

# New Development in California 2018

*Principal Projects Across the State*



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# New Development in California 2018

## *Principal Projects Across the State*

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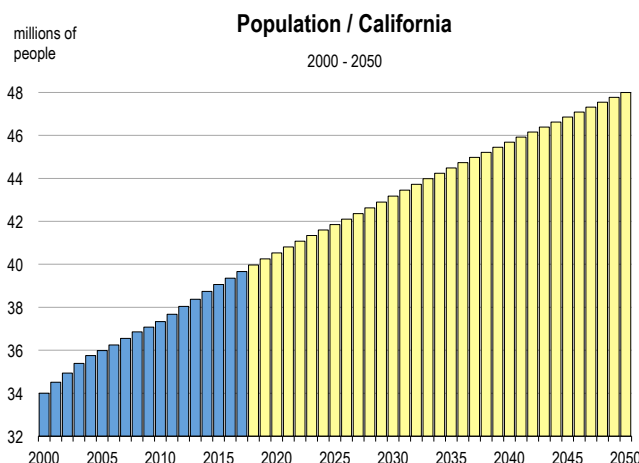
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## New Development in California 2018

The population of California is at an all time record high. Every credible forecast through 2050 has the population rising to higher levels each year. And despite the vagaries of the business cycle, the trend forecast for employment follows an upward trajectory over the next 30 years.

Consequently, unless future technological change can alter conventional living and workplace practices, California will require more homes to accommodate the expanding population, more workspace for workers and more warehouses and distribution facilities to store goods that are in transit to consumers and businesses.

Therefore, new development of both residential and non-residential structures will be necessary for the indefinite future of California. This report identifies the kind and the extent of the most meaningful new development projects planned, by city and county, in California.



## The Life of Development Projects: A Dynamic, Laborious and Time Consuming Process

There are a myriad of scenarios that define the planning life of a new project in California, from concept to completion. The formal entitlement process in California can be a formidable journey for a project, rarely easy and often complicated, confusing and frustrating.<sup>1</sup> Some new development projects in California have been in planning for as long as 25 years, still seeking approval and building permits. Others clear the entitlement process in a reasonable period of time.

The process starts with a formal application for development. Local jurisdiction planners decide if the application has the necessary information to begin the formal review process, including an environmental review. The public has a chance to comment. There are architectural considerations and tract map issues. Planning commissions, city councils, and boards of supervisors may have to vote on the project. Litigation may follow and courts may ultimately have to issue rulings. Clearly, the status of new development projects is a dynamic entity, is constantly in change, and is difficult, tedious, uncertain and expensive for project applicants.

<sup>1</sup> The California Department of Housing and Community Development calls the entitlement process “. . . the most detailed and complicated in the nation. Project sponsors must go through more reviews, submit more documentation, and face greater uncertainty over project approvals in California than almost anywhere else.” Chapter 4, Housing Resource Center, at [www.hcd.ca.gov](http://www.hcd.ca.gov).

What defines whether a project successfully navigates the entitlement process or lingers within it for decades depends on many factors aside from the size and complexity of the project. The location of the project, the extent of public opposition to the project, and the discretion exercised by local decision makers can significantly impact the likelihood of project approvals, as well as the time it takes to progress through the entitlement process.

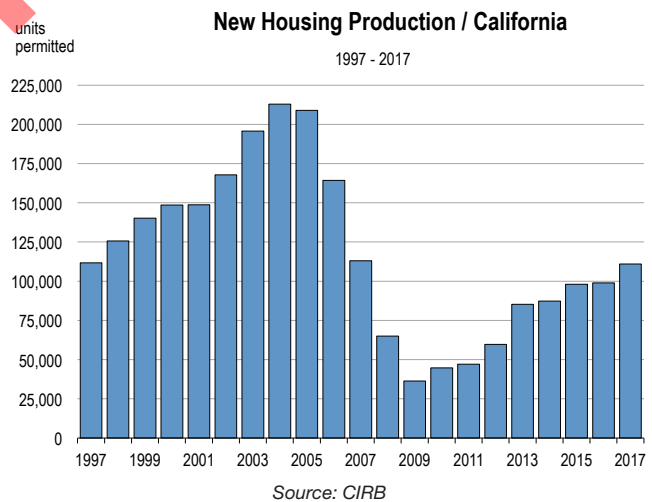
State planning law requires that California municipalities adopt a variety of planning and development ordinances, including a general plan, a zoning map, subdivision ordinances, and building codes. Additionally, California municipalities are required to administer the California Environmental Quality Act, or CEQA.

Most new development projects need to be started with plenty of lead time to withstand the regulatory process, and most notably CEQA. Local governments may also impose their own planning and development requirements via ordinance, referendum, or voter-sponsored initiatives. The entitlement process will be different for every city, and often for every project.

Having to navigate the long list of planning requirements imposed on most projects lengthens the time period needed to obtain a project approval and ultimately a building permit, which is necessary to commence site work and vertical construction.

