land Use Category	Land Use Code
Agriculture	Agriculture	AG
Commercial	Airport Compatible	AC
Commercial	Business Research Park	BRP
Commercial	Central Business District	CBD
Industrial	Central Industrial Area	CIA
Commercial	Commercial General	CG
Commercial	Commercial Neighborhood	CN
Commercial	Commercial Office	COF
Commercial	Commercial Community	CCM
Commercial	Commercial Convenience	CCV
Commercial	Commercial Regional	CR
Other	Easement	ESM
Other	Harbor Channel Islands	HCI
Other	Hueneme	HUE
Industrial	Industrial Heavy	IH
Industrial	Industrial Light	ILT
Industrial	Industrial Limited	ILM

Table 1 Land Use Designations Public Works Integrated Master Plan City of Oxnard		
Water Use	**Land Use Category**	**Land Use Code**
Industrial	Industry Priority To Coastal Dependent	ICD
Mobile Homes	Mobile Home Park	MHP
Park/Open Space	Open Space	OS
Park/Open Space	Park	PRK
Residential - Low	Planned Unit Development Residential	PUD
Park/Open Space	Planning Reserve	PR
Commercial	Public Semi Public	PSP
Industrial	Public Utility Energy Facility	PUE
Park/Open Space	Recreation Area	REC
Residential - High	Residential High Density	RHD
Residential - Low	Residential Existing	REX
Residential - High	Residential High	RH
Residential – Low	Residential Low	RL
Residential – Med	Residential Low Medium	RLM
Residential – Med	Residential Medium	RM
Residential – High	Residential Medium High	RMH
Park/Open Space	Resource Protection	RP
School	School	SCH
Commercial	Visitor Serving Commercial	VSC

3.0 PROJECTED LAND USE

The City's 2030 General Plan presents the planned land use types for the projected land use condition of the City's service area in 2030.

The build-out year in the City's 2030 General Plan is 2030. The year 2014 population is 203,645 (DOF, 2014). The projected population by year 2030 ranges from 259,544 to 329,322 depending on the forecasting scenario used from the City's General Plan. As shown in Table 2, the population growth is expected to be 37,278.

One significant development anticipated in the northeast of the City's service area is the Sakioka Farm Specific Plan. The Sakioka Farm Specific Plan is a new business park and industrial development. In addition, the Village Plan entails the redevelopment of residential area, while the South Shore Specific and Teal Club Specific Plans are comprised of a combination of new residential, commercial, and/or industrial space within the City.

Significant amounts of redevelopment opportunities remain in the downtown area around City Hall along the Oxnard Boulevard corridor.

In addition to the developments described above, there is also discussion for development of the South Ormond Beach region. The University of California expressed interest in the development of a research campus which would consist of a light industrial land use category. However, due to the uncertainty of this development, this PWIMP does not consider this land use conversion.

The City's planning department identified several developments that are either currently under construction or planned to be implemented in the (near) future. The location of these developments were confirmed using Southern California Association of Governments (SCAG) Traffic Analysis Zones (TAZ) population and employment data along with GIS data to identify locations of these developments (TAZ, 2010). Major developments that were identified by the City's planning department are listed in Table 2. Additionally, infill developments were also located by identifying growth within each TAZ and vacant parcels with the appropriate land use category where development may occur (Figure 1).

As shown in Table 2, the largest population increases are anticipated to be due to residential infill and mixed use development. Specific developments that will trigger significant growth include Riverpark, The Village, and potentially the South Shore and Teal Club Specific Plans.

