

County of Ventura
Planning Commission Hearing
Case No. PL23-0033
Exhibit 7 - Comparison of Areas Included in Options

Areas Under Consideration for Inclusion in a Potential DDC	Qualifying Census Tracts	Option 1	Option 2	Option 3
Potential Ventura Avenue DDC				
Residential Uses				
Unincorporated residential neighborhoods along North Ventura Avenue		✓	✓	✓
Two mobile home parks along North Ventura Avenue		✓	✓	✓
Other Land Uses				
Portions of agricultural and open space land adjacent to the City of Ventura*	✓	✓	✓	
Portions of industrial areas located immediately along the southern portion of unincorporated North Ventura Avenue	✓			
Portions of industrial areas located immediately along unincorporated North Ventura Avenue and Crooked Palm Road, such as, but not limited to, the Pepsi Bottling Facility and Petrochem site		✓	✓	
Potential Santa Paula Unincorporated DDC				
Residential Uses				
Farmworker housing community at Pine Road and Foothill Road		✓		✓
Farmworker housing community at Wheeler Canyon Road		✓		✓
Residential neighborhood along South Mountain Road	✓	✓		✓
Schools				
Olivelands		✓		✓
Briggs		✓		✓
Mupu Elementary	✓	✓	✓	✓
Santa Clara Elementary		✓		✓
Thomas Aquinas College	✓	✓		
Existing Communities				
West Santa Paula		✓	✓	✓
North Santa Paula*	✓	✓	✓	✓
East Santa Paula (commercial uses only)	✓	✓		
Mission Rock Road (industrial uses only)	✓	✓		

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October 5, 2023 | PL23-0033
Exhibit 7 – Comparison of Areas Included in Options Explored

Areas Under Consideration for Inclusion in a Potential DDC	Qualifying Census Tracts	Option 1	Option 2	Option 3
Other Land Uses				
Large swaths of unincorporated agricultural and open space lands*	✓	✓		
Todd Road Jail	✓	✓		
Toland Landfill		✓		
Potential Oxnard Plain DDC				
Residential Uses				
Farmworker housing community at Pleasant Valley Road	✓			✓
Three mobile home parks located along southbound Pacific Coast Highway	✓			✓
Schools				
Laguna Vista Elementary School				✓
Other Land Uses				
Large swaths of unincorporated agricultural lands containing agricultural and oil drilling operations*	✓			
*Areas included may vary between options. Refer to map figures in the Study.				