CITY OF VENTURA

ADMINISTRATIVE REPORT

Date: May 11, 2015

Agenda Item No.: 8

Council Action Date: May 18, 2015

To: **Honorable Mayor and City Council**

From: **Mark D. Watkins, City Manager**
Shana Epstein, Ventura Water General Manager
Jeffrey Lambert, Community Development Director

Subject: **2015 Comprehensive Water Resources Report and General Plan Status Report**

RECOMMENDATION

It is recommended that the City Council:

a. Approve the 2015 Comprehensive Water Resources Report;

b. If desired, provide policy direction to meet long-term water supply and demand beyond the five-year planning horizon outlined in the report.

c. Receive the 2015 General Plan Implementation Annual Growth Report

COUNCIL PRIORITIES

This program supports the City Council's goal of:

- Delivering Core Services

PREVIOUS COUNCIL ACTION

In May 2014, the City Council approved the 2014 Comprehensive Water Resources Report.

On June 3, 2013 the City Council approved the 2013 Comprehensive Water Resources Report. In addition to approving the report the City Council directed staff to provide an annual update on the City's projected water supply and demand; and to use the local water land use demand factors for the evaluation of all development and the

standardized "Water Demand Impact Summary" matrix to quantify the water supply demand of each individual project and the cumulative water supply demand of all approved projects.

On March 4, 2013, the City Council received the Draft 2013 Comprehensive Water Resources Report and directed the City Manager, Ventura Water and Community Development to work together to develop a short term balance of water supply and demand; a predictable use of data to serve pending and projected development over the next 5 years; provide a recommendation for long term water supply and demand policy; and return to the City Council in May of 2013 with the final report.

DISCUSSION

Understanding and monitoring our water supply and demand is essential to planning for and managing a stable and reliable water system to support our community and economic growth. Our supply and demand plays an important role and dramatically influences the planning for, development of, and investment of significant dollars in capital improvements, maintaining our current water supply and investing in new water supplies. The City Council approved the 2013 Comprehensive Water Resources Report (2013 CWRR) in June 2013 and directed staff to provide an annual update on the City's projected water supply and demand. The City Council approved the 2014 CWRR in May of 2014.

Below is the summary of the most current and best information available on our water supply and demand.

Projected	2016 Drought (AFY)	2016 (AFY)	2020 (AFY)
Supply	13,802 – 16,461	19,484 – 20,884	19,717 – 23,617
Demand*	17,488	17,488	18,129
Available Supply	**(3,686) – (1,027)**	**1,996 – 3,396**	**1,588 – 5,488**

**Demand equals the baseline 5-year average of 17,167 acre feet (Calendar Years 2010 – 2014) plus the estimated demand from 350 units built annually from the approved projects list for future years.*

As shown in the table above, the projected 2016 drought water supply numbers are less than the projected water demand numbers. This indicates that if the continued drought condition persists, the City's customers will need to continue to increase their water conservation and comply with the Stage 3 water shortage emergency conservation measures and/or pay penalties for overuse of the City's water supply sources.

Changes from the 2014 CWRR to the 2015 CWRR are summarized below.

Baseline Demand

The baseline water demand of 17,343 acre feet (AF) in the 2014 CWRR was established utilizing the past 5-year City annual average. The baseline water demand for the 2015 CWRR is 17,167 AF a decrease of approximately 176 AF.

This decrease can mainly be attributed to a 7% lower calendar year 2014 water demand that decreases the five-year average, the economic downturn, increased water rates, and the City's request to customers to voluntarily reduce their water usage by at least 10% in response to the prolonged drought.

Supply

- **Current Water Supply**

The current water supply numbers have remained unchanged in each of the CWRR. The current water supply is known as the *Normal Water Supply* in the City's Water Shortage Event Contingency Plan.

- **Projected Future Water Supply**

The 2014 CWRR projected future water supply numbers were revised in the 2015 CWRR (Attachment A) to reflect changes to the City's existing supply sources over the past year including the continued drought condition and the projection of the drought through 2016. The water supply source revisions are due to the following water supply issues:

- Casitas: A reduction in the amount of available water from Casitas due to the extended drought. At the time of this report the storage in Lake Casitas is below 50% capacity. As indicated in the City's existing 1995 Agreement with Casitas that refers to Casitas Ordinance 92-7, it is anticipated that Casitas Water District will require a cutback in the City's supply. We have included an anticipated required reduction of 20% to our Casitas supply for the projection of the continued drought through 2016. The Casitas supply is based on existing and approved projects within the Casitas boundary.

- Ventura River/Foster Park: Due to the continued drought conditions, the City's ability to draw water from the Ventura River has been significantly impacted. We have included a lower range to reflect the minimum supply projections from the Ventura River for the projection of the continued drought through 2016.

- Mound Groundwater Basin: No revisions were made to this supply source.

- Oxnard Plain Groundwater Basin (Fox Canyon Aquifer): After several special meetings and several iterations of an emergency ordinance, the Fox Canyon Groundwater Management Agency (FCGMA) Board approved Emergency Ordinance E at a Special Meeting on April 11, 2014. The emergency ordinance limits pumping from groundwater extraction facilities, within the FCGMA boundary, suspends use of credits, and prohibits the construction of any groundwater extraction facilities and/or the issuance of any groundwater extraction facilities permit. As of January 1, 2016, the City will be restricted to 242 AF less (3,862 AF) than the City's current allocation of 4,104 AF.

  The City will pay surcharges for exceeding its allocation because the City may not rely on its conservation credits that were set aside during wet years. Prior to approval of Ordinance E, the City was relying on approximately 25,000 AF of conservation credits that have now been suspended. The City was utilizing approximately 1,000 AF of conservation credits annually. On June 14, 2014 the City requested a variance to our allocation per Ordinance E and was denied by FCGMA staff. The City then made an appeal to the FCGMA Board on January 28, 2015 and was denied by the FCGMA Board.

- Santa Paula Groundwater Basin (Santa Paula Basin): The low range has been decreased from 1,600 AF to 1,141 AF for the projection of the drought through 2016. This is based on an assumed worst case scenario that the basin will be determined to be in a Stage 2 overdraft per the Court's stipulated judgment (Attachment B). No additional water rights were acquired for development within the Santa Paula Basin Area; therefore the City's acquired water rights remain as 5.8 AF.

- Recycled Water: No revisions were made to this supply source.

General Plan Annual Growth Report

On May 5, 2014 the City Council received the General Plan Status Report. Since this time several actions regarding the General Plan have progressed, including the formation of the City Council General Ad Hoc Committee, the development and Council approval of the General Plan Refinement Work Plan, and most recently the City Council direction to develop a Residential Allocation Program. As such, this 2015 General Plan Status Report focuses solely on reporting annual activity for 2014 and tracking the City's progress in implementing the projected development across various land-use types. The charts below provide this tracking data.

2005 General Plan Growth Assumptions

The districts, corridors, and neighborhood centers represented by the *Infill First Strategy* are areas where opportunities for *Infill First* development are targeted by the 2005 General Plan which would result in a .88% per year growth rate in population.

However, in order to initially arrive at a preferred policy growth rate, the total carrying capacity of the land was determined as shown in Table 3-1 of the General Plan (Attachment C). Of the 1,099 acre project area, the total carrying capacity based on the land use designations of the 2005 General Plan was calculated to be 29,910 dwelling units and 57,869,859 square feet of non-residential development (retail, office, industrial, and hotel) at total build-out of the land.

Applying the anticipated .88% growth rate commensurate with the *Infill First* scenario adopted in the 2005 General Plan resulted in the Predicted Development Intensity & Patterns reflected in Table 3-2 of the 2005 General Plan (Attachment D). Overall, at .88% per year growth, the City was predicted to develop by the year 2025:

Table 1: 2005 General Plan Predicted Development by 2025		
Land Use	**Dwelling Units**	**Square Feet**
Residential	**8,318**	
Retail		**1,241,377**
Office		**1,213,208**
Industrial		**2,235,133**
Hotel		**530,000**

Intensification/Reuse Strategy Status

As we cross the ninth year milestone of implementation of the 2005 General Plan, Community Development has taken stock of progress to date in development and policy implementation that has occurred under direction of the Intensification/Reuse Strategy. The 2005-2014 Development Entitlement Report (Attachment E) shows approvals as they are distributed in various neighborhoods, districts, corridors, and neighborhood centers throughout the city.

Cumulative Growth Analysis

Building permit and entitlement data from 2005 through 2014 shows approval of projects totaling the following amount of development citywide:

Table 2: 2005 - 2014 Project Approvals (Approved, Under Construction and Built)			
Land Use	**Dwelling Units**	**Square Feet**	**% Predicted Dev.**
Residential	***3,172***		***38%***
Retail		***180,788***	***15%***
Office		***85,409***	***7%***
Industrial		***630,933***	***28%***
Hotel		***87,000***	***16%***

Overall, the Infill First Strategy of the 2005 General Plan is implemented thus far at 38% for residential; 15% for retail; 7% for office; 28% for industrial; and 16% for hotel uses. In the past year, housing approvals represent a new overall increase of 59 new dwelling units and zero second units citywide. While retail, office and hotel uses remain largely unchanged, a 62,000 square foot net increase has occurred in industrial uses.

Of the predicted General Plan development that has proceeded to construction, 15% of residential, 9% of retail, 6% of office, 15% of industrial and no hotel approvals have actually been built or are under construction:

Table 3: 2005 - 2014 Project Construction (Built and Under Construction)			
Land Use	**Dwelling Units**	**Square Feet**	**% Predicted Dev.**
Residential	***1,215***		***15%***
Retail		***107,258***	***9%***
Office		***66,849***	***6%***
Industrial		***334,733***	***15%***
Hotel		***0***	***0%***

Of the predicted General Plan development, approved entitlements that have expired and will not be built include 3% of residential, 10% of retail, 3% of office, 5% of industrial and 39% of hotel predicted development:

Table 4: 2005 - 2014 Project Expiration			
Land Use	**Dwelling Units**	**Square Feet**	**% Predicted Dev.**
Residential	***260***		***3%***
Retail		***120,843***	***10%***
Office		***42,271***	***3%***
Industrial		***107,061***	***5%***
Hotel		***208,200***	***39%***

IMPACTS

There are no financial impacts to receiving the report at this time. The ongoing effort for tracking water supply and demand will be absorbed by Ventura Water staff. The proposed tracking system will facilitate these efforts.

ALTERNATIVES

The City Council could choose to:

- Direct staff to provide additional information, modify the demand factors, and/or revise the report.

Prepared by Susan Rungren, Ventura Water Principal Engineer and Margaret Ide, Associate Planner for:

Shana Epstein
Ventura Water General Manager

Jeffrey Lambert
Community Development Director

Reviewed as to fiscal impacts

Gilbert Garcia
Finance and Technology Director

FORWARDED TO THE CITY COUNCIL

City Manager's Office

ATTACHMENTS

A. 2015 Comprehensive Water Resources Report

B. UWCD vs. City of Ventura, Amended and Restated Judgment Entered August 24, 2010 (without the appendices)

C. 2005 General Plan Table 3-1

D. 2005 General Plan Table 3-2

E. 2005-2014 Development Entitlement Report

THIS PAGE INTENTIONALLY LEFT BLANK.

ATTACHMENT A

2015 COMPREHENSIVE WATER RESOURCES REPORT

THIS PAGE INTENTIONALLY LEFT BLANK.

2015 COMPREHENSIVE WATER RESOURCES REPORT

FINAL Report

Prepared for:
Ventura Water
501 Poli Street
Ventura, CA 93002

Prepared by:
RBF Consulting,
a Michael Baker International company
5051 Verdugo Way, Suite 300
Camarillo, CA 93012

Contact: Kevin Gustorf, P.E.
(916) 928-5166

Michael Baker
INTERNATIONAL

May 11, 2015

EXECUTIVE SUMMARY

PREVIOUS COUNCIL ACTION

On March 4, 2013, Council received the Draft 2013 Comprehensive Water Resources Report and directed the City Manager, Ventura Water and Community Development to work together to develop a short term balance of water supply and demand; a predictable use of data to serve pending and projected development over the next 5 years; provide a recommendation for long term water supply and demand policy; and return to Council in May with the final report.

On June 3, 2013 the City Council approved the 2013 Comprehensive Water Resources Report. In addition to approving the report the City Council directed staff to provide an annual update on the City's projected water supply and demand; and to use the local water land use demand factors for the evaluation of all development and the standardized "Water Demand Impact Summary" matrix to quantify the water supply demand of each individual project and the cumulative water supply demand of all approved projects.

On May 5, 2014, the City Council approved the 2014 Comprehensive Water Resources Report.

2015 CWRR UPDATES

Understanding and monitoring our water supply and demand is essential to planning for and managing a stable and reliable water system to support our community and economic growth. The City's supply and demand plays an important role and dramatically influences the planning for, development of and investment of significant dollars in capital improvements, maintaining our current water supply and investing in new water supplies. Council approved the 2013 Comprehensive Water Resources Report (2013 CWRR) in June 2013 and directed staff to provide an annual update on the City's projected water supply and demand.

Council approved the 2014 CWRR in May 2014.

Below is Table ES-1, a summary of the most current and best information available on our water supply and demand.

Table ES-1

Summary of Water Supply and Demand

Projected	2015 Drought (AFY)	2016 Drought (AFY)	2016 (AFY)	2020 (AFY)	2025 (AFY)
Supply	14,888 – 16,888	13,802 – 16,461	19,484 – 20,884	19,717 – 23,617	20,477 – 24,377
Demand*	17,328	17,488	17,488	18,129	18,295
Available Supply	**(2,440) – (440)**	**(3,686) – (1,027)**	**1,996 – 3,396**	**1,588 – 5,488**	**2,182 – 6,082**

***Demand equals baseline 5 year average (17,167 AF) plus the estimated demand from 350 units built annually from the approved projects list for future years.*

As shown in the table above, the projected 2016 drought water supply numbers are less than the projected water demand numbers. This indicates that if the continued drought condition persists, the City's customers will need to continue to increase their water conservation and comply with the Stage 3 water shortage emergency conservation measures and/or pay penalties for overuse of the City's water supply sources.

Changes from the 2014 CWRR to the 2015 CWRR are summarized below.

Baseline Demand

The baseline water demand of 17,343 acre feet (AF) in the 2014 CWRR was established utilizing the previous 5-year City annual average. Utilizing the same criteria, the baseline water demand for the 2015 CWRR is 17,167 AF, a decrease of approximately 176 AF. This decrease can mainly be attributed to a 7% lower calendar year 2014 water demand that decreases the five year average, the prolonged economic downturn, increased water rates, and the City's request to customers to voluntarily reduce their water usage by at least 10% in response to the prolonged drought.

Supply

Current Water Supply

The current water supply numbers have remained unchanged in each of the past CWRR's. The current water supply is known as the *Normal Water Supply* in the City's March 2015 Water Shortage Event Contingency Plan.

Projected Future Water Supply

The 2014 CWRR projected future water supply numbers were revised in the 2015 CWRR to reflect changes to the City's existing supply sources that have come up over the past year including the continued drought condition and the projection of the drought through 2016. The water supply sources revisions are due to the following water supply issues:

- Casitas: A reduction in the amount of available water from Casitas due to the extended drought. At the time of this report the storage in Lake Casitas is below 50% capacity. As indicated in the City's existing 1995 agreement with Casitas that refers to Casitas Ordinance 92-7, it is anticipated that Casitas Municipal Water District will require a cutback in the City's supply. We have included an anticipated required reduction of 20% to our Casitas supply for the projection of the current drought through 2016. The Casitas supply is based on existing and approved projects within the Casitas boundary.

- Ventura River/Foster Park: Due to the continued drought conditions, the City's ability to draw water from the Ventura River has been significantly impacted. We have included a lower range to reflect the minimum supply projections from the Ventura River for the projection of the continued drought through 2016.

- Mound Groundwater Basin: No revisions were made to this supply source.

- Oxnard Plain Groundwater Basin (Fox Canyon Aquifer): After several special meetings and several iterations of an emergency ordinance, the Fox Canyon Groundwater Management Agency (FCGMA) Board approved Emergency Ordinance E at a Special Meeting on April 11, 2014. The emergency ordinance limits pumping from groundwater extraction facilities, within the FCGMA boundary, suspends use of credits and prohibits the construction of any groundwater extraction facilities and/or the issuance of any groundwater extraction facilities permit. As of January 1, 2016, the City will be restricted to 242 AF less (3,862 AF) than the City's current allocation of 4,104 AF. The City will pay surcharges for exceeding its allocation because the City may not rely on its conservation credits that were set aside during wet years. Prior to approval of Ordinance E, the city was relying on approximately 25,000 AF of conservation credits that have now been suspended. The City was utilizing approximately 1,000 AF of conservation credits annually. On June 14, 2014, the City requested a variance to our allocation per Ordinance E and

was denied by FCGMA staff. The City then made an appeal to the FCGMA Board on January 28, 2015, and was denied by the FCGMA Board.