A project usually starts out being conceptualized, leading to discussions between

the developer and the planning department of the municipality that has jurisdiction. The next step is the submission of a formal application to the authorizing jurisdiction. The project then works its way through the complicated and laborious entitlement process. That process usually includes the preparation of an environment impact report (EIR), followed by a public comment period, decisions on land use changes by the local planning commission, formal approval by planning commissions, city councils or boards of supervisors, the development of a tract map, architectural compliance, the issuance of permits, and finally, groundbreaking and vertical development of the project. This is the routine process in California. At any stage of this process, the project could hit a snag.



The onerous permitting process in California is often blamed for the lack of adequate housing supply. While more housing units have been approved in the state each year since the end of the Great Recession, the extent of the recovery has been weak. Average household sizes in California are now at all time highs because housing stock growth continues to lag population growth.

A frequent snag involves the approval and certification of the EIR, meaning that the project applicant has successfully formulated measures to mitigate any and all identified environmental impacts of the project. Citizens, environmental organizations, and government agencies often sue to overturn a certified EIR on procedural grounds, or on grounds of inadequate analysis. This type of litigation is frequently the single biggest hurdle that a project developer must overcome in the entitlement process.

Consequently, new projects proposed today are unlikely to be a factor in business planning, job creation, the generation of income, and beneficial economic impacts for a number of years hence, or until it is determined that the project has enough political, economic, and social will to survive the public comment period, and years of potential lawsuits by special

interest groups. Because of these complications, many projects fail to survive the process.

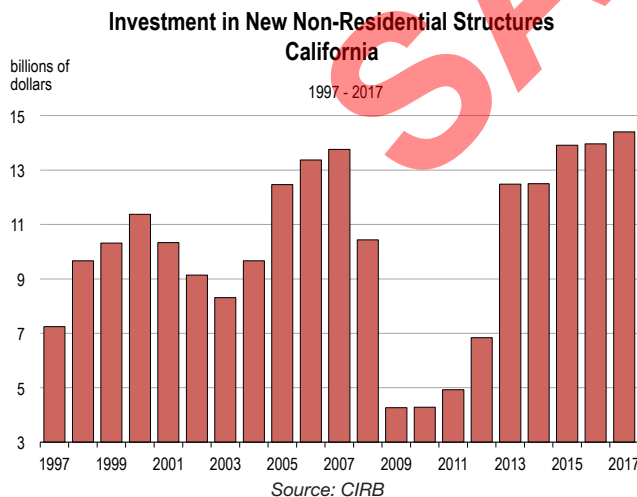
## The Development Pipeline for California

Projects evolve over time, and their development status can change at unpredictable intervals. Consequently, this report represents a snapshot of California's principal projects as of December 2017.

This inventory of projects is thorough but not entirely complete. Aside from the California Construction Review, a CIRB publication that tracks projects over \$5 million that have already received permits, there is no statewide database where new residential or non-residential development projects are compiled and updated. Information for this report was compiled from planning departments across California, business journals, and formal news media.

This report is a reference guide that explains where development is planned, and how this development is distributed across California's principal regions. It is also intended to monitor the likelihood of population and economic growth across the various regions of California, and the extent to which these regions will require additional population accommodating services over time, including public sector, technological, and healthcare services.

The California pipeline is large, containing more than 801,300 residential units and 559 million square feet of non-residential space. However,



Unlike residential development, commercial and industrial development has rebounded sharply in California over the last three years. Much of this increase was in infrastructure and energy projects.



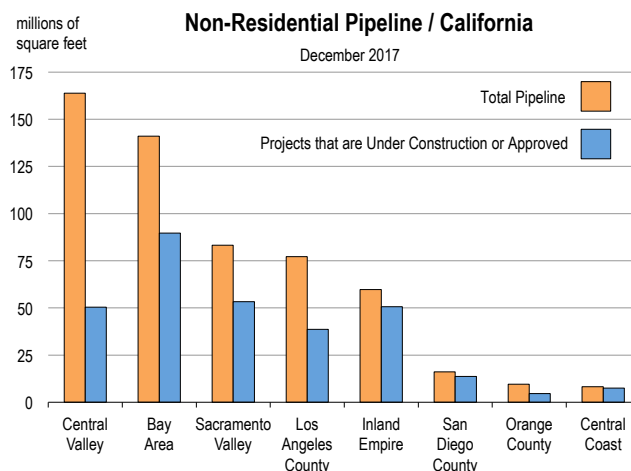
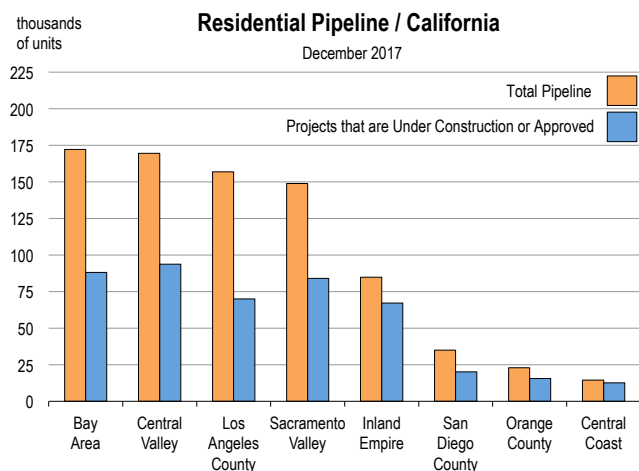
at current rates of production, this pipeline represents only seven years of residential building activity, and even less non-residential activity.