Table 2 Future Developments
Public Works Integrated Master Plan
City of Oxnard

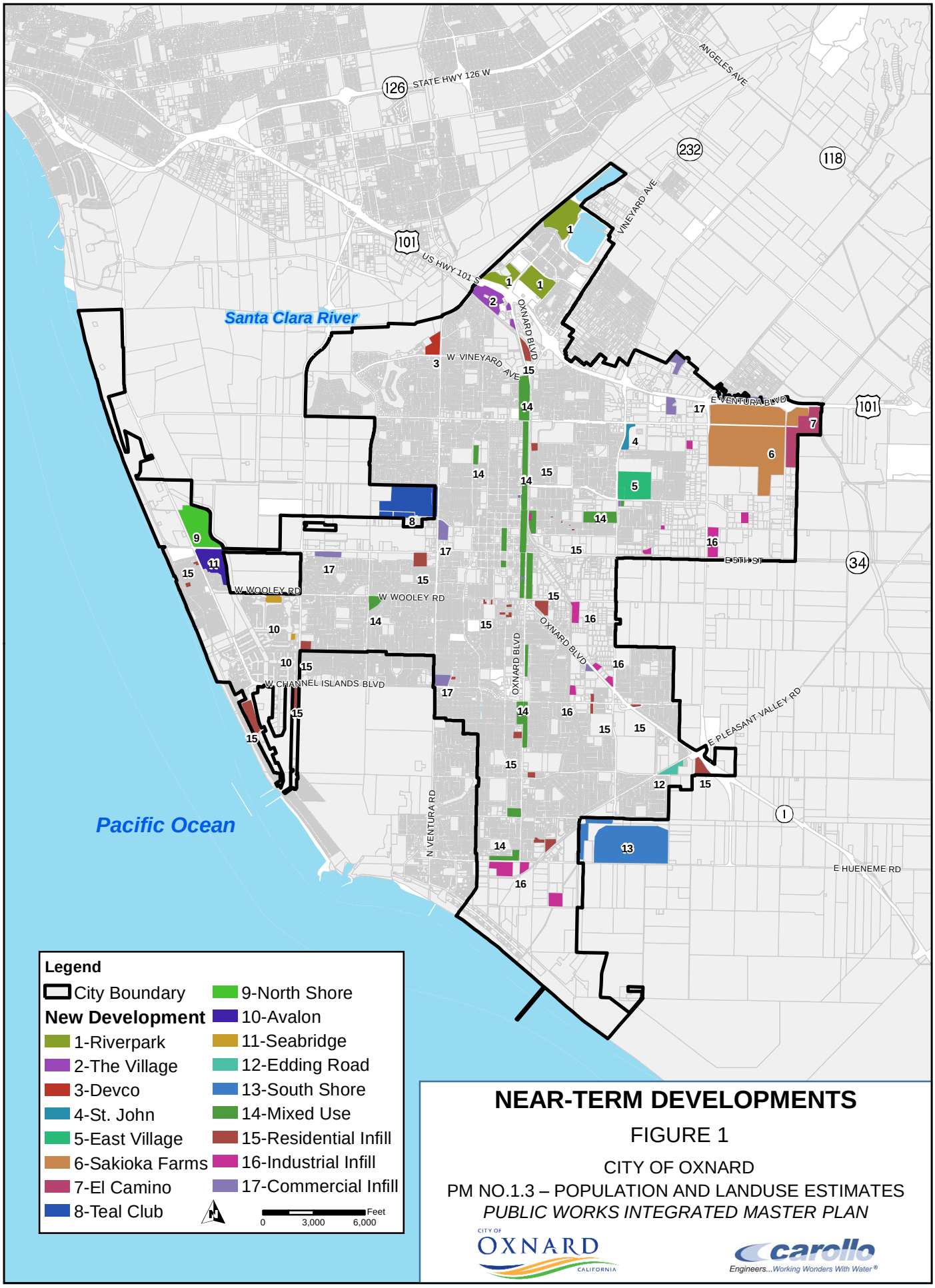
Map ID	Development Name	Development Size		Estimated Population
		Units	Acres	
1	Riverpark			
	1a – Residential	1,185		4,555
	1b – Commercial		76.7	
2	The Village	1,500		5,215
3	Devco	152		584
4	St. John Hospital Expansion		10.0	
5	East Village			
	5a – Residential	500		1,616
	5b – Commercial		6.325	
6	Sakioka Farms			
	6a – Commercial		136.8	
	6b – Industrial		280.5	
7	El Camino Industrial		79.2	
8	Teal Club			

Table 2 Future Developments Public Works Integrated Master Plan City of Oxnard				
		Development Size		
Map ID	Development Name	Units	Acres	Estimated Population
	8a – Residential	1,200		3,092
	8b – Commercial		22.7	
9	North Shore	292		1,005
10	Avalon	132		471
11	Seabridge	131		500
12	Edding Road	413		1,457
13	South Shore			
	13a – Residential	1,545		5,205
	13b – Industrial		31.63	
14	Mixed Use	1,702		6,107
15	Residential Infill	2,193		7,471
16	Industrial Infill		106	
17	Commercial Infill		90	
	Total	**10,945**	**840**	**37,278**

Notes:
(1) Acreage is based on digitized parcel area of lot.
(2) Development will result in conversion of agricultural land which will result in a future groundwater allocation that can be added to the City's source of potable water supply.

4.0 PROJECTED POPULATION

The City's most recent General Plan (GP) was adopted in 2011 and includes a population forecast through year 2030. The GP includes four projections that are "projections bookends" that each start with the 2005 city population of 192,232. Using a variety of assumptions, four growth scenarios were developed that resulted in a population forecast ranging from 238,996 to 285,521 for year 2030. These two bookends are further referred to as the low and high forecasts of the 2030 GP. Details regarding the different assumptions and forecasts can be found in Section 2.6 and Table 2.2 of the City's General Plan Background Report (City of Oxnard Background Report, 2006).



NEAR-TERM DEVELOPMENTS

FIGURE 1

CITY OF OXNARD

PM NO.1.3 – POPULATION AND LANDUSE ESTIMATES

PUBLIC WORKS INTEGRATED MASTER PLAN

CITY OF OXNARD CALIFORNIA

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The GP population projections were based on data from the years preceding the nation-wide recession that started in 2008. The subsequent recession resulted in a reduction in anticipated growth in the intervening years. Therefore, this population forecast was updated by the City's planning department in 2014 in response to SCAG's data request for the Regional Transportation Plan's 2040 population forecast. This 2014 forecast is based on the 2010 Census and housing projections by TAZ.