- Santa Paula Groundwater Basin (Santa Paula Basin): The low range has been decreased from 1,600 AF to 1,141 AF for the projection of the drought through 2016. This is based on an assumed worst case scenario that the basin will be determined to be in a Stage 2 overdraft per the Court's Stipulated Judgment. No additional water rights were acquired for the development within the Santa Paula Basin area; therefore the City's acquired water rights remain as 5.8 AF.

- Recycled Water: No revisions were made to this supply source.

RECOMMENDATIONS

The results of this Report indicate that the spread between the current water demand and the current water supply is very tight, and if the drought persists the supply could be less than the demand. This presents significant 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. Consider adding a new project type in the land use tracking spreadsheet for approved projects under CIP or other City approval processes.
7. 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.
8. 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.

Table of Contents

LIST OF TABLES

LIST OF FIGURES

LIST OF EXHIBITS

1. INTRODUCTION

A. INTRODUCTION

In 2013, Ventura Water initiated the development of an annual water management tool entitled the Comprehensive Water Resources Report (CWRR). The CWRR is intended to be a tool in the development review process as it pertains to water supply and demand. The CWRR is intended to provide an annual look at the City's water demand trends, current water demands, demand projections, and the current and future supply picture. The 2013 CWRR was approved by City Council in June 2013.

The 2013 CWRR was the first annual version of this report; therefore, the 2013 CWRR included more historical information related to the genesis of this report and previous studies prepared. This document, the 2015 CWRR, and all previous year CWRR's are intended to be a supplement to the previous year's document. Any information provided in the 2013 CWRR that has not changed will not be included in the 2015 CWRR. The intent of the 2015 CWRR is to provide updated water demand data based on the previous calendar year's data (2013) being available and an update on the City's future water supply portfolio based on the best available information regarding the City's existing and potential future supply sources. The water demand figures will be modified on an annual basis in order to capture the current water use patterns within the City.

It should be noted that the water demand factors calculated in the 2013 CWRR will not be updated on annual basis. If it is recommended, the water demand factors will be re-visited every ten (10) years, unless there is a significant change in the year-over-year annual demand (quantified as a 30% change in two-year period).

As the 2014 CWRR did, the 2015 CWRR will maintain the same outline as the 2013 CWRR. For any sections, tables or exhibits where data has changed, a revised section, table or exhibit will be provided herein. If there are no changes to the section, table or exhibit, it will be noted with "*No changes from the 2013 CWRR."*

B. PURPOSE OF REPORT

No changes from the 2013 CWRR.

C. STUDY AREA

No changes from the 2013 CWRR.

EXHIBIT 1-1: *No changes from the 2013 CWRR.*

D. DOCUMENT COMPARISON

No changes from the 2013 CWRR

E. DEMAND FACTOR COMPARISON (from previous documents)

No changes from the 2013 CWRR

TABLE 1-1: *No changes from the 2013 CWRR.*

TABLE 1-2: *No changes from the 2013 CWRR.*

TABLE 1-3: *No changes from the 2013 CWRR.*

F. CURRENT PLANNING DATA

The City Planning Department provided actual development data ("Built" projects) for the year 2013, and data on all projects that are under construction or have received all planning approvals ("Approved" projects) for development, as of December 31, 2014. This report will consider the estimated water demand 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, 2014 were not considered in the future water demand projections for this Report.

G. 2012 LAFCo MUNICIPAL SERVICE REVIEW

No changes from the 2013 CWRR

H. REFERENCE DOCUMENTS

The following documents were referenced in the 2013 CWRR:

- 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)

Specific excerpts and data sources from the following documents were used in preparation of the 2013 CWRR and included in the Appendix of the 2013 CWRR, as follows:

- Demand Factors from Other Agencies
- 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
- 2012 LAFCo MSR Report
- 2005 General Plan FEIR Water Demand Factors (email correspondence)
- 2005-2012 Built Projects – Background Data

The following list of references is in addition to the references listed above and was used in the preparation of 2013 CWRR and/or used in the preparation of the 2014 CWRR:

- Amended and Restated Judgment Entered August 24, 2010: Original Judgment Entered March 7, 1996 - Santa Paula Groundwater Basin
- Technical Memorandum, City of San Buenaventura Recycled Water Market Assessment by Kennedy/Jenks Consultants for the City of Ventura, dated April 18, 2007
- Feasibility Study on the Reuse of Ojai Valley Sanitary District Effluent- Final Facilities Planning Report by Nautilus Environmental, et al for the City of Ventura, dated Sept. 21, 2007
- “Desalination With a Grain of Salt – A California Perspective”, Pacific Institute, 2006

- "Key Issues of Desalination in California: Cost and Financing", Pacific Institute – Heather Cooley and Newsha Ajami, November 2012
- Treatment Wetlands Feasibility Study Final Report by Carollo Engineers and Stillwater Sciences for City of Ventura, dated March 2010
- Groundwater Treatment Study Final Report by AECOM for the City of Ventura, dated March 2011
- Estuary Subwatershed Study Assessment of the Physical and Biological Condition of the Santa Clara River Estuary, Ventura County, California – Amended Final Report by Stillwater Sciences for the City of Ventura, dated September 2011
- City of Ventura Water Efficiency Ethics Plan – Ventura Water, Sept. 2011
- Estuary Special Studies Phase 2: Facilities Planning Study for Expanding Recycled Water Delivery Final Report by Carollo for the City of Ventura, dated March 2013
- Fox Canyon Groundwater Management Agency (FCGMA) Emergency Ordinance – E, Adopted by the FCGMA Board on April 11, 2014

The following list of references is in addition to the references listed above and was used in the preparation of 2015 CWRR:

- City of Ventura Water Shortage Event Contingency Plan, dated March 2015

2. LAND USE

A. EXISTING LAND USE

For the purposes of this Report, the "existing" land use picture is considered the year-end of 2014. In order to determine the existing land use make-up within the City's water service area as of year-end 2014, all known development projects constructed and utilizing water within Calendar Year 2014 were added to the land use data published in the 2014 CWRR for the year-end 2013. An updated Table 2-3 provides a summarized total of the existing (year-end 2014) land use within the City service area. It should be noted that Table 2-3 only includes projects/units that were constructed and utilizing water as of the end of the recent calendar year.

Table 2-1: *No changes from the 2013 CWRR*
Exhibit 2-1: *No changes from the 2013 CWRR*
Table 2-2: *No changes from the 2013 CWRR*

Table 2-3
Summary of Existing Land Use - December 2014

	Residential Single-Family (units)	Residential Multi-Family (units)	Non-Residential (sf)
Existing (as of 2005 General Plan) [1]	22,034	17,142	15,923,154
Constructed (Built Projects 2005 - 2012) [2]	543	1,369	1,394,442
Constructed (Built Projects 2013) [3]	28	0	4,356
Constructed (Built Projects 2014) [4]	0	0	147,060
Total Existing Land Use (through 2014)	**22,605**	**18,511**	**17,469,012**

[1] Per Table 2-1

[2] Per Table 2-2

[3] Per data provided by Ventura Water, Built Projects part of CY 2013 water demand (Aldea Hermosa: 28 SFDU and Chick-Fil-A: 4,356 SF).

[4] Per data provided by Ventura Water, Built Projects part of CY 2014 water demand:

- PROJ-04282 4,829 SF Office Bldg.
- PROJ-2695 7,434 SF Bank Office Bldg.
- PROJ-5097 134,797 SF Beverage Distribution Center (Commercial)

Note: This table only includes projects/units that were built and utilized water during the noted calendar year. The projects/units were included in the previous CWRR Table 2-4 and have been removed from the current CWRR Table 2-4.

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 and City Planning staff. The Under Construction and Approved Projects as of December 31, 2014 are shown on an updated 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 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 2005-2013, 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 - as of December 2014

						Non-Residential									Residential					
Project ID	Project Type	Project Name	Project Status	Located in Casitas Municipal Water District (Y or N)	Description of Project	Commercial (SF)	Hotel (SF)	Industrial (SF)	Institutional (SF)	Office (SF)	Total (SF)	Hospital (beds)	Hotel (Rooms)	Park / Irrig. Area (ac)	Single-Family (Units)	Multi-Family (Units)	Total (Units)	Area (ac)	Total Annual Demand (GPD)	Total Annual Demand (AFY)
PROJ-00687 [4]	Mixed Use	CAFÉ SCOOP - Stajen	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	4,873	0	0	0	0	4,873	0	0			10	10	0.5	3,791	4.25
PROJ-00756 [4]	Mixed Use	ANASTASI - HARBOR & SEAWARD	All Planning Approvals	NO	Mixed Use - Commercial/Residential	20,230	0	0	0	0	20,230	0	0			138	138	5.6	39,861	44.65
PROJ-01181 [3]	Institutional	HARRY LYONS SCHOOL (Westside Pool)	All Planning Approvals	YES	Public pool & aquatic center	0	0	0	5,960	0	5,960	0	0				0	1.3	1,579	1.77
PROJ-5211 [1]	Residential	CITRUS APARTMENTS	Under Construction	NO	Apartment Complex						0	0	0	0.37		54	54		14,240	15.95
PROJ-01520 [4]	Mixed Use	V2V VENTURES (1570 E. Thompson)	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	2,500	0	0	0	0	2,500	0	0			29	29	1.1	7,913	8.86
PROJ-02225 [4]	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	11,943	13.38
PROJ-03198 [4]	Residential	REXFORD	All Planning Approvals	YES	Condominiums	0	0	0	0	0	0	0	0			25	25	0.5	6,250	7.00
PROJ-6355 [4]	Residential	CITY VENTURES, ORCHARD COLLECTION (formerly Citrus Place Phases 2&3)	Under Construction	NO	59 Single Family Residences; 60 Townhouses	0	0	0	0	0	0	0	0		59	60	119	9.4	36,830	41.25
PROJ-03614 [4]	Mixed Use	V2V VENTURES (300 E. Santa Clara)	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	6,175	0	0	0	0	6,175	0	0			34	34	0.3	10,136	11.35
PROJ-03617 [4]	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	11.9	62,063	69.51
PROJ-03676 [4]	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	4,318	4.84
PROJ-03743 [1]	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	20,071	22.48
PROJ-03826 [4]	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	62,970	70.53
PROJ-03829 [4]	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	107,420	120.31
PROJ-03864	Commercial	VOOV	All Planning Approvals	NO	New 2-story office building.	0	0	0	0	6,400	6,400	0	0				0	0.6	1,696	1.90
PROJ-03865 [4]	Residential	MATILIJA (211-235 N. Garden Street)	All Planning Approvals	YES	Condominiums	0	0	0	0	0	0	0	0			28	28	0.9	7,000	7.84
PROJ-04154 [4]	Residential	WESTSIDE RENAISSANCE (formerly Centex)	All Planning Approvals	YES	120 Single Family Residence, 36 Condominiums, 2.55 AC Parks	0	0	0	0	0	0	0	0	2.55	120	36	156	25.3	58,500	65.52
PROJ-04182 [4]	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	20,471	22.93
PROJ-6187	Mixed Use	CASTILLO DEL SOL (Previously Main/Central)	All Planning Approvals	YES	40 Multi-Family (Housing Authority)	2,500	0	0	0	0	2,500	0	0			40	40	0.6	10,663	11.94
PROJ-04296 [4]	Residential	GOLDBERG	All Planning Approvals	YES	5 Condominiums	0	0	0	0	0	0	0	0			5	5	0.2	1,250	1.40
PROJ-04315 [4]	Residential	MATLIJA INVESTMENT GROUP (11 S. Ash)	All Planning Approvals	YES	15 Condonimiums	0	0	0	0	0	0	0	0			15	15	0.6	3,750	4.20
PROJ-6237	Mixed Use	SONDERMANN-RING-Amendment	All Planning Approvals	NO	300 apartments; 21,000 sq ft commercial/retail/office; private indoor/outdoor rec facilities incl 2.44 acre park and waterfront promenade	21,000	0	0	0	0	21,000	0	0	2.44		300	300	26.9	85,445	95.70
PROJ-04590 [4]	Residential	HUGHES (2511 Vista Del Mar Drive)	All Planning Approvals	YES	3 Condominiums	0	0	0	0	0	0	0	0			3	3	0.2	750	0.84
PROJ-01857	Residential	HEARTHSIDE - JENVEN VILLAGE LLC	All Planning Approvals	NO	51 Condominiums (was 23,691 sf commercial & 83 condos)	0	0	0	0	0	0	0	0			51	51	3.1	12,750	14.28
PROJ-04691	Residential	CHAPMAN, MIKE	Under Construction	YES	7 Apartments	0	0	0	0	0	0	0	0			7	7	0.5	1,750	1.96
PROJ-1126	Residential	HEMLOCK APARTMENTS	All Planning Approvals	YES	23 Apartments	0	0	0	0	0	0	0	0			23	23	0.6	5,750	6.44
PROJ-7125 [4] [5] (was PROJ-1200)	Mixed Use	LOGUE FAMILY	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	7,300	0	0	0	0	7,300	0	0			125	125	5.9	33,185	37.17
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	1.9	125,350	140.40
PROJ-2008	Residential	ISLAND VIEW APARTMENTS - WESTWOOD COMMUNITIES	All Planning Approvals	NO	Apartment complex	0	0	0	0	0	0	0	0			154	154	3.8	38,500	43.12
PROJ-5616	Commercial	MARRIOT RESIDENCE INN	All Planning Approvals	NO	128 room Residence Inn	0	87,000	0	0	0	87,000	0	128				0	3.7	23,055	25.82
PROJ-4154	Residential	EAST VILLAGE RESIDENTIAL - CEDC Apartments	Under Construction	NO	50 Low Income Apartments	0	0	0	0	0	0	0	0			50	50	2.5	12,500	14.00
PROJ-4222 [4]	Residential	PARKLANDS APARTMENTS	All Planning Approvals	NO	173 Apartments with Community Building	0	0	0	7,115	0	7,115	0	0			173	173	7.1	45,135	50.55
PROJ-4627	Commercial	VALERO	All Planning Approvals	YES	New automatic carwash and canopy	912	0	0	0	0	912	0	0				0	0.6	242	0.27
PROJ-4184 [4]	Mixed Use	ENCLAVE PROJECT - WATT Properties	All Planning Approvals	NO	91 Homes						0			2.52	77	14	91	9.2	37,030	41.48
PROJ-6576	Institutional	VENTURA COLLEGE	Under Construction	NO	Ventura College Maintenance and Operations renovation - demolishing 11,132 sq ft and adding 14,418 sq ft for a net increase of 3,286 sq ft				3,286		3,286						0		871	0.98
PROJ-7290 [5] (was PROJ-04263)	Residential	SANTA CLARA COURTS (DALY) 72 W. Santa Clara St.	Under Construction	YES	Condos 24 units						0					24	24		6,000	6.72
PROJ-6098 [2]	Residential	LA BARRANCA-5533 Foothill Rd.	All Planning Approvals	YES	9 Single Family Residences						0				9		9		3,330	3.73
PROJ-6263 [2]	Residential	SANTA CLARA APTS - 1254 & 1268 E. Santa Clara St.	All Planning Approvals	YES	8 Residential Units						0					8	8		2,000	2.24
PROJ-7318 [2]	Industrial	SILVER BAY FOODS - TRANSPORT & WALTER	All Planning Approvals	NO	New fish processing building			62,000			62,000						0		N/A	45.67
PROJ-7213 [2]	Commercial	398 ASH ST - TRAILER HOTEL	All Planning Approvals	YES	New airstream trailer park						0				34		34		12,580	14.09
PROJ-7286 [2]	Commercial	UNION BANK - MILLS & MAIN	All Planning Approvals	NO	New Bank (4860 SF)	4,860					4,860						0	0.1	1,288	1.44
PROJ-7323 [4] [5] (was PROJ-04543)	Mixed Use	2200 E MAIN ST - ANASTASI (ASBELL) (formerly Renaissance Holdings)	All Planning Approvals	YES	Mixed Use High Density						0					26	26		6,500	7.28
PROJ-4007 [6]	Commercial	IN-N-OUT BURGER EXPANSION	All Planning Approvals	NO	Expansion includes additional parking and landscaping however no net increase in water demand is anticipated						0								-	0.00
Park [3]	Park	VENTURA COMMUNITY PARK SOFTBALL FIELDS	Under Construction	NO	Softball Field						0			5.50			0		11,000	12.32
PROJ-04300 [4] [5]	Mixed Use	VENTURA EAST VILLAGE	All Planning Approvals	NO	14,000 SF Market, 15,500 SF Drugstore and 2,911 SF Drive Thru Restaurant for a total of 32,411 SF	32,411					32,411								8,589	9.62
TOTAL						**112,396**	**87,000**	**296,200**	**336,361**	**6,400**	**838,357**	**230**	**128**	**13.38**	**646**	**1,817**	**2,463**	**225**	**966,315**	**1,128**
					Total within Casitas Boundary	33,895	0	0	325,960	0	359,855	230	0	2.6	163	655	818	47	365,072	409
					Total not in Casitas Boundary	78,501	87,000	296,200	10,401	6,400	478,502	0	128	10.8	483	1,162	1,645	178	581,654	719

[1] Not part of CY 2014 water consumption (connected to City water, not yet occupied).
[2] Approved projects during CY 2014 per Community Development Planning Projects List dated February 11, 2015.
[3] Approved project through CIP or other City approval process as of end of CY 2014.
[4] Projects with Existing Maps per Community Development Planning Existing Map List, dated April 2015.
[5] Projects previously approved and/or revised.
[6] Approved May 21, 2014 at Joint Planning Commision/DRC Meeting. Project includes parking lot and landscape improvements, however no new water demands are anticipated.