But many projects never see the end of the pipeline during the long entitlement process. Considering only the projects that are under construction or approved awaiting building permits, there are currently 451,000 new homes and 308 million square feet of non-residential space that will likely be built over the next 5 years. The approved housing inventory level is still far below that needed to resolve the housing crisis and/or provide capacity to absorb California's growing population.

The regions with the largest potential for new production are the Bay Area, Los Angeles

County, the Central Valley, and the Sacramento Valley. Combined, these areas account for 80 percent of the state's planned residential construction, and 83 percent of all non-residential activity. The good news is that these places also represent a large portion of current and expected job creation. Nevertheless, there is virtually no part of California that is prepared to meet expected population and economic growth.

For California to continue its role as a principal leader in business activity and job creation, and to provide enough housing in desirable locations to accommodate workers and their families, many more new development projects will need to be designed, formally proposed, approved, and built.



## Ventura County

The Ventura County residential pipeline has approximately 19,700 units. Compared to the rest of Coastal Southern California, Ventura County is slated to build a larger share of single family units.

New development projects are spread fairly evenly throughout the county, with Oxnard, Moorpark, and Ventura representing about half of all planned units.

### Residential Pipeline / Ventura County December 2017

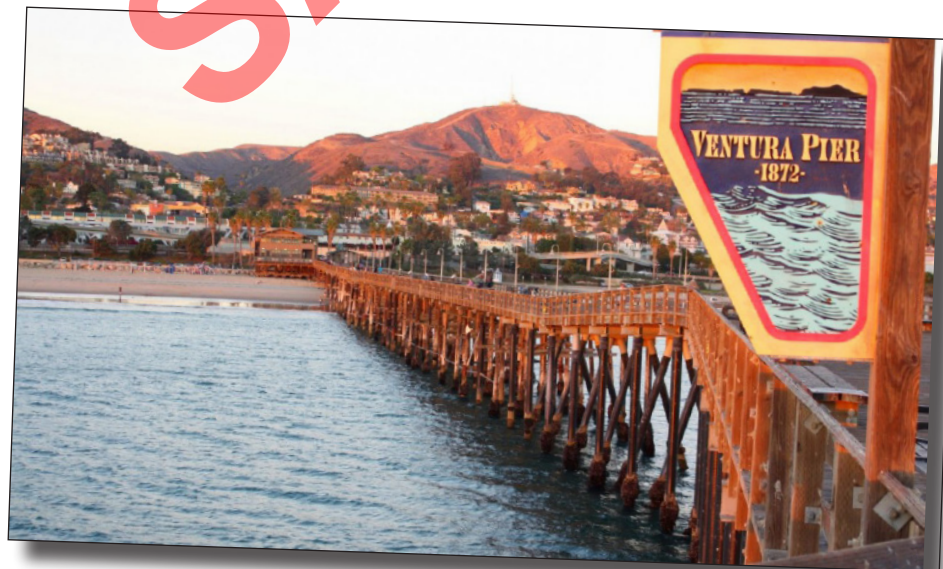
Region	Units
Oxnard	3,841
Ventura	3,713
Simi Valley	2,577
Moorpark	2,522
Santa Paula	1,995
Camarillo	1,911
Fillmore	1,082
Thousand Oaks	725
<b>Total</b>	<b>18,366</b>

By contrast, the commercial and industrial pipeline is dominated by a single project in Oxnard – Sakioka Farms. With the potential for more than 8 million square feet of development, Sakioka Farms represents almost 50 percent of all planned space.

Aside from Sakioka Farms, the commercial and industrial pipeline is fairly evenly distributed across the county, with more than 1 million square feet planned in Fillmore, Oxnard, Moorpark, Thousand Oaks, and Camarillo.

### Non-Residential Pipeline / Ventura County December 2017

Region	Square Feet
Oxnard	9,882,879
Fillmore	1,600,000
Thousand Oaks	1,330,283
Camarillo	1,215,392
Moorpark	1,034,450
Simi Valley	691,231
Ventura	545,150
Santa Paula	52,000
<b>County Total</b>	<b>16,351,385</b>



Ventura Pier



### *Harvest at Limoneira*

A master-planned community project to be implemented by Limoneira Lewis Community Builders, LLC is located on the eastern edge of Santa Paula, north of Hallock and Telegraph Rd.