The 2010 Census reported a City population of 197,889. In addition, the housing count from developments constructed between 2010 and 2014 were used, as well as the housing projections from other planned developments in the City. The City Planning Department assumed a vacancy rate of 5 percent among dwelling units and an average high-end household size of 4 for each occupied unit within the City in their forecast. The population forecasts from the 2030 GP as well as the City's planning department update prepared in 2014 are summarized in Table 3 and graphically shown on Figure 2.

Table 3 Population Projections
Public Works Integrated Master Plan
City of Oxnard

Year	2030 General Plan High Forecast[1]	2030 General Plan Low Forecast[1]	2014 City's Planning Department Forecast[2]
2010	197,899[3]	197,899 [3]	n/a
2014	n/a	n/a	203,645
2015	222,505	210,873	207,659
2020	243,510	220,248	220,181
2025	264,516	229,622	224,456
2030	285,521	238,996	228,731
2035	306,527[4]	248,370[4]	233,005
2040	327,532[4]	257,744[4]	237,280

Notes:
(1) Population reported in the City's 2030 General Plan – Background Report (City of Oxnard Background Report, 2006).
(2) City's Planning Department forecast using 2010 Census, 2014 housing development information by TAZ, and 2014 population from DOF (DOF, 2014) (TAZ, 2010) (U.S. Census Bureau, 2010).
(3) Actual population from 2010 Census.
(4) Extrapolated values (2035 and 2040).

As shown in Table 3 and Figure 2, the City's population forecasts vary significantly. It should be noted that the City's actual population is trending towards the GP's low forecast. When the 2030 GP projections are extrapolated from 2030 through year 2040, the projected population for year 2040 ranges from roughly 237,000 to 327,000, a difference of 90,000 people. The lowest population forecast (2014 Update) reflects an average growth rate of 0.5 percent per year, while the highest projection (2030 GP – High Forecast)

equates to an average annual growth rate of 1.5 percent for the next 25 years. These population projections are explored further in PM 2.2, *Water System - Flow Projections* and PM 3.2, *Wastewater System - Flow and Load Projections* and ultimately the low general plan population combined with more conservative per capita flows are chosen for projecting both water and wastewater flows.

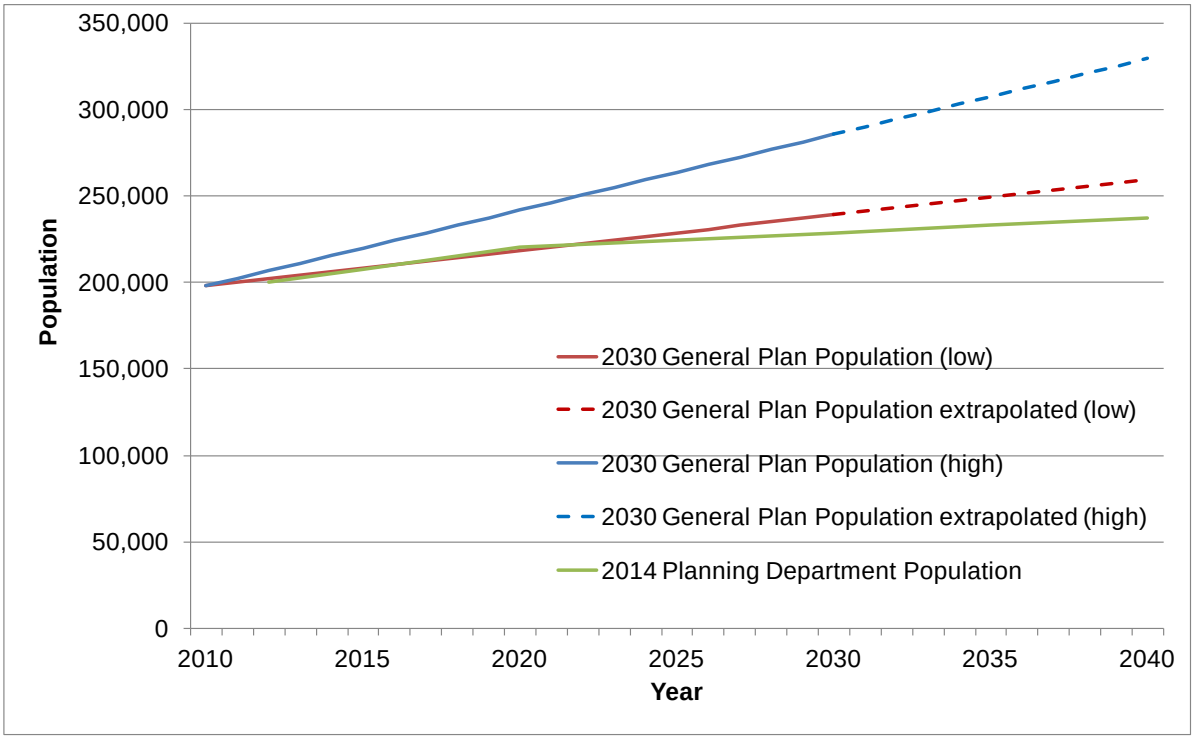

Figure 2 Historical and Projected Population