THIS PAGE INTENTIONALLY LEFT BLANK.

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 [1]	8,318	1,241,377	1,213,214	2,235,133	530,000	5,219,724
Actual Development (Built 2005-2012) [2]	1,912	320,102	320,102	754,239	0	1,394,442
Constructed (Built 2013) [4]	28	4,356	0	0	0	4,356
Constructed (Built 2014) [4]	0	0	147,060	0	0	147,060
Remaining Developable Land (as of end 2014)	***6,378***	***916,920***	***746,053***	***1,480,894***	***530,000***	***3,673,866***
Approved & Under Construction Projects [3]	2,463	112,396	6,400	632,561	87,000	838,357
Remaining Developable Land (through 2025)	**3,915**	**804,524**	**739,653**	**848,333**	**443,000**	**2,835,509**

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

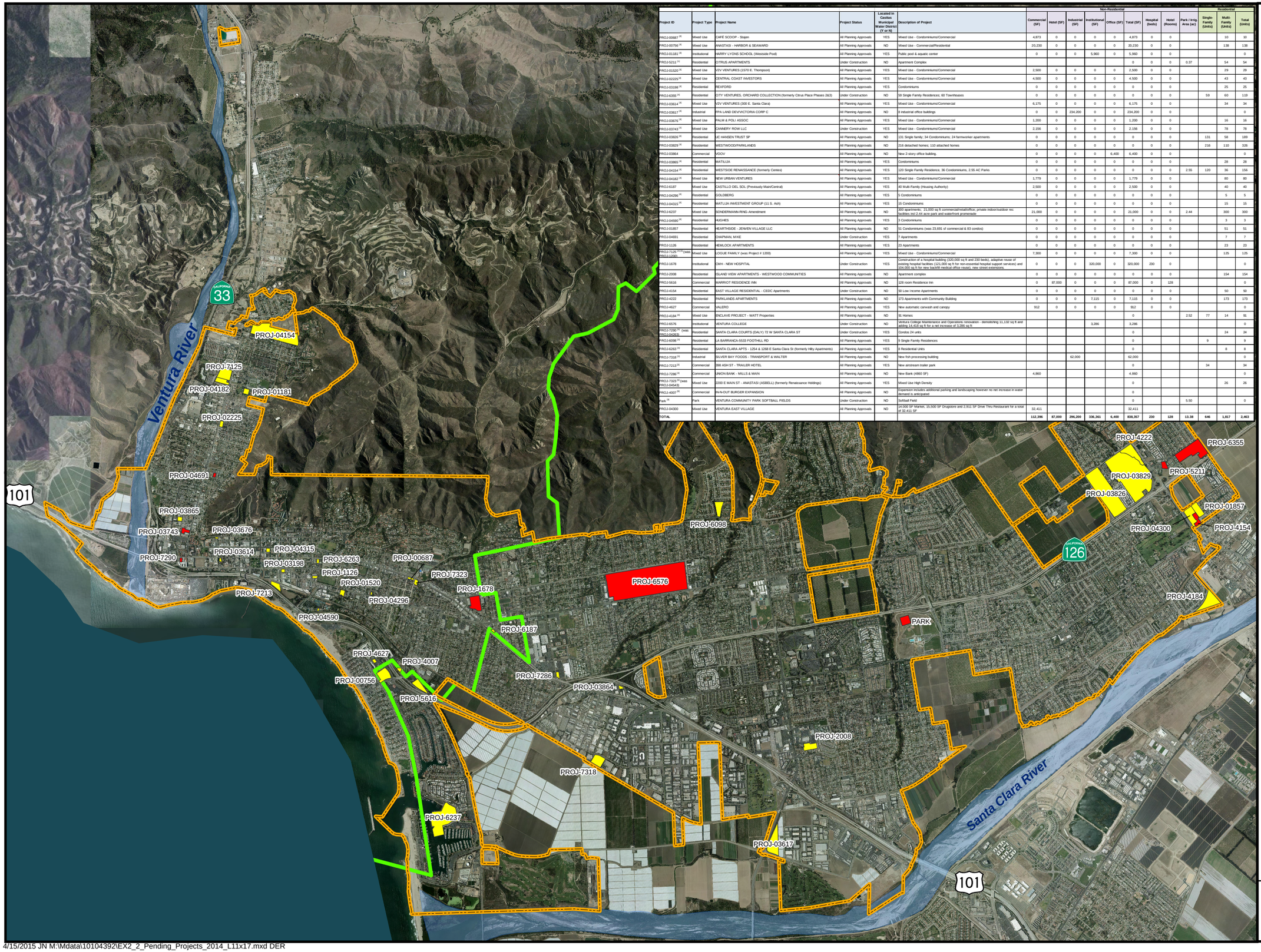
[2] Per Table 2-2. The "Retail/Office" square footage listed in Table 2-2 was split evenly for the purposes of this table.

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

[4] Per Table 2-3.

THIS PAGE INTENTIONALLY LEFT BLANK.

Project ID	Project Type	Project Name	Project Status	Located in Casitas Municipal Water District (Y or N)	Description of Project	Non-Residential								Residential		
						Commercial (SF)	Hotel (SF)	Industrial (SF)	Institutional (SF)	Office (SF)	Total (SF)	Hospital (beds)	Hotel (Rooms)	Park / Irrig. Area (ac)	Single-Family (Units)	Multi-Family (Units)	Total (Units)
PROJ-00687 [4]	Mixed Use	CAFE SCOOP - Stajan	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	4,873	0	0	0	0	4,873	0	0			10	10
PROJ-00756 [4]	Mixed Use	ANASTASI - HARBOR & SEAWARD	All Planning Approvals	NO	Mixed Use - Commercial/Residential	20,230	0	0	0	0	20,230	0	0			138	138
PROJ-01181 [4]	Institutional	HARRY LYONS SCHOOL (Westside Pool)	All Planning Approvals	YES	Public pool & aquatic center	0	0	0	5,960	0	5,960	0	0				0
PROJ-5211 [75]	Residential	CITRUS APARTMENTS	Under Construction	NO	Apartment Complex						0	0	0	0.37		54	54
PROJ-01520 [4]	Mixed Use	VZV VENTURES (1570 E. Thompson)	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	2,500	0	0	0	0	2,500	0	0			29	29
PROJ-02225 [4]	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
PROJ-03198 [4]	Residential	REXFORD	All Planning Approvals	YES	Condominiums	0	0	0	0	0	0	0	0			25	25
PROJ-6355 [75]	Residential	CITY VENTURES, ORCHARD COLLECTION (formerly Citrus Place Phases 2&3)	Under Construction	NO	59 Single Family Residences; 60 Townhouses	0	0	0	0	0	0	0	0		59	60	119
PROJ-03614 [4]	Mixed Use	VZV VENTURES (300 E. Santa Clara)	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	6,175	0	0	0	0	6,175	0	0			34	34
PROJ-03617 [4]	Industrial	PPA LAND DEVVICTORIA CORP C	All Planning Approvals	NO	8 industrial office buildings	0	0	234,200	0	0	234,200	0	0				0
PROJ-03676 [4]	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
PROJ-03743 [4]	Mixed Use	CANNERY ROW LLC	Under Construction	YES	Mixed Use - Condominiums/Commercial	2,156	0	0	0	0	2,156	0	0			78	78
PROJ-03826 [4]	Residential	JC 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
PROJ-03829 [4]	Residential	WESTWOOD/PARKLANDS	All Planning Approvals	NO	216 detached homes; 110 attached homes	0	0	0	0	0	0	0	0		216	110	326
PROJ-03864	Commercial	VOOV	All Planning Approvals	NO	New 2-story office building.	0	0	0	0	6,400	6,400	0	0				0
PROJ-03865 [4]	Residential	MATILIJA	All Planning Approvals	YES	Condominiums	0	0	0	0	0	0	0	0			28	28
PROJ-04154 [4]	Residential	WESTSIDE RENAISSANCE (formerly Centex)	All Planning Approvals	YES	120 Single Family Residence, 36 Condominiums, 2.55 AC Parks	0	0	0	0	0	0	0	0	2.55	120	36	156
PROJ-04182 [4]	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
PROJ-6187	Mixed Use	CASTILLO DEL SOL (Previously Main/Central)	All Planning Approvals	YES	40 Multi-Family (Housing Authority)	2,500	0	0	0	0	2,500	0	0			40	40
PROJ-04296 [4]	Residential	GOLDBERG	All Planning Approvals	YES	5 Condominiums	0	0	0	0	0	0	0	0			5	5
PROJ-04315 [4]	Residential	MATILIJA INVESTMENT GROUP (11 S. Ash)	All Planning Approvals	YES	15 Condominiums	0	0	0	0	0	0	0	0			15	15
PROJ-6237	Mixed Use	SONDERMANN-RING- Amendment	All Planning Approvals	NO	300 apartments; 21,000 sq ft commercial/retail/office; private indoor/outdoor rec facilities incl 2.44 acre park and waterfront promenade	21,000	0	0	0	0	21,000	0	0	2.44		300	300
PROJ-04590 [4]	Residential	HUGHES	All Planning Approvals	YES	3 Condominiums	0	0	0	0	0	0	0	0			3	3
PROJ-01857	Residential	HEARTHSIDE - JENVEN VILLAGE LLC	All Planning Approvals	NO	51 Condominiums (was 23,691 sf commercial & 83 condos)	0	0	0	0	0	0	0	0			51	51
PROJ-04691	Residential	CHAPMAN, MIKE	Under Construction	YES	7 Apartments	0	0	0	0	0	0	0	0			7	7
PROJ-1126	Residential	HEMLOCK APARTMENTS	All Planning Approvals	YES	23 Apartments	0	0	0	0	0	0	0	0			23	23
PROJ-7125 [75] (was PROJ-1200)	Mixed Use	LOGUE FAMILY (was Project # 1200)	All Planning Approvals	YES	Mixed Use - Condominiums/Commercial	7,300	0	0	0	0	7,300	0	0			125	125
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 back/fill medical office reuse), new street extensions.	0	0	0	320,000	0	320,000	230	0				0
PROJ-2008	Residential	ISLAND VIEW APARTMENTS - WESTWOOD COMMUNITIES	All Planning Approvals	NO	Apartment complex	0	0	0	0	0	0	0	0			154	154
PROJ-5616	Commercial	MARRIOT RESIDENCE INN	All Planning Approvals	NO	128 room Residence Inn	0	87,000	0	0	0	87,000	0	128				0
PROJ-4154	Residential	EAST VILLAGE RESIDENTIAL - CEDC Apartments	Under Construction	NO	50 Low Income Apartments	0	0	0	0	0	0	0	0			50	50
PROJ-4222	Residential	PARKLANDS APARTMENTS	All Planning Approvals	NO	173 Apartments with Community Building	0	0	0	7,115	0	7,115	0	0			173	173
PROJ-4627	Commercial	VALERO	All Planning Approvals	YES	New automatic carwash and canopy	912	0	0	0	0	912	0	0				0
PROJ-4184 [4]	Mixed Use	ENCLAVE PROJECT - WATT Properties	All Planning Approvals	NO	91 Homes						0			2.52	77	14	91
PROJ-1676	Institutional	VENTURA COLLEGE	Under Construction	NO	Ventura College Maintenance and Operations renovation - demolishing 11,132 sq ft and adding 14,418 sq ft for a net increase of 3,286 sq ft				3,286		3,286						0
PROJ-7290 [4] (was PROJ-04363)	Residential	SANTA CLARA COURTS (DALY) 72 W SANTA CLARA ST	Under Construction	YES	Condos 24 units						0					24	24
PROJ-6098 [4]	Residential	LA BARRANCA-5533 FOOTHILL RD	All Planning Approvals	YES	9 Single Family Residences						0				9		9
PROJ-6263 [4]	Residential	SANTA CLARA APTS - 1254 & 1268 E Santa Clara St (formerly Hilty Apartments)	All Planning Approvals	YES	8 Residential Units						0					8	8
PROJ-7318 [4]	Industrial	SILVER BAY FOODS - TRANSPORT & WALTER	All Planning Approvals	NO	New fish processing building			62,000			62,000						0
PROJ-7213 [4]	Commercial	386 ASH ST - TRAILER HOTEL	All Planning Approvals	YES	New airstream trailer park						0				34		34
PROJ-7286 [4]	Commercial	UNION BANK - MILLS & MAIN	All Planning Approvals	NO	New Bank (4860 SF)	4,860					4,860						0
PROJ-7323 [4] (was PROJ-04543)	Mixed Use	2200 E MAIN ST - ANASTASI (ASBELL) (formerly Renaissance Holdings)	All Planning Approvals	YES	Mixed Use High Density						0					26	26
PROJ-4007 [4]	Commercial	IN-N-OUT BURGER EXPANSION	All Planning Approvals	NO	Expansion includes additional parking and landscaping however no net increase in water demand is anticipated						0						
Park [4]	Park	VENTURA COMMUNITY PARK SOFTBALL FIELDS	Under Construction	NO	Softball Field						0			5.50			0
PROJ-04300	Mixed Use	VENTURA EAST VILLAGE	All Planning Approvals	NO	14,000 SF Market, 15,500 SF Drugstore and 2,911 SF Drive Thru Restaurant for a total of 32,411 SF	32,411					32,411						
TOTAL						112,396	87,000	296,200	336,361	6,400	838,357	230	128	13.38	646	1,817	2,463



VENTURA WATER

Projects Approved and Under Construction
(as of December 2014)

Legend

- Ventura City Limit
- Casitas Municipal Water District Boundary

Project Status

- All Planning Approvals
- Under Construction

Note: Reference Table 2-4 for water demand information information for each project shown on exhibit.

0 0.5 1
Miles

Source: Ventura County Data, Eagle Aerial, 2010
Esri World Imagery

Michael Baker INTERNATIONAL

Exhibit 2-2

4/15/2015 JN M:\Mdata\10104392\EX2_2_Pending_Projects_2014_L11x17.mxd DER

THIS PAGE INTENTIONALLY LEFT BLANK.

3. WATER DEMANDS

A. EXISTING DEMAND CONDITION

Ventura Water staff provided a summary of the meter consumption data for the entire service area for the calendar years (CY) 2005 - 2014 (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 2014. As shown in Table 3-1, the total water consumption for CY 2014 was 16,995 AFY (including the 6.5% water loss factor), down from CY 2013. This decrease can mainly be attributed to a 7% lower CY 2014 water demand that decreases the five-year running average, the prolonged economic downturn, increased water rates and the City's request to customers to voluntarily reduce their water usage by at least 10% in response to the prolonged drought. 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 2014

City Consumption Category	Water Consumption (HCF) [1]	Water Consumption (gpm)	Water Consumption (gpd)	Water Consumption (AFY)	Water Consumption + 6.5% Loss (AFY)
Single Family	2,930,487	4,170.48	6,005,491	6,728	7,165
Multi Family	1,600,252	2,277.38	3,279,421	3,674	3,912
Commercial/Retail/Industrial/Hotel	1,418,556	2,018.80	2,907,068	3,257	3,468
Public/Institutional (Municipal/Church/School)	270,346	384.74	554,024	621	661
Hospitals	88,699	126.23	181,772	204	217
Parks/Landscape/Irrigation	429,999	611.95	881,203	987	1,051
Other [2]	212,751	302.77	435,994	488	520
Total	**6,951,090**	**9,892.34**	**14,244,973**	**15,958**	**16,995**

[1] Source: HCF Consumption Data Tables (CY 2014) 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 and oil industry use.

B. CONSUMPTION AND USAGE FACTORS

No changes from the 2013 CWRR.

Table 3-2: *No changes from the 2013 CWRR.*

Table 3-3: *No changes from the 2013 CWRR.*

C. USAGE FACTOR COMPARISON

No changes from the 2013 CWRR.