This 500-acre site, called “Harvest at Limoneira,” is located within the East Area 1 Specific Plan, which allows for up to 1,500 residential units including single-family homes, detached

condominiums, and multifamily residences, as well as office space, new schools, and parks. The project will be completed in 3 phases.

Phase 1 infrastructure and grading broke ground in November 2017, with finished lots expected to be available to builders in mid-2018.

Source: City of Santa Paula



*Harvest at Limonera*

### *Springville Specific Plan*

The Springville Specific Plan calls for the development of up to 1,350 residential units, with 845 units remaining to be built, at a site directly north of the 101 Freeway, between Las Posas Road and Central Avenue.

The General Plan, Specific Plan, zoning, and EIR have been approved. Individual projects have been approved including Mariposa, Viva, Sol, Brisa, Aire, and three unnamed properties developed by Fore Properties.

Projects being developed by Elacora, KB Homes, and Fore Properties are all currently underway. Rancho Associates still has properties pending approval from the city council.

Source: *City of Camarillo*



*Elacora Units*

### ***Sakioka Farms***

Sakioka Farms (8.1 million square feet) is located on the southeast corner of Highway 101 and Rice Avenue.

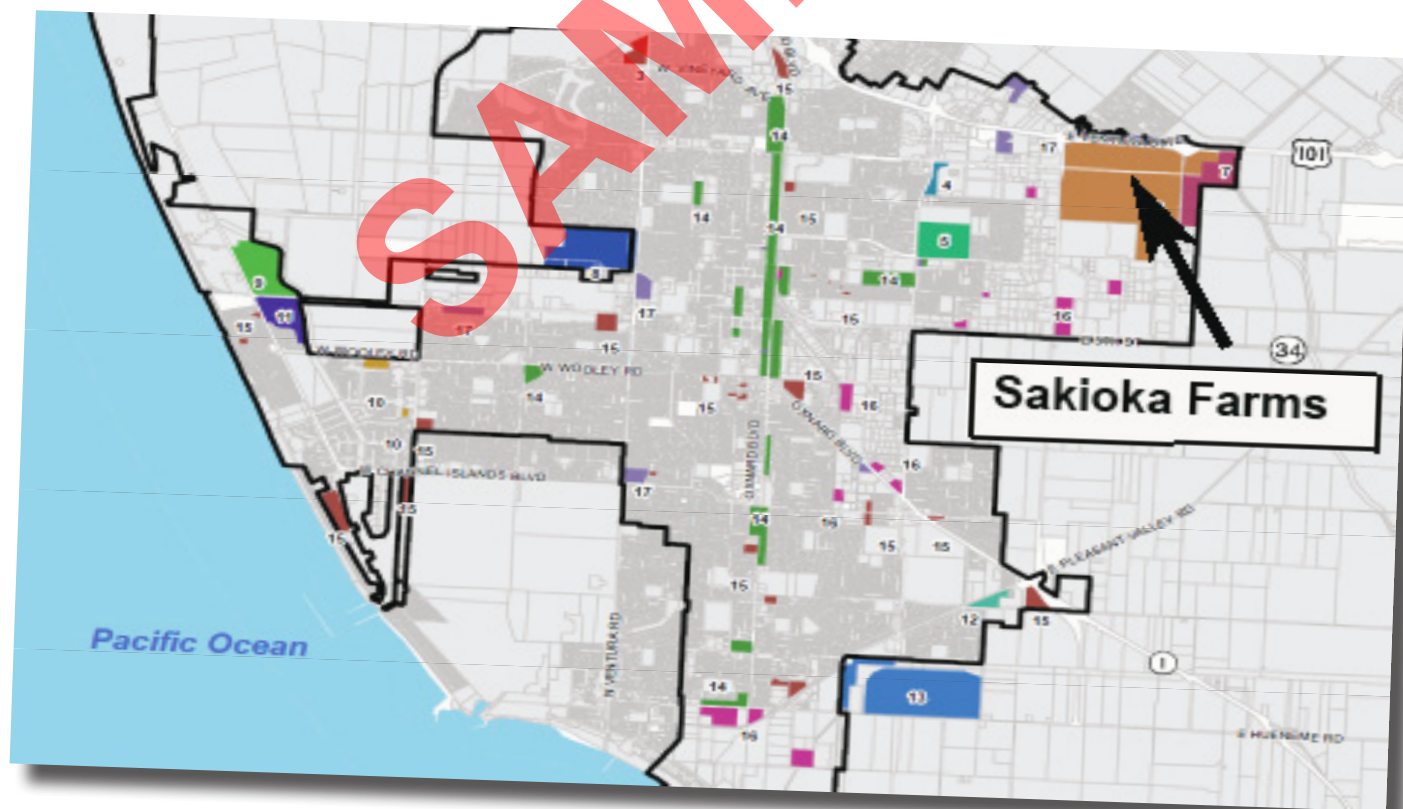
The proposed specific plan calls for a 2.6 million square foot business park and 5.5 million square feet of light industrial buildings.

