

March 18, 2025

County of Ventura Board of Supervisors

2024 General Plan Annual Implementation Programs Report

2024 State-Mandated Annual Progress Report



Resource Management Agency, Planning Division
Dave Ward, Planning Director

Presentation Overview



- 2024 Annual Implementation Programs Report
- 2024 State-Mandated Annual Progress Report for the General Plan and Housing Element



Program LU-P Annual General Plan Implementation Review

- Includes annual update of all 185 Implementation Programs
- Report on status and progress of program implementation

Program HE-F State-Mandated Annual Progress Report

- Complies with Gov. Code Sec. 65400(a)(2)
- Report to the state on General Plan and Housing Element

General Plan Implementation Programs by Element



Element	Implementation Programs (CAP)	Implementation Programs (Non-CAP)	Total
Agricultural	13	2	15
Conservation and Open Space	21	19	40
Circulation, Transportation and Mobility	13	5	18
Economic Vitality	0	8	8
Hazards and Safety	16	14	30
Housing	0	26	26
Land Use	2	16	18
Public Facilities and Services	11	10	21
Water Resources	5	4	9
Total	81	104	185

Overall General Plan Implementation Program Status



Program Status	Implementation Programs (CAP)	Implementation Programs (Non-CAP)	Total
Ongoing	27	41	68
Complete	5	11	16
Initiated	31	34	65
Ongoing (Not Initiated)	2	2	4
Not Initiated/To Be Implemented by 2025	9	11	20
Not Initiated/To Be Implemented after 2025	7	5	12
Total	81	109	185


Year over Year Changes



Program Status	2023 Program Status	2024 Program Status	Changes
Ongoing	52	68	+ 16
Complete	9	16	+ 7
Initiated	61	65	+ 4

Web-Based Reporting and Tracking Tool







COUNTY of VENTURA


Find it fast

SEARCH

[Recursos en Español](#)
[Resources in Spanish](#)

[Introduction, Glossary & Acronyms](#)

[Implementation Programs & Policies](#)

[Climate Action Plan & Other Appendices](#)

Watch the video guide here

Land Use and Community Character

Housing

Circulation & Transportation

Public Facilities, Services, and Infrastructure


Conservation & Open Space

Hazards & Safety

Agriculture

Water Resources


Economic Vitality



Welcome to the County of Ventura's Electronic General Plan. Please watch the video guide above for tips on how to find the information you are looking for. To view a PDF of the General Plan, click on "View PDF" link.


[VIEW PDF](#)

Learn More About The General Plan




Introduction & Community Context

[Learn more](#)




Climate Action Plan

[Learn more](#)



Glossary

[Learn more](#)



Implementation Programs

[Learn more](#)

Implementation Programs & Policies

PROGRAMS

POLICIES

WHICH PROGRAMS DO YOU WANT TO SEE?

[RESET ALL](#)

AGRICULTURE

CIRCULATION, TRANSPORTATION, AND MOBILITY

CONSERVATION AND OPEN SPACE

ECONOMIC VITALITY

HAZARDS AND SAFETY

HOUSING

LAND USE AND COMMUNITY CHARACTER

PUBLIC FACILITIES, SERVICES, AND INFRASTRUCTURE

WATER RESOURCES

ADDITIONAL FILTERS

[SEE ALL PROGRAMS](#)

SEARCH

Search by keyword...

RESPONSIBLE DEPARTMENTS

Please select...

SUPPORTING DEPARTMENTS

Please select...

IMPLEMENTATION ACTIONS & TOOLS

Please select...

POLICIES

Please select...

TIME FRAMES

Please select...

185 programs found

PROGRAM NAME ↓	STATUS	LAST UPDATED	EDIT
+ AG-A RIGHT-TO-FARM ORDINANCE	Published	Feb 28, 2024	EDIT
+ AG-B REGIONALLY-GROWN PRODUCTS SALES INCENTIVES	Published	Feb 26, 2024	EDIT
+ AG-C COUNTY PROCUREMENT	Published	Feb 26, 2024	EDIT
+ AG-D AGRICULTURAL TOURISM DEVELOPMENT STANDARDS	Published	Feb 20, 2024	EDIT
+ AG-E SPECIALTY FARMING EDUCATION	Published	Feb 26, 2024	EDIT
+ AG-F ENHANCED ACCESS TO LOCALLY GROWN PRODUCTS	Published	Feb 26, 2024	EDIT
+ AG-G FARM-TO-FRONT DOOR	Published	Feb 20, 2024	EDIT
+ AG-H NUTRIENT MANAGEMENT PLANS	Published	Feb 26, 2024	EDIT

Web-Based Reporting and Tracking Tool



HAZ-B WILDFIRE VULNERABILITY ASSESSMENT AND MAPPING

1% - 25%

2026-2030, Ongoing

In collaboration with the federal, state, and local partners (e.g., CAL FIRE), U.S. Forest Service, other agencies involved in wildfire response planning), the County shall update and map new locations that may be vulnerable to wildfire hazards including: damage to electrical, transportation, and communication infrastructure; increased rates of erosion, landslide, and water quality degradation; loss of residential, commercial, and industrial structures; and ecological disturbance.