Table 3-4: *No changes from the 2013 CWRR.*

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 2005 through 2014. Table 3-5 provides a summary of the City-wide water consumption for each year from 2005 to 2014. The consumption numbers are also depicted graphically on Figure 3-1.

As noted in the table, the average annual water consumption for Years 2005-2009 (19,022 AFY) was significantly higher than the average annual consumption for Years 2010-2014 (17,167 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. Due to the prolonged drought, in February 2014 the City requested its customers to voluntarily reduce their water usage by at least 10%, and in September 2014 the City implemented a 20% mandatory reduction.

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). Over the most recent 5-year period, the average annual water consumption was 17,167 AFY, with the lowest year approximately 3.6% lower than the average and the highest year approximately 4.9% above the average. Over the 10-year period, the average annual water consumption was 18,095 AFY, with the lowest year approximately 8.5% lower than the average and the highest year approximately 10.1% 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 persistent 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 late 2000s. The City has seen their reduced dependence on the potable water system to be a permanent condition since 2008; therefore at this time 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 17,167 AFY. The City will reevaluate using a 10-year average in the 2018 CWRR.

Table 3-5
Historical Annual Water Consumption

Calendar Year	Consumption [1] (AFY)	Averages 3-year	5-year	10-year
2005	18,914			
2006	19,382			
2007	*19,931*		*19,022*	
2008	19,014			
2009	17,871			18,095
2010	16,565			
2011	*16,550*			
2012	18,004		17,167	
2013	17,723	17,574		
2014	16,995			

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

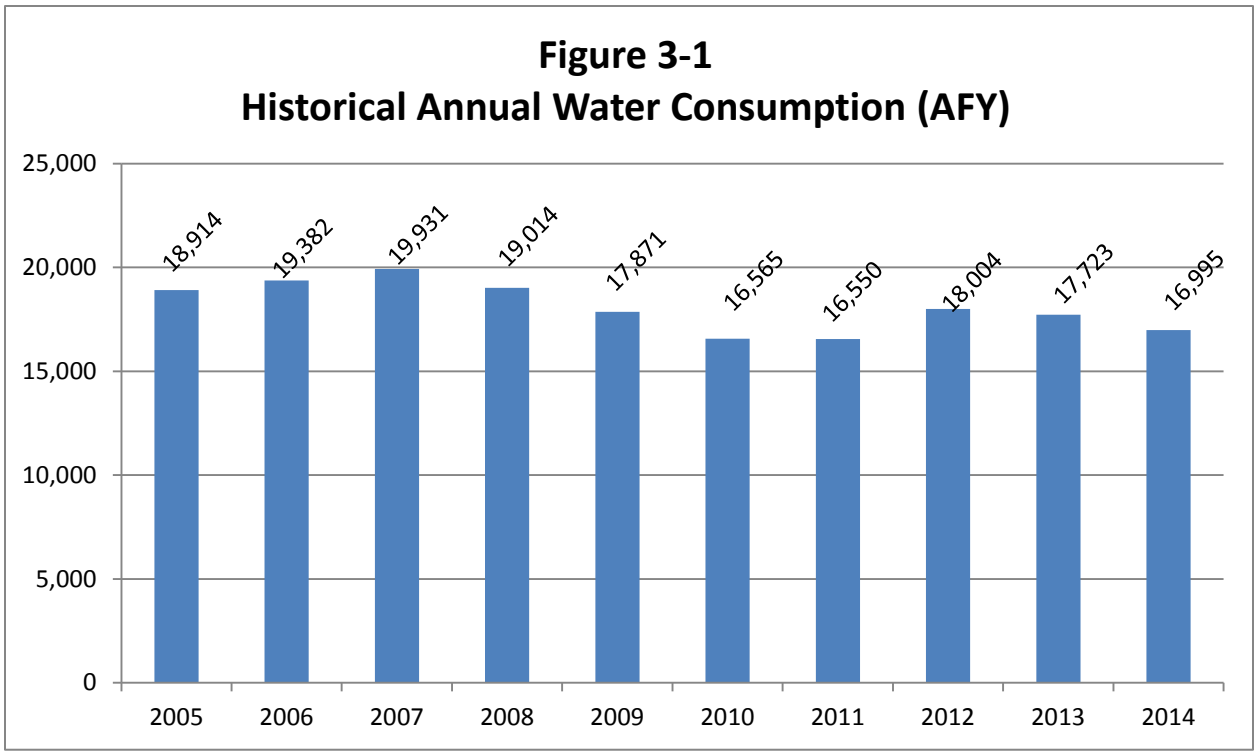


Figure 3-1
Historical Annual Water Consumption (AFY)
25,000
20,000
15,000
10,000
5,000
0
18,914
19,382
19,931
19,014
17,871
16,565
16,550
18,004
17,723
16,995
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014

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 2014, 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 1,128 acre-feet/year (AFY). Table 3-6 also identifies the portion of the near-term demands, 409 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 18,295 AFY, as shown on Table 3-7.

In order to estimate the growth of the future water demands, an 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 2022, per Table 3-8.

Table 3-6
Total Estimated Demands for Under Construction and Approved Projects - as of December 2014

Water Demand Factor Classification	Quantity [1]	Usage Factor [2]	Estimated Average Water Demand [5]		Quantity [4]	Estimated Average Water Demand (within Casitas Boundary)	
Residential (0-8 du/ac)	646 du	370 gpd/du	239,020 gpd	268 AFY	163 du	60,310 gpd	68 AFY
Residential (9-20 du/ac)	1,817 du	250 gpd/du	454,250 gpd	509 AFY	655 du	163,750 gpd	183 AFY
Residential (21+ du/ac)							
Commercial/Retail/Industrial/Hotel Public/Institutional	456.4 ksf [3] [6]	265 gpd/ksf	120,935 gpd	135 AFY	39.9 ksf [3]	10,562 gpd	12 AFY
Park/Landscape/Irrigation	13.4 ac	2,000 gpd/ac	26,760 gpd	30 AFY	2.6 ac	5,100 gpd	6 AFY
Hospital/Assisted Living	230 bed	545 gpd/bed	125,350 gpd	140 AFY	230 bed	125,350 gpd	140 AFY
Total			***966,315 gpd***	***1,128 AFY***		***365,072 gpd***	***409 AFY***

[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).

[5] Includes 45.7 AF for Silverbay Seafoods (PROJ-7318). Water demand calculated separately.

[6] Excludes 62,000 SF for Silverbay Seafoods (PROJ-7318). Water demand calculated separately due to extreme useage.

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

Baseline Demand Condition	Baseline Water Demand	Projected Water Demand [1] 1,128 AFY
1-Year: 2014	16,995 AFY	18,123 AFY
3-Year Average: 2012-2014	17,574	18,702
5-Year Average: 2010-2014	**17,167**	**18,295**
10-Year Average: 2005-2014	18,095	19,223
Past 5-Year Period: Annual High Year	18,004	19,132
Past 10-Year Period: Annual High Year	19,931	21,059

[1] Based on Calculated Consumption (Usage) Factors

Table 3-8
Projected Water Demand Growth per Absorption Rate

Year	Total Units [1]	Absorption Rate [2]	Projected Water Demand [3]
2014			***17,167 AFY***
2015		350	17,328
2016		350	17,488
2017		350	17,648
2018		350	17,809
2019		350	17,969
2020		350	18,129
2021		350	18,289
2022		13	18,295
Totals	**2,463**	2,463	**18,295 AFY**

[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

No changes from 2013 CWRR.

Exhibit 4-1: *No changes from the 2013 CWRR.*

B. CURRENT WATER SUPPLY SOURCES

No changes from the 2013 CWRR.

Table 4-1: *No changes from the 2013 CWRR.*
It is noted that the current water supply (Table 4-1) is known as the normal water supply in the City's March 2015 Water Shortage Event Contingency Plan.

C. FUTURE WATER SUPPLY

1. Casitas Municipal Water District (Casitas)

While in-district 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.

As discussed in Section 3, and shown on Table 3-6, 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 409 AFY. Therefore, the anticipated future water supply from Casitas will increase by an equivalent amount, to approximately 5,349 AFY, by Year 2020. Using the absorption rate discussed in Section 3, the estimated supply from Casitas is estimated to increase by 116 AFY in year 2016.

Casitas has been stating that Lake Casitas is at risk due to persistent drought conditions and depletion of the Lake Casitas water supply to minimum pool. At the time of this report the storage in Lake Casitas is below 50% capacity. As indicated in the City's existing 1995 agreement with Casitas that refers to Casitas Ordinance 92-7, it is anticipated that Casitas will require a cutback to the City's supply. Casitas has been reviewing their Drought Program and will likely have some changes to the Program soon. For purposes

of this report an estimated reduction of 20% to the City's Casitas supply has been included for the projection of the current drought through 2016 (2016 Supply Drought Impact).

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

Due to the continued drought conditions, the City's ability to draw water from the Ventura River has been significantly impacted. Therefore, a range is shown in Table 4-2 to reflect the minimum supply anticipated from the Ventura River for the projection of the current drought through 2016 (2016 Supply Drought Impact).

3. Mound Groundwater Basin (Mound Basin)

No changes from the 2013 CWRR.

4. Oxnard Plain Groundwater Basin (Fox Canyon Groundwater Management Agency)

After several special meetings in the first few months of 2014 and several iterations of an emergency ordinance, the Fox Canyon Groundwater Management Agency (FCGMA) Board approved Emergency Ordinance E at a Special Meeting on April 11, 2014. The emergency ordinance limits extractions from groundwater extraction facilities within the FCGMA boundary, suspends use of credits and prohibits the construction of any groundwater extraction facilities and/or the issuance of any groundwater extraction facilities permit. By January 1, 2016, the City will be restricted to 242 AF less (3,862 AF) than the City's current allocation of 4,104 AF. The City will pay surcharges for exceeding its allocation because the City may not rely on its conservation credits that were set aside during wet years. Prior to approval of Ordinance E, the City was relying on approximately 25,000 AF of conservation credits that have now been suspended. The City was utilizing approximately 1,000 AF of conservation credits annually. On June 14, 2014, the City requested a variance to our allocation per Ordinance E and was denied by FCGMA staff. The City then made an appeal to the FCGMA Board on January 28, 2015, and was denied by the FCGMA Board.

Key points presented by FCGMA for Emergency Ordinance E were as follows:

- The FCGMA Act goal of safe yield by 2010 not being met,
- The 2007 Groundwater Management Plan Basin Management Objectives not being met,

- Water level declines in all basins,
- The unsustainability of the current Agency allocation scheme,
- Increase in time of planted acres of water intensive crops, and
- The continued unabated threats to the resource (seawater intrusion, water quality degradation, land subsidence).

For all Municipal and Industrial (M&I) Operators the Temporary Extraction Allocation (TEA) is based on an operators average annual reported extractions, for CY 2003 through 2012. Phased reductions were set beginning July 1, 2014 with a 20% total reduction of the TEA on January 1, 2016. The City's TEA is 4,827 AFY and with the phased reductions will be 3,862 AFY on January 1, 2016. This equates to a reduction of approximately 29% from the previous historical baseline allocation of 5,472 AFY.

The duration of the ordinance remains in effect from the date of adoption and reviewed every eighteen months, unless superseded or rescinded by action of the FCGMA Board or a finding by the FCGMA Board that the drought or emergency condition no longer exists.

5. Santa Paula Groundwater Basin (Santa Paula Basin)

The low range of this water supply has been decreased from 1,600 AF to 1,141 AF for the projection of the drought through 2016. This is based on an assumed worst case scenario that the basin will be determined to be in a Stage 2 overdraft per the Court's Stipulated Judgment. No additional water rights were acquired for development within the Santa Paula Basin area; therefore the City's acquired water rights remain as 5.8 AF.

6. Recycled Water

No changes from the 2013 CWRR.

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

Table 4-2
Summary of Projected Future Water Supply from Existing Sources

Water Supply Source [1]	2015 Supply Drought Impact (AFY)	2016 Supply Drought Impact (AFY)	2016 Supply (AFY)	2020 Supply (AFY)	2025 Supply (AFY)
Casitas Municipal Water District [2][3]	4,600	4,093	5,116	5,349	5,409
Ventura River / Foster Park [3]	0-2,000	0-800	4,200	4,200-6,700	4,200-6,700
Mound Groundwater Basin	4,000	4,000	4,000	4,000	4,000
Oxnard Plain Groundwater Basin [4]	3,982	3,862	3,862	3,862	3,862
Santa Paula Groundwater Basin					
Original City Allocation [5]	1,600	1,141-3,000	1,600-3,000	1,600-3,000	1,600-3,000
City Acquired Water Rights [6]	5.8	5.8	5.8	5.8	5.8
Recycled Water	700	700	700	700	1,400
Total	**14,888 - 16,888**	**13,802 - 16,461**	**19,484 - 20,884**	**19,717 – 23,617**	**20,477 – 24,377**

[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] A lower supply range reflects the current drought conditions continuing through 2016; minimum supply from Ventura River/Foster Park based on water quality and current operations as directed by the State Water Resources Control Board (500 gpm, 66 AF/month); and potential cutbacks from Casitas (estimated to be 20%)

[4] Fox Canyon Groundwater Management Agency (FCGMA) Emergency Ordinance E allocations were adopted by FCGMA Board on April 11, 2014. Temporary extraction allocation for FY 2016 = 3,862 AFY.

[5] The Santa Paula Basin Judgment allows the City to utilize on average 3,000 AF annually. Existing facilities and regulatory requirements limit City operations and there is potential for future reductions, therefore the supply range is shown from 1,600 to 3,000 AFY for normal year supply. Assumes the worst case scenario that the basin is determined to be in a Stage 2 overdraft per the Court's Stipulated Judgment and the City is reduced to an allocation of 1,141 AFY during drought conditions. Assumes the best case scenario of Saticoy Well No. 3 on-line and Saticoy Well No. 2 as a back-up well utilizing the City's full 3,000 AFY allocation.

[6] Water rights acquired for the past development of Tract 4632.

D. POTENTIAL ADDITIONAL FUTURE SUPPLY SOURCES

1. State Water Project

No changes from the 2013 CWRR.

2. Saticoy County Yard Well

No changes from the 2013 CWRR.

3. Recycled Water

a. Ventura Water Reclamation Facility (VWRF)

As stated in the 2013 and 2014 CWRR, the City's Discharge Permit issued by the Regional Water Quality Control Board (RWQCB) allowed continuation of the City's discharge to the Santa Clara River Estuary (SCRE) but required the City to complete three extensive studies. These studies included the Estuary Subwatershed Study (completed March 2010), Phase 1 Recycled Water Market Study (completed March 2010), and Treatment Wetlands Feasibility Study (completed March 2010). These were collectively referred to as the Phase 1 Studies.

After the February 21, 2013 Stakeholder Workshop, the Estuary Special Studies Phase 2: Facilities Planning Study for Expanding Recycled Water Delivery Final Report dated March 2013, along with other Phase 2 related studies was completed. At the conclusion of the Phase 2 Studies, several stakeholders still had concerns about identified data gaps and the study findings. In response to these concerns, the RWQCB adopted the City's current NPDES Permit (R4-2013-0174) (Permit) for the VWRF with requirements to conduct additional estuary studies. These studies are intended to provide sufficient information to allow the RWQCB to determine whether or not the continued discharge of effluent enhances the SCRE. In addition, the Permit includes other studies related to the continued discharge of effluent to the SCRE. The special studies in the Permit include:

1) Phase 3 Studies - The City to perform additional estuary studies to provide sufficient information to allow the Regional Water Board to determine whether or not the continued discharge of effluent enhances the Estuary. The study will clarify the water budget

analysis for the SCRE, to determine whether any effluent discharge is needed to sustain the SCRE native species, and if so how much.

2) Nutrient and Toxicity Special Study - The City to perform a special study to identify the cause of nutrient, dissolved oxygen and toxicity impairments in the SCRE. If it is determined that the effluent from the Facility is causing the impairments, the Facility must propose a plan for reducing nutrient loading, including ammonia, nitrogen and phosphorus loading and toxicity impairments.

3) Groundwater Special Study – The City to perform a special study to document the interaction between the SCRE, discharge and groundwater and determine if the beneficial use of Municipal (MUN) applies to the water impacted by the discharge.

In December 2014, the City's Phase 3 Workplan was approved by the RWQCB with specified modifications, and data collection for the studies began in January 2015.

b. Ojai Valley Sanitary District (OVSD)

City Council approved the City entering into a Professional Services Agreement with Carollo Engineers, Inc. to provide engineering services to prepare an Ojai Valley Sanitary District Reuse Feasibility Analysis and Title 22 Engineering Report. This project will allow the City and OVSD to continue to discuss and work together to further investigate the potential reuse of OVSD effluent. The project has been "kicked-off" with a stakeholder workshop held in October 2014.