The EIR process is complete and the Oxnard Planning Commission recommended approval.

The specific plan has been approved, although no housing has been approved.

No development has been officially proposed, but there has been recent discussion of possible initial development activity soon.

*Source: City of Oxnard*



*Sakioka Farms*



### *Fillmore Business Park*

The Fillmore Business Park allows for the construction of more than 1.6 million square feet of industrial and commercial development. Highway 126 and the Santa Clara River bound the vacant 90-acre site on the North and South, and C Street and Sespe Creek bound it on the East and West.

A tentative tract map for 26 acres of the park, known as Perry Ranch, has been completed. A few properties have been foreclosed on, and there is still no timeline for construction.

Perry Ranch is planned for 480,000 square feet of commercial and or industrial space, and as of January 2017, the property is currently up for auction and will include the \$6 million Mello-Roos parcel tax. The property owner is losing the property since the tract map is expiring.

Rotorcraft Support, a company currently based at the Van Nuys Airport, has submitted an application for building their new headquarters at the Business Park. The development application consists of a 115,000 square foot industrial structure on a 10-acre site in the park. The project was approved in 2016, and is now in plan check.

*Source: City of Fillmore*



*Fillmore Business Park*

## Principal Residential Projects in Ventura County

December 2017

Project Name	Developer	Location	Units	Description	Status
East Area I "Harvest"	Limoneira Company	Santa Paula	1,500	Single Family Detached	Approved
Teal Club Specific Plan	Borchard Teal Club Ranch	Oxnard	990	Single Family Detached	Under Review
Hitch Ranch	Hitch Ranch Partners	Moorpark	755	SF Detached / General MF	Under Review
Adams Canyon	RE Future LLC	Santa Paula	495	Single Family Detached	Proposed
Runkle Canyon	KB Homes	Simi Valley	461	Single Family Detached	Under Construction
Heritage Valley Park	Hearthstone	Fillmore	459	Single Family Detached	Approved
Springville Specific Plan	Various	Camarillo	845	Residential	Various
TBD	Ran Rancho	Camarillo	178	Single Family Detached	Proposed
TBD	Fore Property	Camarillo	163	Apartments	Under Construction
Mariposa	KB Homes	Camarillo	130	Condos	Under Construction
TBD	Fore Property	Camarillo	104	Apartments	Under Construction
Aire	Elacora Springville, LLC	Camarillo	99	Condos	Under Construction
Viva	Elacora Springville, LLC	Camarillo	60	Single Family Detached	Under Construction
TBD	Fore Property	Camarillo	50	Apartments	Under Construction
Sol	Elacora Springville, LLC	Camarillo	33	Single Family Detached	Under Construction
Brisa	Elacora Springville, LLC	Camarillo	28	Single Family Detached	Under Construction
TBD	Aldergate Investment, LLC	Moorpark	390	Senior Community	Proposed
Village Gateway	FF Realty	Camarillo	368	Apartments	Under Construction
Lost Canyons Golf Club	Lost Canyons, LLC	Simi Valley	364	Single Family Detached	Approved
Academy Village	Robert Goetsch	Thousand Oaks	351	Apartments / Townhomes	Proposed
Alamo/Tabo Mixed Use	AMG & Associates LLC	Simi Valley	326	Apartments	Proposed
Westwood/Parklands	Westwood Communities Corp.	Ventura	326	Single Family Detached / Townhomes	Approved
Westview Village	Housing Authority	Ventura	320	General Multi-family	Under Construction
Ravello Holdings	Ravello Holdings, Inc.	Ventura	306	Apartments	Under Review
Portside Ventura Harbor	Sondermann-Ring	Ventura	300	Apartments	Under Construction
North Shore	MPL Property Holdings, LLC	Oxnard	292	SF Detached / General MF	Approved
TBD	Camarillo Village Homes, LLC	Camarillo	285	Single Family Townhomes	Approved
TBD	Pacific Communities	Moorpark	283	Single Family Detached	Under Review
Ventura Downtown housing	Sasn Corp.	Ventura	255	Apartments	Approved
Smith Road Senior Apartments	Roshawn Helmandi	Simi Valley	250	Apartments	Proposed
Broome (The Grove)	Moss & Associates	Ventura	250	SF Detached / General MF	Proposed
Meridian Hills	K. Hovanian Homes	Moorpark	248	Single Family Detached	Under Construction
Gateway Station	Jan K. Hochhauser	Oxnard	240	Apartments	Under Construction
Triangle Site	JDA West, LLC	Ventura	231	Apartments	Proposed
The Village Projects	Oakwood Development	Oxnard	219	Apartments	Approved, Plan Check
North Canyon Ranch	SVJV Partners, LLC	Simi Valley	215	SF Detached / General MF	Under Review
Sycamore Landing	USA Properties Fund	Simi Valley	212	Apartments	Proposed
The Westerly	Landsea Holdings Corp	Simi Valley	207	Condos	Under Construction
TBD	Balden Ranch Co.	Fillmore	205	SF Detached / General MF	Conceptual
TBD	Essex Moorpark, L.P.	Moorpark	200	Apartments	Proposed
Northbank	Daly Group, Inc	Ventura	198	Single Family Detached	Proposed
Rio Urbana	Lauterbach & Associates	Oxnard	182	Condos	Proposed
Parklands Apartments	Westwood Communities Corp.	Ventura	173	Apartments	Under Construction
The Farm	Wh Ventura 165, LLC	Ventura	165	SF Detached / Townhomes	Under Construction
Solana Heights	Calatlantic Group, Inc	Ventura	156	SF Detached / General MF	Under Construction
Island View Apartments	Westwood Communities Corp.	Ventura	154	Apartments	Under Construction
Ventura/Vineyard Homes	Ravello Holdings/Devco	Oxnard	152	Single Family Detached	Approved, Plan Check
North Fillmore Specific Plan	SunCal Homes	Fillmore	150	Single Family Detached	Approved, Tract map
"The Village" Wagon Wheel	Oakwood Communities, Inc.	Oxnard	144	Condos	Proposed
Las Cortes Phase I	UHC, LLC	Oxnard	144	Apartments	Under Construction
TBD	Keith McCloskey	Thousand Oaks	142	General Multi-family	Proposed
TBD	Ventura Coastal Partners, LLC	Ventura	138	Condos	Approved, Plan Check
Anastasi	Anastasi	Ventura	138	Condos	Approved