4. Ocean Desalination

No changes from the 2013 CWRR.

5. Water Conservation Measures/Water Efficiency Plan

In October 2013 Ventura Water presented an update on Year Two of the Water Efficiency 5 Year Plan to City Council. The Year Two focus included customer and student outreach, City Park landscapes, demonstration gardens, residential and business assistant grants and energy and water efficiency improvements.

In February 2014, in response to the current drought, Council approved staff's recommendation to request customers to voluntarily reduce their water usage by 10%. Subsequently in September 2014 the City Council declared a Water Shortage Emergency as local water supplies continued to drop during the third year of California's historic drought and correlated with the State Water Resources Control Board's July 2014 action. In addition to water waste prohibitions, the Council approved the Water Shortage Task Force's recommendation to move to a Stage 3 Water Shortage Emergency with an overall 20% mandatory water conservation requirement.

6. Water Shortage Task Force

The City Council created the Water Supply Strategy Task Force, later functionally renamed the Water Shortage Task Force (Task Force), on July 21, 2014 to advise the City Council as actions were needed to respond to dwindling water supplies due to the prolonged drought. The Task Force addressed revisions to the City's Water Shortage Contingency Plan, the development of an incentive program to assist residents in their drought response and proposed a drought rate structure to assist Ventura Water with a full cost recovery of revenue loss during a water shortage.

7. Water Shortage Contingency Plan

It was proposed at the July 7, 2014 City Council Meeting that the existing Water Shortage Contingency Plan, a required section of the City's 2010 Urban Water Management Plan, be updated with community input to provide a framework to address a range of potential events that could result in serious water shortages, including drought, earthquakes or water supply failures. In response, the City Council asked that a Task Force be created to make recommendations to the revision of the Water Shortage Contingency Plan to establish what water shortage actions should be undertaken by the City and its water customers that would be most acceptable and appropriate for Ventura. In addition, the Task Force members were asked to provide a customer perspective of the perceived effectiveness of different incentives to reduce water usage, as well as potential rate options to reduce water use. On March 9, 2015, the City Council approved the Water Shortage Event Contingency Plan prepared by the members of the Water Shortage Task Force which incorporates the agreed policy considerations by the members of the Task Force.

8. Establish Water Dedication and In Lieu Fee Ordinance and Resolution

As stated in the 2013 CWRR, Ventura Water took the concept of a water rights ordinance to Council in September 2012. Council directed staff to prepare a draft water rights ordinance and return to Council. Public Workshops on the concept of a water rights ordinance were held in July and October of 2013 and several presentations were made at public meetings. In March 2014 staff gave a presentation to Council at a special workshop on the proposed Water Dedication and In-Lieu Fee Ordinance and Resolution. The Ordinance to Establish Water Dedication and In-Lieu Fee Requirements for New or Intensified Development and its associated resolution establishes a mechanism whereby developers can dedicate adequate water supplies to support a proposed new or intensified development or pay an in-lieu fee so that the City can develop the necessary water supplies. In addition, if a developer is able to demonstrate extraordinary efficiency they could receive credit for the water savings, and thereby reduce the in-lieu fee they could be required to pay. Ventura Water returned to Council in June 2014 and recommended that Council approve the proposed Water Dedication and In-Lieu Fee Ordinance and Resolution, rather than approve the ordinance at that time the Council discussed the formation of a Water Commission to investigate the topic.

9. Water Commission

The City Council approved in January 2015 an ordinance establishing a Water Commission to serve in an advisory capacity to the Council on various policy topics related to water resources. The Council is currently making a decision on the seven member commission following an application and interview process. It is anticipated that City Council will approve the members of the Water Commission at the May 4, 2015, Council Meeting.

5. CONCLUSIONS & RECOMMENDATIONS

A. CONCLUSIONS

The City's total water demand for the most recent calendar year (2014) of data was 16,995 AFY. Over the past five years (2010-2014), the City experienced an average annual water demand of 17,167 AFY, and over the past ten years (2005-2014), the annual average water demand was 18,095 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 17,167 AFY.

The City has a total of 45 projects that are under construction or approved for development that are not utilizing water and are not included in the current baseline water demands. These projects include an additional 838,357 SF of non-residential development and 2,463 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 1,128 AFY. Therefore, the estimated water demands that the City is committed to supply total 18,295 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 2022.

The City's projected available water supply is constantly changing, depending upon environmental and legal constraints. The City's current normal year available water supply is 18,055 AFY, however with drought conditions persisting in 2015, the available water supply may drop to 14,888 AFY in 2015 and could drop to an annual average of 13,806 AFY in 2016.

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 409 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 2015

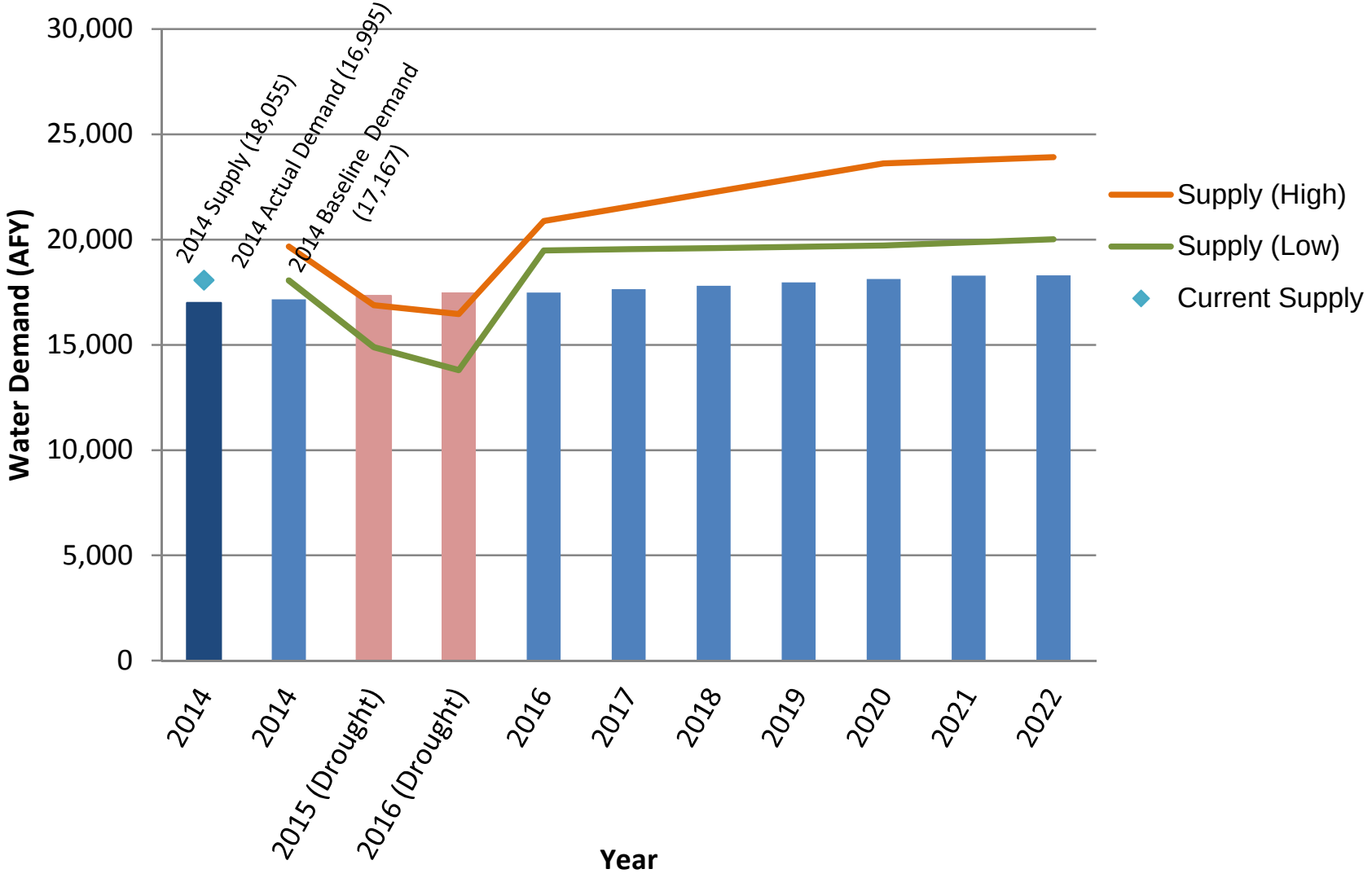
Table 5-1
Demand vs. Supply Comparison

Year	Demand [1]	Supply Range [2]			
		Low		High	
	AFY	AFY	% Diff.	AFY	% Diff.
2014	17,167	18,055	4.9%	19,668	12.7%
2015 (Drought)	17,328	14,888	-16.4%	16,888	-2.6%
2016 (Drought)	17,488	13,802	-26.7%	16,461	-6.2%
2016	17,488	19,484	10.2%	20,884	16.3%
2017	17,648	19,542	9.7%	21,567	18.2%
2018	17,809	19,601	9.1%	22,251	20.0%
2019	17,969	19,659	8.6%	22,934	21.6%
2020	18,129	19,717	8.1%	23,617	23.2%
2021	18,289	19,869	7.9%	23,769	23.1%
2022	18,295	19,869	7.9%	23,890	23.4%

[1] Per Table 3-8.
[2] Per Table 4-2.

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 if the drought persists the supply could be less than the demand. This presents significant 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. Consider adding a new project type in the land use tracking spreadsheet for approved projects under CIP or other City approval processes.
7. 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.
8. 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.

THIS PAGE INTENTIONALLY LEFT BLANK.

ATTACHMENT B

UWCD VS. CITY OF VENTURA,
AMENDED AND RESTATED
JUDGMENT ENTERED
AUGUST 24, 2010
(WITHOUT THE APPENDICES)

THIS PAGE INTENTIONALLY LEFT BLANK.

RUSSELL M. MCGLOTHLIN (State Bar No. 208826)
BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101
Telephone: (805) 963-7000
Facsimile: (805) 965-4333

Special Counsel for Santa Paula Basin Pumpers Association

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF VENTURA

UNITED WATER CONSERVATION DISTRICT,

Plaintiff,

vs.

CITY OF SAN BUENAVENTURA and DOES 1 through 1,000, inclusive,

Defendant.

LIMONEIRA COMPANY, ALTA MUTUAL WATER CO., et al.,

Intervenors,

CITY OF SAN BUENAVENTURA,

Cross-Complainant,

- vs -

LIMONEIRA COMPANY, ALTA MUTUAL WATER CO., et al.,

Cross-Defendants.

CASE NO. CV115611

Assigned for All Purposes to the Hon. Vincent O'Neill
Department 40

AMENDED AND RESTATED JUDGMENT

(Amended and Restated Judgment Entered August 24, 2010; Original Judgment Entered March 7, 1996)

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

RECITALS

(a) Complaint. On or about April 9, 1991, the United Water Conservation District (sometimes "District") filed its Petition for Writ of Mandate and Complaint against the City of San Buenaventura (sometimes "City"). The pleadings alleged a violation of the California Environmental Quality Act with respect to the proposed construction by the City of a new well or wells in the Santa Paula Basin (sometimes "Basin"), the expansion of an existing water conditioning facility, and increased extractions from the City's Saticoy wells. The Complaint further alleged that the Santa Paula Basin was in a condition of overdraft or threatened overdraft, and that the City's proposed production of water therefrom, together with the pumping of others from the Basin, would exceed the safe yield thereof. In its First Amended Petition for Writ of Mandate and Complaint, the District alleged on information and belief that there was no surplus or temporary surplus available in the Basin for appropriation by the City.

(b) Complaint in Intervention. By stipulation and order filed June 18, 1991, pumpers from the Santa Paula Basin were allowed to intervene. By stipulation and order filed February 20, 1996, plaintiffs in intervention were allowed to file a first amended complaint in intervention naming the following Santa Paula Basin pumpers as plaintiff intervenors: Limoneira Company, Alta Mutual Water Company, Inc., Aliso Vista Ranch, Associated Concrete Products, Inc., Farmers Irrigation Company, Inc., Hampton Canyon Ranch, Leavens Ranches, John McConica II, John McGrath & Sons, Nichols Associates, Petty & Petty, Robert L. Pinkerton & Sons, Rancho Attilio, Rancho Filoso, J. M. Sharp Company, Southern Pacific Milling, Thermal Belt Mutual Water Company, Inc., Walking Beam Ranches, We 5 Properties, Randall Axell as Trustee of the Dorothy E. Axell Trust, Basso Properties, Billiwhack Ranch, Frank R. Brucker as Trustee of the Frank R. Brucker Trust, Casa De Oro Ranch, Nola Clow as Trustee of the Monte Clow Estate, Gladys Daily Coffman, Paul R. and Irene Cummings & Sons, Flying-D Ranch, Evergreen Ranch AKA San

Miguel Products, J. J. & H. H. Finch, Galbreaith Brothers, Inc., Gooding Ranch (John F. Gooding), Eva Gregory as Trustee of the Gregory Family Trust, Elizabeth Broome Grether, Ann B. Priske, John S. Broome Jr. as Trustee of the John S. Broome Jr. Trust, Hadley-Williams Partnership, Regents of the University of California, Headley Property Corporation, La Mesa Partnership #1, Fred Malzacher, John R. McConica et al., John R. McConica II et al., Alice C. Newsom as Trustee of the Newsom Family Trust, Nutwood Farms, Roger Orr as Trustee of the Orr Family Trust Panamerican Seed, Pear Blossom Town & Country Market, Inc., Wesley Pinkerton Estate; W. B. Pinkerton Limited Partnership, W. J. Pinkerton Estate Ranch #1 & #2, R. F. Robertson as Trustee of the Robertson Family Trust, Santa Paula Basin Pumpers Association, City of Santa Paula, Saticoy Foods Corp., Frank Silva, John Shores Family Partnership, Shozi Brothers, Tri-Leaf Nursery (Bruce Arikawa), Tucker Ranch, William Wallace, James W. Williams III. Intervenors sought an adjudication of water rights in the Santa Paula Basin.

(c) Answers and Cross-Complaint. On or about September 27, 1991, the City of San Buenaventura answered the first amended pleadings of the District and the Complaint in Intervention, and filed a cross-complaint against Intervenors, alleging that the Santa Paula Basin was not then in a condition of overdraft, that surplus or temporary surplus water was available for appropriation, and seeking a declaration of water rights. Subsequently, answers were filed to the City's Cross-Complaint.

(d) Parties. The plaintiff United Water Conservation District is a public agency duly organized and operating under the provisions of Division 21 of the Water Code of the State of California, Sections 74000 through 76501. The defendant City of San Buenaventura is a charter city of the State of California, situated in the County of Ventura, California. Intervenors all pump water from the Santa Paula Basin and include individuals, trusts, partnerships, corporations, mutual water companies, and the City of Santa Paula, a general law city. Intervenors are all members of the

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

Santa Paula Basin Pumpers Association (sometimes "Association"), and hereinafter are referred to under those names. The Association and all of its members shall be included within the meaning of a "party" as used in this Judgment, and all motions on behalf of the Intervenors shall be made by and through the Association, unless an Intervenor makes a request to the Association to bring such a motion and the Association refuses, and provided that this provision shall not be used to involve the City or United in the internal affairs of the Association and its members. Any person producing groundwater from the Basin and not a party to the Judgment is referred to herein as a "nonparty".

(e) Settlement Negotiations. All of the parties have an interest in the Santa Paula Basin, and in the proper management and protection of both the quantity and quality of this important groundwater supply. The Basin is a significant water resource in the County of Ventura. Members of the Santa Paula Basin Pumpers Association and the City of San Buenaventura exercise rights to pump water from the Basin for reasonable and beneficial uses. The United Water Conservation District does not produce water from the Basin, but the Basin is located within its boundaries and the District is authorized to engage in groundwater management activities and to commence actions to protect the water supplies which are of common benefit to the lands within the District or its inhabitants. Recognizing the need to work together in order to achieve proper basin management and the protection of all uses against overdraft, the parties have joined in extensive technical studies and settlement negotiations. Much engineering, hydrologic and geologic data not previously known have been collected and analyzed by the United Water Conservation District, and verified by the parties. Included therein are estimates of recent pumping from the Basin. The results of these efforts provide the foundation for this Judgment, although all parties recognize that more data and knowledge based upon continued experience and studies are needed. Such data are included in the Engineering Appendix, and made a part hereof.