Source: California Economic Forecast secondary research



## Principal Residential Projects in Ventura County, continued

December 2017

Project Name	Developer	Location	Units	Description	Status
RiverPark Senior	The Wolff Company 6710	Oxnard	136	Senior Units	Under Construction
TBD	West Pointe Homes	Moorpark	133	Single Family Detached	Under Review
TBD	Toll Brothers Inc	Moorpark	132	Single Family Detached	Under Construction
Teso Robles Townhomes	Comstock Homes	Camarillo	129	Single Family Townhomes	Under Construction
Logue	The Logue Trust	Ventura	125	Condos	Approved
Victoria/Hemlock	Tri Pointe Homes	Oxnard	116	Condos	Under construction
The Lofts	Aldersgate Investments	Oxnard	115	Apartments	Under Construction
TBD	City Ventures	Moorpark	110	Single Family Detached	Approved
The Market Place	Standard Pacific Homes	Simi Valley	108	Single Family Townhomes	Under Construction
Citrus Grove	KB Homes	Fillmore	104	Single Family Townhomes	Approved
TBD	Lauterbach and Associates	Oxnard	101	Apartments	Under Construction
Vintage at Sycamore	USA Properties Fund	Simi Valley	99	Apartments	Proposed
Veranda RiverPark Dist H-3	K. Hovanian Companies of CA	Oxnard	95	Single Family Detached	Under Construction
TBD	Spring Road LLC	Moorpark	95	Single Family Townhomes	Proposed
Oakmont Senior Living	EJM Development Co	Camarillo	93	Senior Units	Approved
TBD	Keith McCloskey	Thousand Oaks	92	General Multi-family	Proposed
Enclave at Northbank	Watt Communities LLC	Ventura	91	SF Detached/ General MF	Under Construction
"The Village" Wagon Wheel	Oakwood Communities, Inc.	Oxnard	88	Condos	Proposed
Village Gateway Townhomes	Aldersgate Inv. LLC	Camarillo	87	Condos	Under Construction
Oakmont Senior Living	James Lawson	Oxnard	85	Senior Units	Proposed
Heritage Valley Park	Hearthstone	Fillmore	84	Single Family Detached	Under Construction
Village at the Park	Hiji Investment Co	Camarillo	83	Apartments	Approved
Village Gateway	FF Realty	Camarillo	82	Apartments	Under Construction
Oakmont	OSL Properties, LLC	Simi Valley	81	Senior Units	Proposed
Deanza Courts	Michael Deutsch	Ventura	80	Apartments	Proposed
Many Mansions	Many Mansions	Fillmore	80	Apartments	Conceptual
Pacifica at East Village	Pacifica L 32, LLC	Oxnard	80	Senior Units	Under Construction
Citrus II	Daily Group Inc	Ventura	78	Apartments	Approved
"The Village" Wagon Wheel	Oakwood Communities, Inc.	Oxnard	78	Condos	Proposed
The Reserve at Seabridge	Port 121, LLC	Oxnard	75	Condos	Approved, Plan Check
Channel Islands Apartments	Lauterbach and Associates	Oxnard	72	Apartments	Approved, Plan Check
70 Senior housing Units	Lauterbach and Associates	Oxnard	70	Senior Units	Approved
Anacapa Townhomes	Oxnard Shores Development	Oxnard	70	Condos	Approved, Plan Check
Shorewalk	Todd Temanson	Oxnard	69	Single Family Detached	Under construction
Grand Moorpark	Manny Koazar	Moorpark	66	Condos	Proposed
Patricia Parc	1196 Patricia Ave, LLC	Simi Valley	65	Apartments	Approved
Avalon Homes Subdivision	Oxnard Shores Dev. Co.	Oxnard	64	Single Family Detached	Proposed
TBD	John C. Chiu	Moorpark	60	Condos	Proposed
TBD	1200 Newbury LLC	Thousand Oaks	55	Single Family Townhomes	Under Construction
Walnut Street Senior Complex	Kingdom Builders	Simi Valley	51	Single Family Townhomes	Proposed
TBD	Charlie Watling	Ventura	51	Condos	Proposed
Mountain View Apartments	BVC Development Corp.	Simi Valley	50	Apartments	Under Construction
Westside Renaissance	Dyer Sheehan Group	Ventura	50	Apartments	Approved
TBD	Toll Brothers Inc	Moorpark	50	Single Family Detached	Under Construction
Belwood Enclave	Darling Development Group	Simi Valley	48	Single Family Detached	Approved
TBD	Mainstreet Architects	Thousand Oaks	45	Apartments	Under Construction
Darling Apartments	Jensen Design And Survey Inc.	Ventura	45	Apartments	Under Construction
Gisler Ranch	Daly Group Inc	Ventura	43	Apartments	Approved
Etting Road	Cabrillo Economic Dev. Group	Oxnard	42	Apartments	proposed
Port Marluna Seabridge	Port 121, LLC	Oxnard	42	Condos	Approved, Plan Check
TBD	Friedman, Jon	Thousand Oaks	40	Apartments	Approved
River Run	STG Community Three, LLC	Simi Valley	40	Single Family Townhomes	Approved, Plan Check
Westside Villas	Jpa Strategic Group, Inc.	Ventura	40	Condos	Proposed
F Street Condos	Coastal Architects	Oxnard	40	Condos	Proposed
Vista Pacifica	Steve Topor	Oxnard	40	Condos	Approved, Plan Check
<b>Total</b>			<b>18,366</b>		