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

(f) Assumed Initial Yield. Until modified by the full agreement of the Technical Advisory Committee or by Court order, the parties have agreed that the assumed initial yield of the Basin shall be considered to be 33,500 acre-feet annually, which corresponds to the maximum amount of recent pumping. This amount, however, does not necessarily represent the safe yield of the Basin on a long term basis. United believes that the additional monitoring and studies called for in Section 4 will show that the safe yield of the Basin is less than this amount. The Association and the City do not necessarily agree with United in this regard. This Judgment represents the beginning of a program of Basin management, including the regulation of pumping, which is aimed at meeting the reasonable water supply needs of the parties, including protection for historic users, without harm to the Basin. The Judgment is not a determination of water rights, but represents a complete physical solution under Article X, Section 2 of the California Constitution. All pre-existing water rights to groundwater within the Basin held or claimed by any party are hereby settled and defined in terms of the pumping allocations and obligations provided under this Judgment. The respective allocations for each party are expressly set forth in Section 3, subject to modification as provided herein. Any rights to surface water held by the parties are not affected by this Judgment, including but not limited to those rights held by the City of Santa Paula which were the subject of Santa Paula Water Works, et al. v. Julia Peralta (1896) 113 Cal. 38.

(g) Entry of Judgment and Post-Judgment Amendments. The Judgment set forth herein was initially entered by this Court on March 7, 1996. By stipulation and post-Judgment order entered by the Court on August 24, 2010, the Judgment was amended to refine the adopted physical solution to render it better suited for current and future Basin management objectives. The amendments also allow the intervention and joinder of the following persons as parties to this action: The Canine Adoption and Rescue League; Kenneth M. and Joy C. Chapman Family Trust; Joel and Carmen Chavez; George and Rebecca Dabney Trust; Elias and Guadalupe Garcia; Esther

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

B. Martinez; Richard T. and Ruth L. Ray; Charles W. Rogers, Jason C. and Aaron W. Rogers; Santa Paula Airport Association, LTD; the Yoon Family Trust; and Wade N. Zimmerman III and Patricia P. Zimmerman 1994 Trust.

DECREE

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

1. Santa Paula Basin. The boundaries and other relevant features of the Santa Paula Basin are shown upon a map attached hereto as Exhibit "A" and made a part hereof. The Santa Paula Basin is a groundwater basin approximately ten miles in length, extending from an area east of the City of Santa Paula to the Saticoy area on the west. The width of the Basin varies from 2. to 3.5 miles, and the surface area of the Basin contains approximately 13,000 acres. The Basin is traversed along its southerly boundary by the Santa Clara River which is a principal source of replenishment to the Basin. The Basin is also recharged by percolation from Santa Paula Creek and other minor tributaries, from subsurface inflow from the Fillmore Basin, from precipitation, and from return flows from applied water. The Basin contains two distinct aquifer systems. One consists of relatively shallow, unconfined alluvial deposits associated generally with the floodplain of the Santa Clara River. The other is comprised of deeper, confined aquifer systems within the San Pedro Formation. The deepest part of the Basin is approximately 4,000 feet, and approximately 4,900,000 acre-feet of water are contained in storage. Well depths of existing wells vary to a maximum depth of approximately 1000 feet. While there have been periodic declines in water levels within the Basin, the City and the Association agree that the Basin is not currently in a state of overdraft. The groundwater within the Basin, and any extractions thereof, are subject to the Judgment. The parties will operate the Basin and monitor groundwater extractions in conformance with the provisions of the Judgment so as to avoid overdraft and minimize potential adverse impacts. Within the meaning

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

of this Judgment, the term Basin does not include surface water as it may exist from time to time in Santa Paula Creek or in the Santa Clara River.

2. Wells Pumping from Basin. The current allocation, party name, and well numbers for the pumping allocations set forth in Paragraph 3(a) are described in Exhibit "B," attached hereto and made a part hereof.

3. Pumping Allocations. Unless and until modified by this Court, the following pumping allocations shall apply:

(a) Members of the Santa Paula Basin Pumpers Association shall have a cumulative allocation to pump on average annually the quantity of acre-feet set forth as the cumulative IPA in Exhibit "B." The cumulative allocation shall be held in trust by the Association for the benefit of the members of the Association, and distributed among the members of the Association as Individual Party Allocation as set forth in Exhibit "B." Each year hereafter, United Water Conservation District shall update Exhibit "B" to reflect any changes in ownership of Individual Party Allocation pursuant to Section 11 and include the revised Exhibit "B" as an attachment to its annual report on the Basin prepared pursuant to the requirements of Section 4. No production may be made by any party pursuant to their Individual Party Allocation unless the party is a member of the Association in good standing. Under no circumstances shall the production by any member of the Association exceed its designated Individual Party Allocation set forth in Exhibit "B," as calculated on a seven-year moving average as provided in Paragraph 3(g), and subject to the provisions of Paragraphs 5(b) and 5(d).

(b) The Technical Advisory Committee shall monitor and annually report the individual and cumulative groundwater production from the Basin. Any party may initiate legal proceedings to compel the joinder of any nonparty that is producing or seeks to produce groundwater from the Basin, and this Judgment shall not be construed to otherwise limit any remedy to which any party

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

may be entitled to in accordance with law. Should the Association seek to join any person that is not a party to this Judgment that has produced, or seeks to produce, groundwater from the Basin, the City and United shall provide all reasonable cooperation and assistance to the Association in its effort to join that person as a party to the Judgment.

(c) Water produced pursuant to this allocation shall be applied to reasonable and beneficial uses within the Basin, except for lands located outside of the Basin which are presently supplied with Basin water. Such lands are described in Exhibit "C," attached hereto and made a part hereof. No additional exports shall be allowed. Groundwater supplied to the customers of the City of Santa Paula is not an "export" within the meaning of the Judgment.

(d) To the extent that the City of San Buenaventura pumps water from the Basin at the request of Alta Mutual Water Company for delivery to the Company's customers, such amounts of water shall be charged against the allocation attributable to Alta Mutual Water Company and not against the City's allocation. The City of San Buenaventura shall report annually to the Association the amount of all water delivered from the Basin on behalf of the Alta Mutual Water Company.

(e) The Court finds that production of groundwater by any party of less than five (5) acre-feet per year is not likely to be detrimental to the Santa Paula Basin or cause injury to any interest related to the Basin. Accordingly, a *de minimus* pumping allocation of five (5) acre-feet per year is established per well per parcel. Production pursuant to a *de minimus* pumping allocation shall be distinguished and accounted for separately from Individual Party Allocation, provided that a Party possessing an Individual Party Allocation of less than five (5) acre-feet may produce up to five (5) acre-feet, in which case the difference between five (5) acre-feet and the Party's Individual Party Allocation shall constitute *de minimus* pumping allocation. Further, in the event a landowner that is not a party to this action seeks to pump groundwater from the Basin as a *de minimus* pumper, such landowner shall be required to intervene in the Judgment, and become a member of the

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

Association, and shall thereafter be granted a *de minimus* pumping allocation of five (5) acre-feet. A listing of all Parties producing groundwater from the Basin pursuant to a *de minimus* pumping allocation shall be set forth in Exhibit "B." Provided further, any Party may petition the Court pursuant to the Court's reserved jurisdiction set forth in Section 18 to request that the Court interpret, amend or eliminate this Paragraph 3(e) respecting *de minimus* pumping, or to issue any other order, necessary to address alleged injury to the Basin or any party, or any abuse of the *de minimus* pumping allocation afforded by this Paragraph 3(e).

(f) The City of San Buenaventura shall have an allocation to pump on average 3,000 acre-feet annually for distribution in its municipal water supply system, and for reasonable and beneficial uses by its customers. The City's present production is from a well known as Saticoy 2, and in the future its allocation may be pumped in whole or in part from an additional well proposed to be drilled, known as Saticoy 3, the proposed site of which is in the west end of the Basin approximately 1000 yards from Saticoy 2.

(g) The cumulative Individual Party Allocations provided for in Paragraph 3(a), and specifically set forth in Exhibit "B," which are held in trust by the Association, and the City's allocation in Paragraph 3(f), shall be based on calendar years and shall be averaged over seven years commencing on January 1st of each year. Therefore, the parties are not limited to their respective allocations in any single year, but may produce seven times their average annual allocations over the seven-year period. The applicable seven year period shall be the immediately preceding seven calendar years. In the event reductions in allocations are required pursuant to Section 6, the reductions shall be implemented prospectively so that any portion of a party's unused allocation accrued during the immediately preceding seven year period is not lost or forfeited. Pumping within these allocations may occur from present wells, from replacement wells, or from new wells.

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

(h) Upon review of the Technical Advisory Committee, the Association and the City may agree in writing to permit extractions from the Basin in addition to the pumping allocations set forth in this Section 3, either in view of hydrologic conditions in the Basin, or to meet specific individual needs, or as part of a program to determine whether surplus water exists, and if so, to what extent.

4. Basin Monitoring and Studies. A Technical Advisory Committee shall be formed with equal representation from the United Water Conservation District, the City of San Buenaventura, and the Santa Paula Basin Pumpers Association. Appointments to the Technical Advisory Committee shall be in the discretion of the respective parties, but at least one representative of each party shall have technical qualifications appropriate to the tasks of the Technical Advisory Committee. To the extent possible, the Technical Advisory Committee shall work by consensus. Disputes may be resolved on motion to the Court brought by any of the parties, or through independent arbitration, provided that an effort is first made to resolve the matter in accordance with the provisions of Paragraph 18(d). The Technical Advisory Committee shall monitor conditions in the Basin, including but not necessarily limited to verification of future pumping amounts, measurements of groundwater levels, estimates of inflow to and outflow from the Basin, increases and decreases in groundwater storage, and analyses of groundwater quality. In addition, the Technical Advisory Committee shall undertake or cause to be made studies which may: assist in determining the amount of water which can be taken from the Basin without causing overdraft; assist in determining whether surplus or temporary surplus water exists, and if so, to what extent; identify additional replenishment sources for the Basin; develop programs for the conjunctive use and operation of the Basin; and provide such other information as may be useful in developing a management plan for operation of the Basin. The Technical Advisory Committee shall also consider and attempt to agree upon the safe yield of the Basin. The United Water

Conservation District shall have the primary responsibility for collecting, collating and verifying the data required under the monitoring program, and shall present the results thereof in annual reports to the Technical Advisory Committee.

5. Future Pumping. Any party, or the Technical Advisory Committee if it is in full agreement, may seek to have the Court review the assumed initial yield agreed to in Paragraph (f) of the Recitals above, and the pumping allocations provided in Paragraphs 3(a) and 3(f), and to determine the safe yield of the Basin. If no such review is sought, these pumping allocations shall remain in effect until further order of the Court.

(a) Any party or the Technical Advisory Committee seeking such a review and determination shall file with the Court as part of its motion a written report including its recommendation and the data in support thereof. The report may recommend that the assumed initial yield of 33,500 acre-feet annually be adjusted either upward or downward, or otherwise modified. The Court shall conduct a hearing on the recommendation. The parties' Stipulation to use an assumed initial yield of 33,500 acre-feet annually for the first seven years shall have no bearing on any party's right to seek a safe yield determination that is either greater or less.

(b) If the Court finds that the safe yield of the Basin is greater than 30,500 acre-feet annually, or that temporary surplus may exist under certain conditions, the City of San Buenaventura and the Santa Paula Basin Pumping Association may both apply to increase their respective pumping allocations, and the Court relying upon established principles of water law, shall determine how the additional water shall be allocated.

(c) If the Court finds that the safe yield of the Basin is less than the total pumping allocations provided in Paragraphs 3 (a) and 3(f), then the pumping allocations of the parties shall be reduced in accordance with Section 6, unless the Court finds that certain practical measures may be taken that will prevent harm to the Basin or to existing users.

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

(d) If either the Technical Advisory Committee or any party recommends a more flexible management plan for the operation of the Basin, the Court shall have authority after a noticed hearing to modify the pumping allocations of the parties, provided that any such modifications will promote the more efficient use of the groundwater supply, will not result in overdraft or harm to the existing users, and will not modify the priorities identified in Section 6.

6. Overdraft. Upon motion and hearing as provided in Paragraph 5(a), if the Court finds that the safe yield of the Basin is less than the total pumping allocations provided in Paragraphs 3 (a) and 3(f), reductions in pumping shall be required in the following order of priority:

(a) Stage 1. The cumulative pumping allocation of the Santa Paula Basin Pumpers Association set forth in Paragraph 3(a) shall be reduced by 500 acre-feet annually, such reduction reflecting reasonable conservation that can be achieved.

(b) Stage 2. The pumping allocation of the City of San Buenaventura set forth in Paragraph 3(f) shall be reduced to 1,141 acre-feet annually to reflect the City's annual historical maximum production prior to commencement of this action.

(c) Stage 3. The remaining pumping allocations of the parties shall be further reduced simultaneously as follows: (i) the Santa Paula Basin Pumpers Association's cumulative annual allocation set forth in Paragraph 3(a), as reduced to reflect any allocation acquired by the City of San Buenaventura from Association members pursuant to Section 11, or otherwise, shall be reduced by 2,000 acre-feet, and (ii) the City of San Buenaventura's allocation set forth in Paragraph 3(f) shall be reduced to 641 acre-feet annually.

(d) Stage 4. The remaining pumping allocations of the parties shall be further reduced simultaneously as follows: (i) the Santa Paula Basin Pumpers Association's cumulative annual allocation set forth in Paragraph 3(a), as reduced to reflect any allocation acquired by the City of San Buenaventura from Association members pursuant to Section 11, or otherwise, shall be reduced

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

by 120 acre-feet, and (ii) the City of San Buenaventura's allocation set forth in Paragraph 3(f) shall be reduced to 481 acre-feet annually.

(e) Stage 5. The City of San Buenaventura's allocation set forth in Paragraph 3(f) shall be reduced to zero.

(f) Stage 6. The, remaining pumping allocation of the Santa Paula Basin Pumpers Association set forth in Paragraph 3(a) shall be reduced by whatever amount is required to bring production into balance with the safe yield of the Basin.

(g) The cumulative Individual Party Allocation acquired by the City pursuant to Section 11 below, or otherwise, shall be reduced pursuant to Paragraph 6(h) below. The timing of the Stage 1 through 6 reductions above shall be determined by the Court, allowing sufficient time between stages to determine whether any further cutbacks are necessary. The Technical Advisory Committee shall attempt to develop a trigger, perhaps based upon water levels, to determine when overdraft is deemed to commence and reductions in pumping are required. In the event the Technical Advisory Committee is unable to agree upon such a trigger, the issue of the commencement of overdraft, and required reductions in pumping, shall remain within the jurisdiction of the Court, to be decided upon motion of any party.

(h) When reductions are in effect for the Association as set forth in this Section 6 (i.e., the cumulative authorized production by the members of the Association pursuant to this Section 6 is less than the annual quantity of acre-feet set forth as the cumulative Individual Party Allocation in Exhibit "B") then: (i) the reductions required of the Association shall be distributed proportionately among all Association members, with each member required to assume the same percentage reduction to their respective Individual Party Allocation (except for those members producing no more than the *de minimus* pumping allocation set forth in Paragraph 3(e) above); and (ii) the cumulative total of any allocation acquired by the City of San Buenaventura from Association

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

members pursuant to Section 11, or otherwise, since the issuance of this Judgment, shall be reduced proportionately by the same percentage reduction then required by the members of the Association.

7. Emergency Pumping. Notwithstanding the provisions of Paragraphs 3(f), 5(c) and Section 6, and in addition to the amounts available thereunder, the City of San Buenaventura shall have the right, under the conditions hereinafter set forth, to pump water from the Basin during an emergency in order to reasonably supply public needs. Before this Section 7 applies, the City shall first meet its needs from any supplies that are reasonably available from City sources other than the Basin. The rights under this Section 7 shall apply only so long as an emergency exists.

(a) An emergency causing a water shortage may result from a sudden and unexpected occurrence such as fire, flood, earthquake, contamination, systems failure, or extraordinary peak demand, hereinafter referred to as a Class I Emergency. An emergency may also result from a long-term drought situation affecting especially the City's surface water supplies, hereinafter referred to as a Class II Emergency.

(b) The City shall have the right to pump up to 300 acre-feet annually under a Class I Emergency provided that it gives prompt notice to the parties and the Technical Advisory Committee. Such notice shall include a description of the emergency, an explanation of the unavailability of other non-Basin supplies, the expected duration of the emergency, and an estimate of the amount of water required. Any party by motion may challenge the City's pumping under this emergency provision, and if successful, the amount of water pumped under the claim of emergency shall be charged against the City's pumping allocation. The City may pump more than 300 acre-feet annually under a Class I Emergency with the full approval of the Technical Advisory Committee or by order of Court. The City shall not be required to give more than 72 hours notice of any motion seeking Court approval for additional emergency pumping.