Source: California Economic Forecast secondary research

## Principal Non-Residential Projects in Ventura County

December 2017

Project Name	Developer	Location	Square Feet	Hotel Rooms	Description	Status
Sakioka Farms	Sakioka Farms	Oxnard	8,100,000		Office/Industrial Park	Approved, On Hold
Fillmore Business Park	N/A	Fillmore	1,485,000		Industrial Park	Proposed
Moorpark West Studios	Triliad Development	Moorpark	559,450		Movie Studio	Approved
Conejo Spectrum Industrial Park	Sares-Regis	Thousand Oaks	508,660		Industrial	Under Construction
Amara	Springville Camarillo Owner, LLC	Camarillo	499,000		Commercial	Approved
Teal Club Specific Plan	Borchard Teal Club Ranch	Oxnard	435,600		Industrial	Approved, On Hold
North Hills Industrial Park	A-B Properties	Moorpark	340,000		Industrial	Approved, On Hold
Third Tower	Duesenberg Investment Company	Oxnard	300,000		Office	Approved
Pleasant Valley Plaza	Barbara Ricketts	Oxnard	193,394		Retail	Proposed
TBD	Los Robles Hospital	Thousand Oaks	189,499		Hospital	Approved, On Hold
Griffin Plaza	Griffin Fine Living, LLC	Simi Valley	176,779		Retail	Approved
West Simi Business Center	C.A. Rasmussen Company	Simi Valley	167,417		Industrial	Approved, On Hold
Food-4-Less Redev.	Kroger Company	Oxnard	159,954		Retail	Under Construction
FPA Land Dev/Victoria Corp	Pacific Cornstone	Ventura	158,984		Industrial	Approved
Hyatt Expansion	CSA Architects	Thousand Oaks	146,957		Hotel	Approved
TBD	Rich Development Company	Thousand Oaks	144,000		Commercial	Approved
TBD	Jose Tamayo	Thousand Oaks	143,686		16k SF retail / 127k SF hotel	Proposed
161 West Cochran Street	Overton Moore Properties	Simi Valley	141,018		Industrial	Under Construction
Kmart Center Renovation	Red Mountain Group	Oxnard	133,075		Retail	Under Construction
TBD	Hiji Investment Co	Camarillo	129,016		Industrial	Approved
Rotorcraft	Rotorcraft Support	Fillmore	115,000		Industrial	Approved, Plan Check
TBD	City of Camarillo	Camarillo	108,481		Retail	Proposed
Land Rover Dealership	John O'Brien	Thousand Oaks	103,301		Retail	Under Construction
TBD	PEGH Inv LLC, Triliad Dev Inc	Camarillo	88,185		Industrial	Approved
Patriot Commerce Center	Mark Ossola	Moorpark	80,000		Office / Industrial	Under Construction
TBD	Conejo Merchant, LTD	Thousand Oaks	74,180		Commercial	Under Construction
ALDI Grocery Market	ALDI	Oxnard	73,852		Retail	Under Construction
Golf Course Self Storage	Nicole Harding, J.E. Armstrong	Ventura	73,728		Industrial	Approved
Kaiser	Kaiser Foundation Health Plan	Ventura	72,000		Hospital	Under Construction
TBD	PEGH Inv LLC, Triliad Dev Inc	Camarillo	70,615		Industrial	Approved
Meridian Assisted Living Facility	Meridian Realty Advisors	Simi Valley	70,000		Assisted living facility	Approved
TBD	PEGH Inv LLC, Triliad Dev Inc	Camarillo	68,200		Industrial	Approved
Gills Onion Plant Expansion	Michael Stroh, Architect	Oxnard	64,698		Industrial	Under Construction
Silver Bay Foods	Fisher & Sons	Ventura	62,000		Industrial	Approved, Plan Check