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

(c) The City shall be required to obtain full approval of the Technical Advisory Committee or the Court prior to any emergency pumping under a Class II Emergency. As a prerequisite to any such approval, the City must have in force drought conservation measures at least as stringent as those required in Resolution No. 90-16 adopted February 26, 1990, and in Ordinance No. 90-3 adopted March 20, 1990, as amended. There shall be no limit on the amount of water used for such Class II Emergency, provided: that the City render annual reports to the Court and parties concerning its past and projected use of emergency water; that the City mitigate all adverse impacts upon Intervenors, or any of them, caused by the City's emergency pumping; and provided that if the Intervenors, or any of them, should be required to reduce their respective Individual Party Allocations in order to allow the City to pump emergency water under this Paragraph 7(c), the City shall pay the actual damages suffered by such Intervenors. Any such damages shall be determined by the Court under its continuing jurisdiction, and no claim under Government Code, Sections 900 et seq. shall be required.

8. Local Well Interference. The City's Saticoy 2 well is located in close proximity to two wells identified as 2N 22W 02 K02 and 2N 22W 02 K08 (Wittenberg-Livingston Inc.), and is about 400 feet away from Alta Mutual Water Co. Well No. 9, and about 2,600 feet away from the Grether Well 35Q-02. The City of San Buenaventura's proposed Saticoy 3 well is proposed to be drilled in the same locality, and would be about 1,800 feet away from the Grether Well. In the event that production from either or both of these City wells causes unreasonable interference with production from any of the wells herein identified, the City shall mitigate such impacts. Mitigation may include, but shall not be limited to, scheduling pumping so as to avoid interference, paying the cost of lowering the bowls in or deepening the affected wells, or producing water from City wells for use by the owners of such affected wells at costs the owners might otherwise have incurred. Any water produced from the Basin by the City for the benefit of such owners shall be charged

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

against the Individual Party Allocation possessed by the party to which the City delivers substitute water. Nothing herein shall preclude any party from seeking relief against any other party for unreasonable well interference.

9. Association Enforcement of Individual Party Allocations. The Association shall monitor and enforce compliance with the production limitations inherent in its members' Individual Party Allocations set forth in Exhibit "B" subject to accounting pursuant to the seven-year moving average set forth in Paragraph 3(g) above. The Association may petition this Court to enforce compliance with the production limitations inherent in its each member's Individual Party Allocation, and to seek all appropriate declaratory and injunctive relief regarding the same. The Court may allow the Association its reasonable costs for such court petition, including attorney's fees.

10. Association Assessments. The Association may levy assessments upon each party possessing an Individual Party Allocation from time to time and as necessary to meet the Association's current and anticipated expenses to fulfill its activities in relation to the Basin and as the trustee for the Individual Party Allocations set forth in Paragraph 3(a) and Exhibit "B." Such assessments shall be levied in amounts proportionate to each party's Individual Party Allocation in relation to the total of all Individual Party Allocation set forth in Exhibit "B." Each assessment shall be due on or before thirty (30) days after written notice of the levy of assessment from the Association, and payment of the assessment shall be the obligation of the party identified by the Association as the beneficiary of the Individual Party Allocation at the time written notice of the levy of assessment is made. Any delinquent assessment shall be subject to a 5% penalty plus interest of 0.5% per month on the amount of the delinquency. The Association may petition this Court to collect such delinquent assessments and/or seek injunctive relief against the delinquent

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

party. The Court may allow the Association its reasonable costs for such court petition, including attorney's fees.

11. Transfers. Transfers of Individual Party Allocations shall be governed by this Section 11. Subject to the requirements and restrictions of Paragraphs 11(a) through 11(j) herein, any party may transfer all or a portion of its Individual Party Allocation as set forth in Exhibit "B," or as subsequently determined by the Court, to any other party, on an annual or permanent basis, together with or separately from the parcel of land upon which its Individual Party Allocation is produced.

(a) De Minimus Allocations May Not Be Transferred. A party that obtained a *de minimus* allocation pursuant to Paragraph 3(e) above (i.e., an allocation not based in historical production prior to the entry of the original Judgment in 1996) may not transfer any of said *de minimus* allocation.

(b) Automatic Transfers with Land Conveyances; Notice to the Association and Technical Advisory Committee. With respect to a conveyance of a fee interest to a parcel of land that includes a well listed in Exhibit "B" to the Judgment, and to the extent an Individual Party Allocation then exists for the benefit of such parcel, the associated Individual Party Allocation shall automatically transfer to the successor unless the deed, or comparable instrument, conveying such parcel expressly excludes the Individual Party Allocation from the conveyance and provides that the Individual Party Allocation is retained by the conveying entity. Within thirty (30) days of the conveyance of such parcel, the successor in interest to such parcel shall provide written notice to the Association and the Technical Advisory Committee of the transfer of the parcel, and the transfer of the Individual Party Allocation, if applicable.

(c) Transfers of Individual Party Allocations without Land Conveyance. Individual Party Allocations may be permanently transferred without or separately from a conveyance of the

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

parcel containing the well listed in Exhibit "B" to the Judgment that is associated with the prior use of the Individual Party Allocation. However, to ensure that all persons acquiring a future interest in such well parcel are provided constructive notice of the prior transfer of the Individual Party Allocation, such independent transfers of Individual Party Allocation shall only be deemed effective upon the recording of a water rights deed against the well parcel with the Ventura County Recorder in a form substantially similar to the example provided in Exhibit "D," and subsequent delivery of a copy of the recorded water rights deed to the Association and the Technical Advisory Committee.

(d) Permanent Transfer of Full Individual Party Allocation. If a party's full allocation is permanently transferred separately from a conveyance of a fee interest to a parcel of land that includes a well and allocation listed in Exhibit "B" to the Judgment as permitted by Paragraph 11(c), the recipient transferee shall take all steps necessary to ensure destruction of any water supply wells (in accordance with County of Ventura well destruction standards) located on the transferring party's parcel containing the well listed in Exhibit "B" to the Judgment that is associated with the prior use of the Individual Party Allocation. Further, the water rights deed required by Paragraph 11(b) shall include a covenant prohibiting the future extraction of groundwater from the parcel, unless Individual Party Allocation is acquired for the benefit of that parcel through subsequent transfer.

(e) Terms of the Judgment Apply. Any transfer shall be subject to all provisions of the Judgment, and any transferee or successor in interest not a party to the action shall be required to intervene and join as a party in order for the transfer to be effective.

(f) Prior Written Notice to the Technical Advisory Committee Required. An Individual Party Allocation may be temporarily transferred on an annual or permanent basis, but such transfers shall only be deemed effective upon provision of written notice to the Association and the Technical Advisory Committee. Annual transfers shall become effective immediately upon notice to the

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

Technical Advisory Committee. For all other transfers except with respect to transfers in conjunction with a conveyance of a fee interest to a parcel of land that includes a well and allocation listed in Exhibit "B" to the Judgment, any party proposing to transfer an Individual Party Allocation pursuant to this Section 11, shall provide thirty (30)-day advance written notification to the Technical Advisory Committee, and specifically to the designated representative of each member of the Technical Advisory Committee. The proposed transfer shall become effective 30 days after the original written notification if neither the TAC nor any of its members request an additional 30-day review period as provided below. The TAC or any one of its members may request an additional 30 days for review of the proposed transfer to evaluate potential injury to the Basin or any party as a result of the proposed transfer. The proposed transfer shall become effective at the end of this additional 30-day period unless any party files a petition with the Court pursuant to Section 18 challenging the transfer based upon alleged injury to the Basin or any party.

(g) Permanent Transfers within the City of San Buenaventura's Sphere of Influence. Except with respect to annual transfers, any party who seeks to transfer its Individual Party Allocation from property that is located within the City of San Buenaventura's sphere of influence shall also provide the City with thirty (30)-day prior written notification in order to enable the City to inform the party of any applicable ordinance or regulation that may affect the property should the party seek to develop the property or to annex the property to the City. The notice required by this paragraph may be the same notice provided to the City pursuant to paragraph 11(f) above, and the thirty (30) day period provided for in this paragraph shall run concurrently with the initial thirty (30) day notice period set forth in paragraph 11(f) above.

(h) Record Keeping. The Technical Advisory Committee, in conjunction with the Association, shall maintain a current list of: (i) all Individual Party Allocations set forth in Exhibit "B," including the well number from which each Individual Party Allocation is produced, and (ii)

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

the City of San Buenaventura's allocation set forth in Paragraph 3(f), together with the quantity of annual and seven-year average production by each party.

12. Storage of Water. Artificially recharged water may be stored within the Basin's available storage space provided that the following conditions are satisfied:

(a) The water to be stored is imported, or is reclaimed or native water that would otherwise waste to the ocean or would not replenish the Basin under natural conditions.

(b) The storage program is approved in advance by the full agreement of the Technical Advisory Committee.

(c) The storage program will not adversely impact the water quality of the Basin.

(d) The storage program will not cause injury to any vested rights.

(e) In the event the storage of water causes the Basin to spill (i.e., discharge out of the Basin or cause the Basin to reject natural recharge), the first water lost from the Basin shall be deemed to be the stored water; and title to water stored underground pursuant to this Section 12 shall be retained by the storing party, and the stored water less losses may be pumped in addition to the pumping allocations, provided no injury is caused to any Intervenor or party.

13. Forfeiture. It is in the interest of sound Basin management that no party be encouraged to take or use more water than is actually required. Failure to produce all of the water to which a party is entitled under this Judgment shall not, in and of itself, be deemed to constitute an abandonment or forfeiture of such party's right, either in whole or in part. Abandonment, forfeiture or extinction of any pumping allocation or right decreed herein shall occur only upon written election filed by the party, or upon motion filed by any party or the Technical Advisory Committee, and after hearing thereon. in either case, such loss of right shall be expressly confirmed by order of this Court.

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

14. Inter-Basin Litigation. In the event of future litigation between any party to this action and water users or water rights holders in basins contiguous or adjacent to the Basin, the parties hereto shall exercise good faith cooperation to preserve and protect their collective pumping allocations settled and determined under this Judgment.

15. Injunction. The parties and each of them, and their agents, successors and assigns, are enjoined from extracting any more water from the Santa Paula Basin than is permitted under this Judgment, and from otherwise violating the terms hereof.

16. CEQA Dismissal. The causes of action brought by the United Water Conservation District alleging violations of the California Environmental Quality Act are hereby dismissed.

17. Costs and Attorney Fees. Each party shall bear its own costs and attorney fees.

18. Continuing Jurisdiction. Full jurisdiction, power and authority are retained and reserved by the Court for the purpose of enabling the Court, upon motion of any party and after hearing thereon:

(a) to make such further or supplemental orders or directions as may be necessary or appropriate for the interpretation, enforcement or carrying out of this Judgment;

(b) to determine any dispute between or among the parties concerning the Judgment; and

(c) to modify, amend or amplify any of the provisions of this Judgment whenever in the Court's opinion a substantial change in circumstances, or experience under the Judgment, or the results of new data and studies, justify or require such modification, including modification of the safe yield of the Basin and the pumping allocations, as provided in Section 5.

(d) Other than for transfers, as provided for in Section 11, prior to any party or the Technical Advisory Committee filing a motion for judicial review or dispute resolution under this Judgment, the party shall provide written notice of its intention, together with a brief summary of the basis for the request, to United, the City and the Association. Upon receipt of such request and

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

within 30 days from the date of the notice, United, the City and the Association shall meet to attempt promptly to resolve the dispute without resort to judicial action. This provision shall not apply in the event of an emergency, either Class I or Class II.

Dated: August 24, 2010

Hon. Vincent O'Neil
Judge of the Superior Court

BROWNSTEIN HYATT FARBER SCHRECK, LLP
21 East Carrillo Street
Santa Barbara, CA 93101

ATTACHMENT C

2005 GENERAL PLAN
TABLE 3-1

THIS PAGE INTENTIONALLY LEFT BLANK.

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. Sq. Ft.	Parcels	Acres	Vacant Parcels	Vacant Acres	Additional Potential[3] Units	Additional Potential[3] 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[1]		257	490	4,995,248	1,366	808	95	108	7,892	22,328,276
Industry[2]		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
Total		**22,034**	**17,142**	**15,923,154**	**32,630**	**27,884**	**378**	**1099**	**29,910**	**57,869,859**

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.

THIS PAGE INTENTIONALLY LEFT BLANK.

ATTACHMENT D

2005 GENERAL PLAN
TABLE 3-2

THIS PAGE INTENTIONALLY LEFT BLANK.

Table 3-2. Predicted Development Intensity & Pattern	Residential Development (units)	Non-Residential Development (square feet)				
		Retail	Office	Industrial	Hotel	Total
DISTRICTS						
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
Subtotals (Districts)	**2,425**	**785,000**	**700,000**	**1,750,000**	**380,000**	**3,615,000**
CORRIDORS						
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
Subtotals (Corridors)	**1,725**	**180,000**	**340,000**	**50,000**	**0**	**570,000**
SPHERE OF INFLUENCE (SOI)/OTHER INFILL/NEIGHBORHOOD CENTERS						
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
Subtotals (Other Infill)	**2,450**	**195,000**	**50,000**	**0**	**0**	**245,000**
TOTAL INFILL	***6,600***	***1,160,000***	***1,090,000***	***1,800,000***	***380,000***	***4,430,000***
PLANNED AND PENDING DEVELOPMENTS						
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
Subtotals (Planned/Pending)	**1,718**	**81,377**	**123,214**	**435,133**	**150,000**	**789,724**
TOTAL (Infill+SOI/Other+Pending)	**8,318**	**1,241,377**	**1,213,214**	**2,235,133**	**530,000**	**5,219,724**

THIS PAGE INTENTIONALLY LEFT BLANK.

ATTACHMENT E

2005 – 2014 GENERAL PLAN DEVELOPMENT ENTITLEMENT REPORT

THIS PAGE INTENTIONALLY LEFT BLANK.

ATTACHMENT E: DEVELOPMENT ENTITLEMENT REPORT 2005-2014
(Approved, Under Construction and Built Projects)

	2005 Retail (sf)	2014 Retail (sf)	% Projected	2005 Office (sf)	2014 Office (sf)	% Projected	2005 Industrial (sf)	2014 Industrial	% Projected	2005 Hotel	2014 Hotel	% Projected	2005 Total Non-Residential	2014 Total Non - Residential	% Projected	2005 Residential Dwelling Units	2014 Residential Dwelling Units	% Projected
DISTRICTS																		
Upper North Avenue	10,000	0	0	50,000	0	0	150,000	0	0	0	0	null	**210,000**	**0**	**0**	**100**	**0**	**0**
North Avenue	10,000	0	0	50,000	0	0	250,000	0	0	0	0	null	**310,000**	**0**	**0**	**50**	**0**	**0**
Downtown Specific Plan	100,000	18,807	19	200,000	28,465	14	0	0	null	150,000	0	0	**450,000**	**47,272**	**11**	**1,600**	**382**	**24**
Pacific View Mall	25,000	19,981	80	0	12,294	null	0	0	null	0	0	null	**25,000**	**32,275**	**129**	**25**	**0**	**0**
Harbor	315,000	21,300	7	0	0	null	0	0	null	230,000	0	0	**545,000**	**21,300**	**4**	**300**	**300**	**100**
Arundell	25,000	11,628	47	300,000	6,400	2	1,000,000	119,407	12	0	0	null	**1,325,000**	**137,435**	**10**	**200**	**0**	**0**
North Bank	300,000	24,346	8	50,000	5,936	12	300,000	511,526	171	0	0	null	**650,000**	**541,808**	**83**	**50**	**0**	**0**
Montalvo	0	0	null	50,000	0	0	25,000	0	0	0	0	null	**75,000**	**0**	**0**	**50**	**0**	**0**
Saticoy	0	0	null	0	0	null	25,000	0	0	0	0	null	**25,000**	**0**	**0**	**50**	**0**	**0**
Subtotals (Districts)	**785,000**	**96,062**	**12**	**700,000**	**53,095**	**8**	**1,750,000**	**630,933**	**36**	**380,000**	**0**	**0**	**3,615,000**	**780,090**	**22**	**2,425**	**682**	**28**
CORRIDORS																		
Ventura Avenue	40,000	7,029	18	100,000	7,300	7	50,000	0	0	0	0	null	**190,000**	**14,329**	**8**	**800**	**260**	**33**
Main Street	15,000	9,450	63	40,000	593	1	0	0	null	0	0	null	**55,000**	**10,043**	**18**	**100**	**83**	**83**
Thompson Boulevard	15,000	17,716	118	40,000	0	0	0	0	null	0	0	null	**55,000**	**17,716**	**32**	**300**	**34**	**11**
Loma Vista	15,000	5,100	34	40,000	21,660	54	0	0	null	0	0	null	**55,000**	**26,760**	**49**	**25**	**4**	**16**
Telegraph Road	15,000	0	0	40,000	0	0	0	0	null	0	0	null	**55,000**	**0**	**0**	**250**	**0**	**0**
Victoria Avenue	15,000	0	0	40,000	0	0	0	0	null	0	0	null	**55,000**	**0**	**0**	**50**	**154**	**308**
Johnson Drive	50,000	840	2	20,000	0	0	0	0	null	0	0	null	**70,000**	**840**	**1**	**150**	**0**	**0**
Wells Road	15,000	0	0	20,000	0	0	0	0	null	0	0	null	**35,000**	**0**	**0**	**50**	**227**	**454**
Subtotals (Corridors)	**180,000**	**40,135**	**22**	**340,000**	**29,553**	**9**	**50,000**	**0**	**0**	**0**	**0**	**0**	**570,000**	**69,688**	**12**	**1,725**	**762**	**44**
SPHERE OF INFLUENCE(SOI/OTHER INFILL/NEIGHBORHOOD CENTERS																		
101/126 Agriculture	0	0	null	0	0	null	0	0	null	0	0	null	**0**	**0**	**0**	**200**	**0**	**0**
Wells/Saticoy	0	0	null	0	0	null	0	0	null	0	0	null	**0**	**0**	**0**	**1,050**	**694**	**66**
Pierpont	30,000	20,614	69	0	0	null	0	0	null	0	0	null	**30,000**	**20,614**	**69**	**100**	**138**	**138**
Other Neighborhood Centers (includes Seaward/Allessandro+College/ Day+Gateway Plaza+Victoria Plaza+Bristol+Kimball/Telegraph+Petit/Telephone+Telephone/ Cachuma+Saticoy)	0	20,965	null	0	0	null	0	0	null	0	87,000	null	**0**	**107,965**	**null**	**100**	**0**	**0**
Second Units	0	0	null	0	0	null	0	0	null	0	0	null	**0**	**0**	**null**	**300**	**53**	**18**
Underutilized	0	0	null	0	0	null	0	0	null	0	0	null	**0**	**0**	**null**	**250**	**0**	**0**
Vacant	165,000	0	0	50,000	0	0	0	0	null	0	0	null	**215,000**	**0**	**null**	**450**	**0**	**0**
Subtotals (SOI/Other Infill/NC)	**195,000**	**41,579**	**21**	**50,000**	**0**	**0**	**0**	**0**	**0**	**0**	**87,000**	**null**	**245,000**	**128,579**	**52**	**2,450**	**885**	**36**