MWS Wire Industries Warehouse	MWS Wire Industries	Oxnard	60,367		Industrial	Proposed
Teal Club Specific Plan	Borchard Teal Club Ranch	Oxnard	60,000		Retail	Approved, On Hold
TBD	PEGH Inv LLC, Triliad Dev Inc	Camarillo	56,450		Industrial	Approved
XEBEC	Tapo Canyon XC, LLC	Simi Valley	56,306		Industrial	Proposed
TBD	Moorpark Hospitality	Moorpark	55,000	108	Hotel	Under Construction
Guardian Steet Office Building	Guardian Street, LLC	Simi Valley	54,311		Office	Approved, On Hold
Goald Coast Maintenance Facility	Gold Coast Transit	Oxnard	53,950		Industrial	Under Construction
Rancho Victoria Plaza	Lauterbach & Associates	Oxnard	53,950		Commercial	Approved
Mr. bender	Okote Pipe Factory	Santa Paula	52,000		Industrial	Approved
Patagonia Campus Expansion	Rnt Architects	Ventura	48,781		Office	Proposed
TBD	Zephyr Dev Company	Camarillo	47,896		Industrial	Approved
Victoria Corporate	Rasmussen & Associates	Ventura	43,660		Industrial	Approved
TBD	Hiji Inv Co / TFR Inv Co	Camarillo	42,630		Commercial	Approved
The Collection at RiverPark	Shea Properties, LLC	Oxnard	40,000		Commercial	Under Construction
Dixieline Lumber & Home	RM Architecture/Engineering	Oxnard	38,800		Industrial	Proposed
Audi Dealership	Marca Architecture	Oxnard	38,517		Retail	Approved, Plan Check
TBD	Polar Industrial Inv, LLC	Camarillo	31,386		Industrial	Under Construction
TBD	Sprouts Farmers Market	Camarillo	29,099		Retail	Under Construction
TBD	Johnson + Muller Architects	Oxnard	27,046		Office	Proposed
Medical Office Building	Greeneway Development, Inc.	Simi Valley	25,400		Office	Approved
Pacific Water Conditioning	Martin Teitelbaum	Oxnard	25,158		Industrial	Under Construction

Source: California Economic Forecast secondary research

SAMPLE

## Principal Non-Residential Projects in Ventura County

December 2017

Project Name	Developer	Location	Square Feet	Hotel Rooms	Description	Status
Cabot Industrial	Martin Teitelbaum	Oxnard	24,518		Industrial	Under Construction
TBD	PEGH Inv LLC, Triliad Dev Inc	Camarillo	23,602		Industrial	Approved
TBD	JEA Architects	Ventura	23,501		Industrial	Approved, Plan Check
Volkswagon Dealership	Larry Rasmussen	Ventura	21,974		Retail	Under Construction
TBD	PEGH Inv LLC, Triliad Dev Inc	Camarillo	20,832		Industrial	Approved
SONDERMANN-RING	Van Wert, Inc	Ventura	20,292		Retail	Approved, Plan Check
Anastasi	Anastasi	Ventura	20,230		Retail	Approved
TBD	Robertson Property Group	Thousand Oaks	20,000		Retail	Approved
Hilton	Shawn Nichols	Ventura		160	Hotel	Under Review
Marriott Residence Inn	Pacifica Seaward LLC	Ventura		128	Hotel	Approved, Plan Check
Hampton Inn	Rodney Singh	Simi Valley		103	Hotel	Approved
Holiday Inn Express & Suites	Hotel Prime Group Construction	Ventura		40	Hotel	Approved, Plan Check
<b>Total</b>			<b>16,351,385</b>	<b>539</b>		

Source: California Economic Forecast secondary research

## Acknowledgements

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