	2005 Retail (sf)	2014 Retail (sf)	% Projected	2005 Office (sf)	2014 Office (sf)	% Projected	2005 Industrial (sf)	2014 Industrial	% Projected	2005 Hotel	2014 Hotel	% Projected	2005 Total Non-Residential	2014 Total Non -Residential	% Projected	2005 Residential Dwelling Units	2014 Residential Dwelling Units	% Projected
Planning Communities (Not Included within District/Corridor/Center-above)																		
Downtown	1,072	0	0	0	0	null	0	0	null	150,000	0	0	**151,072**	**0**	**0**	**50**	**0**	**0**
Ventura Ave/Westside	7,086	0	0	0	0	null	27,000	0	0	0	0	null	**34,086**	**0**	**0**	**238**	**0**	**0**
Midtown	13,751	0	0	0	0	null	0	0	null	0	0	null	**13,751**	**0**	**0**	**34**	**3**	**9**
College (Telegraph/Loma Vista)	2,718	0	0	8,843	1,761	20	0	0	null	0	0	null	**11,561**	**1,761**	**15**	**4**	**13**	**325**
Telephone Road Corridor	0	0	null	54,785	0	0	0	0	null	0	0	null	**54,785**	**0**	**0**	**256**	**0**	**0**
Montalvo/Victoria	0	0	null	4,300	0	0	0	0	null	0	0	null	**4,300**	**0**	**0**	**296**	**0**	**0**
Saticoy/East End	7,950	2,100	26	5,600	0	0	0	0	null	0	0	null	**13,550**	**2,100**	**15**	**840**	**324**	**39**
Arundell	41,640	0	0	42,614	0	0	18,080	0	0	0	0	null	**102,334**	**0**	**0**	**0**	**0**	**null**
Olivas	7,160	0	0	7,066	0	0	390,053	0	0	0	0	null	**404,279**	**0**	**0**	**0**	**0**	**null**
Pierpont	0	912	null	0	0	null	0	0	null	0	0	null	**0**	**912**	**null**	**0**	**0**	**null**
Serra	0	0	null	0	1,000	null	0	0	null	0	0	null	**0**	**1,000**	**null**	**0**	**232**	**null**
Thille	0	0	null	0	0	null	0	0	null	0	0	null	**0**	**0**	**null**	**0**	**108**	**null**
Wells	0	0	null	0	0	null	0	0	null	0	0	null	**0**	**0**	**null**	**0**	**0**	**null**
Westside	0	0	null	0	0	null	0	0	null	0	0	null	**0**	**0**	**null**	**0**	**163**	**null**
Subtotal (Planning Communities)	**81,377**	**3,012**	**4**	**123,208**	**2,761**	**2**	**435,133**	**0**	**0**	**150,000**	**0**	**0**	**789,718**	**5,773**	**1**	**1,718**	**843**	**49**
TOTAL	**1,241,377**	**180,788**	**15**	**1,213,208**	**85,409**	**7**	**2,235,133**	**630,933**	**28**	**530,000**	**87,000**	**16**	**5,219,718**	**984,130**	**19**	**8,318**	**3,172**	**38**

PowerPoint

THIS PAGE INTENTIONALLY LEFT BLANK.

2015 Comprehensive Water Resources Report

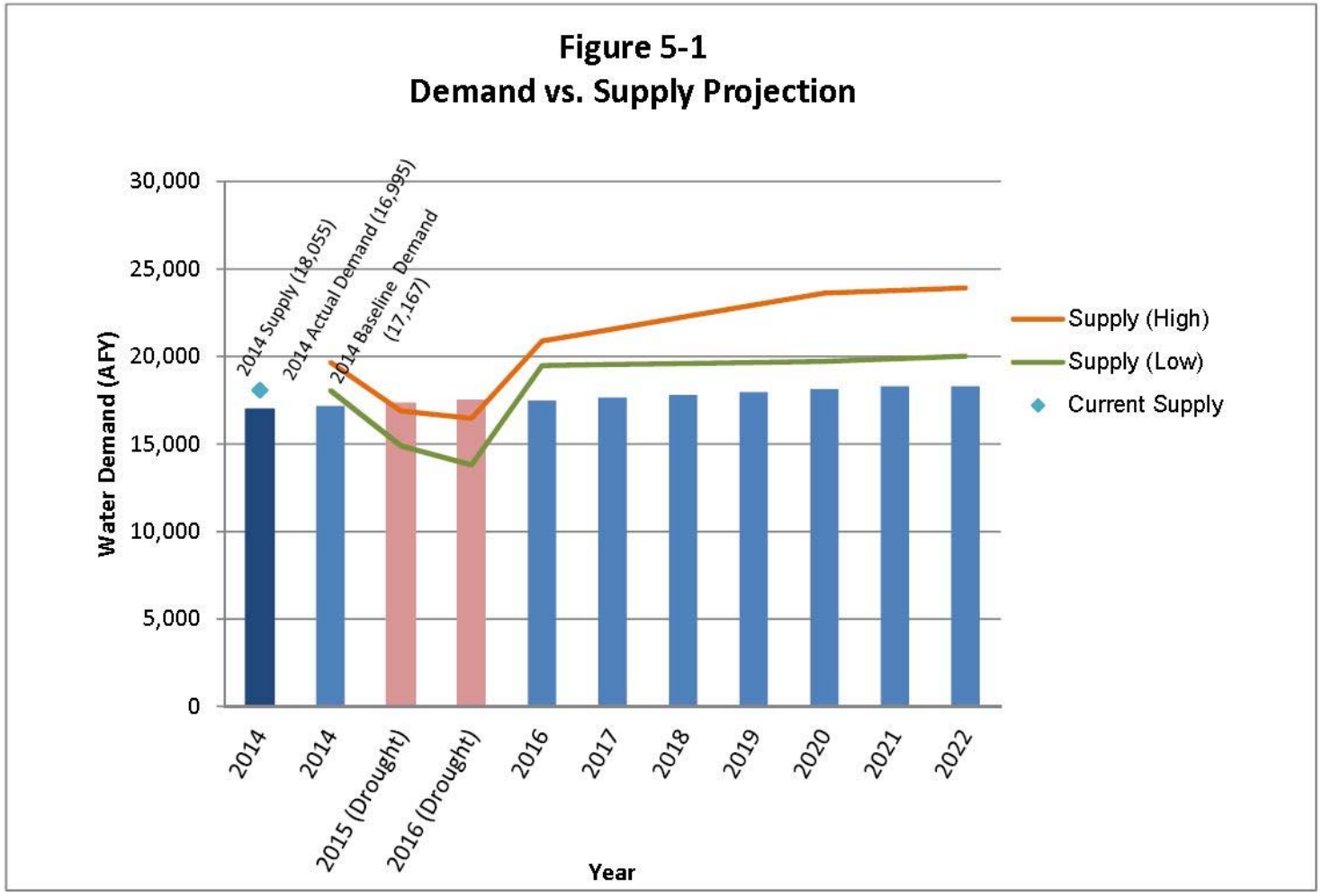
Shana Epstein
Ventura Water General Manager

City Council Meeting
May 18, 2015

Previous Year– 2013 Comprehensive Water Resources Report

- **Short term and long term balance of water supply and demand.**
- **Standardized method to quantify water supply demand for individual and cummulative approved projects**
- **Annually Update – 2015 Comprehensive Water Resources Report**

Demand vs Supply Projection



Baseline Demand

Table 3-5
Historical Annual Water Consumption

Calendar Year	Consumption [1] (AFY)	Averages 3-year	Averages 5-year	Averages 10-year
2005	18,914			
2006	19,382			
2007	*19,931*		*19,022*	
2008	19,014			
2009	17,871			18,095
2010	16,565			
2011	*16,550*			
2012	18,004		17,167	
2013	17,723	17,574		
2014	16,995			

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

Changes from the 2013 CWRR to the 2014 CWRR

Table ES-1

Summary of Water Supply and Demand

Projected	2015 Drought (AFY)	2016 Drought (AFY)	2016 (AFY)	2020 (AFY)	2025 (AFY)
Supply	14,888 – 16,888	13,802 – 16,461	19,484 – 20,884	19,717 – 23,617	20,477 – 24,377
Demand*	17,328	17,488	17,488	18,129	18,295
Available Supply	**(2,440) – (440)**	**(3,686) – (1,027)**	**1,996 – 3,396**	**1,588 – 5,488**	**2,182 – 6,082**

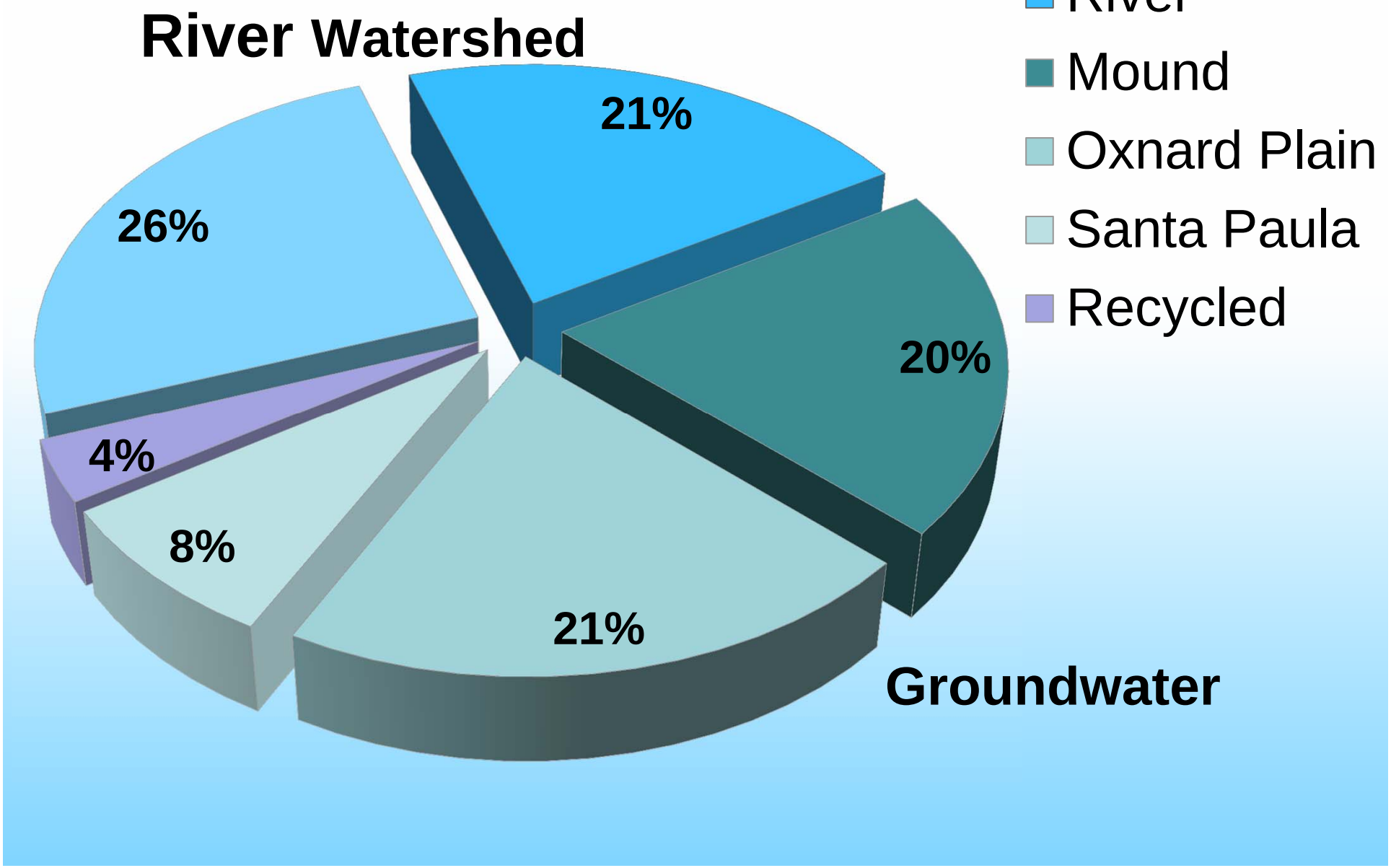
**Demand equals baseline 5 year average (17,167 AF) plus the estimated demand from 350 units built annually from the approved projects list for future years.*

Projected Demand

Table 3-8
Projected Water Demand Growth per Absorption Rate

Year	Total Units [1]	Absorption Rate [2]	Projected Water Demand [3]
2014			***17,167 AFY***
2015		350	17,328
2016		350	17,488
2017		350	17,648
2018		350	17,809
2019		350	17,969
2020		350	18,129
2021		350	18,289
2022		13	18,295
Totals	**2,463**	2,463	**18,295 AFY**

2014 Water Supply



Projected Supply

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

Water Supply Source [1]	2015 Supply Drought Impact (AFY)	2016 Supply Drought Impact (AFY)	2016 Supply (AFY)	2020 Supply (AFY)	2025 Supply (AFY)
Casitas Municipal Water District [2][3]	4,600	4,093	5,116	5,349	5,409
Ventura River / Foster Park [3]	0-2,000	0-800	4,200	4,200-6,700	4,200-6,700
Mound Groundwater Basin	4,000	4,000	4,000	4,000	4,000
Oxnard Plain Groundwater Basin [4]	3,982	3,862	3,862	3,862	3,862
Santa Paula Groundwater Basin					
Original City Allocation [5]	1,600	1,141-3,000	1,600-3,000	1,600-3,000	1,600-3,000
City Acquired Water Rights [6]	5.8	5.8	5.8	5.8	5.8
Recycled Water	700	700	700	700	1,400
Total	**14,888 - 16,888**	**13,802 - 16,461**	**19,484 - 20,884**	**19,717 – 23,617**	**20,477 – 24,377**

Calculation of Water Demand Impact

Table 3-6
Total Estimated Demands for Under Construction and Approved Projects - as of December 2014

Water Demand Factor Classification	Quantity [1]	Usage Factor [2]	Estimated Average Water Demand [5]	
Residential (0-8 du/ac)	646 du	370 gpd/du	239,020 gpd	268 AFY
Residential (9-20 du/ac)	1,817 du	250 gpd/du	454,250 gpd	509 AFY
Residential (21+ du/ac)				
Commercial/Retail/Industrial/Hotel Public/Institutional	456.4 ksf [3] [6]	265 gpd/ksf	120,935 gpd	135 AFY
Park/Landscape/Irrigation	13.4 ac	2,000 gpd/ac	26,760 gpd	30 AFY
Hospital/Assisted Living	230 bed	545 gpd/bed	125,350 gpd	140 AFY
Total			***966,315 gpd***	***1,128 AFY***

Questions?

Follow Ventura Water on