LAST UPDATED: January 28, 2025

RESPONSIBLE AGENCY/DEPARTMENT

RMA : Ventura County Resource Management Agency

SUPPORTING AGENCY/DEPARTMENT

PWA : Ventura County Public Works Agency

FD : Ventura County Fire District/Department

IT : Ventura County Information Technology Services Department

POLICIES

[HAZ-1.6 Wildfire Risk Education](#)

[HAZ-1.8 Federal Fire Risk Management](#)

[HAZ-12.2 Countywide Hazard Mitigation Planning](#)

IMPLEMENTATION ACTIONS & TOOLS

Inter-Governmental Coordination (IGC)

Public Information (PI)

Planning Studies and Reports (PSR)

Master Plans, Strategies, and Programs (MPSP)

CROSS CUTTING TOPICS

CAP

TIMEFRAME

2026-2030, Ongoing

IMPLEMENTATION STATUS: Initiated 1% - 25%

IMPLEMENTATION MECHANISMS:

Method(s): Update existing plan

A new static map and/or link to interactive map will be added to the General Plan.

BOARD ACTION REQUIRED? Yes - Program Approval/Direction

PROGRESS REPORT NARRATIVE DESCRIPTION:

Work has begun on data collection, cleanup and integration, and development of 3D web capability. Additional outreach to experts and stakeholders is needed, including the multi-disciplinary team that worked on the Community Wildfire Protection Plan for the Ojai Valley. Planning staff will explore the degree to which this existing tool can be used and/or integrated into the map tool contemplated by Program HAZ -B.

www.egeneralplan.vcrma.org


Key Input Fields

- Program Status
- Percent Complete
- Implementation Mechanism
- BOS Action Required?
- Progress Report Narrative
- Progress Report Docs/Links

Find What Interests You



“FIRE HAZARD”



COUNTY of VENTURA
GENERAL PLAN

Watch the video guide here

SEARCH

Recursos en Español
Resources in Spanish

Introduction, Glossary & Acronyms

Implementation Programs & Policies

Climate Action Plan & Other Appendices

Area Plans

Land Use and Community Character

Housing

Circulation & Transportation

Public Facilities, Services, and Infrastructure

Conservation & Open Space

Hazards & Safety

Agriculture

Water Resources

Economic Vitality

SEARCH RESULTS FOR:
"fire hazard"

SEARCH

18 results found. Displaying results 1 - 6.

PROGRAM

HAZ-DD Coordinated Identification of Dwellings in a State Responsibility or Very High Fire Hazard Severity Zone
...and preparing a list identifying all existing subdivisions over 30 dwellings located in a state responsibility area or a very high **fire hazard** severity zone, identified pursuant to Section 51178...
Last Update: March 7, 2024

CHAPTER

Wildfire Hazards
...areas of significant **fire hazards** based on fuels, terrain, weather, and other relevant factors. The maps distinguish these **Fire Hazard** Severity Zones based on local or State responsibility. Local responsibility...
Last Update: October 26, 2021

POLICY

HAZ-1.4 Development in High Fire Hazard Severity Zones and Hazardous Fire Areas
The County shall require the recordation of a Notice of **Fire Hazard** with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated...
Last Update: September 13, 2021

“ECONOMIC DEVELOPMENT”

Implementation Programs & Policies

PROGRAMS

POLICIES

WHICH PROGRAMS DO YOU WANT TO SEE?

RESET ALL

AGRICULTURE

CIRCULATION, TRANSPORTATION, AND MOBILITY

CONSERVATION AND OPEN SPACE

ECONOMIC VITALITY

HAZARDS AND SAFETY

HOUSING

LAND USE AND COMMUNITY CHARACTER

PUBLIC FACILITIES, SERVICES, AND INFRASTRUCTURE

WATER RESOURCES

ADDITIONAL FILTERS

SEARCH

RESPONSIBLE DEPARTMENTS

Please select...

SUPPORTING DEPARTMENTS

Please select...

IMPLEMENTATION ACTIONS & TOOLS

Please select...

POLICIES

Please select...

TIME FRAMES

Please select...

POLICY/PROGRAM ICONS

☐ CAP

☐ EIR

☐ E

☐ MC

EXPORT AS CSV

8 programs found

PROGRAM NAME ↓	% COMPLETE	TIMEFRAME
+ AG-B REGIONALLY-GROWN PRODUCTS SALES INCENTIVES		2020-2025, Ongoing
+ COS-GG PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES		2020-2025, Ongoing
+ COS-JJ PROJECT-LEVEL HISTORIC SURVEYS AND PROTECTION OF HISTORIC RESOURCES		Ongoing
+ EV-D VENTURA COUNTY OFFICE OF ECONOMIC DEVELOPMENT		Ongoing
+ EV-E BUSINESS RETENTION AND EXPANSION		2020-2025, 2026-2030, 2031-2040, Ongoing
+ HAZ-AA PROHIBIT NATURAL GAS INFRASTRUCTURE IN NEW RESIDENTIAL AND NEW COMMERCIAL DEVELOPMENT		2020-2025
+ HAZ-Y CONSTRUCTION AIR POLLUTANT BEST MANAGEMENT PRACTICES		Ongoing
+ LU-I DEVELOP MEMORANDUM OF UNDERSTANDING		2020-2025

General Plan Implementation Programs



2024 Accomplishments

- 7 programs completed in 2024

2025 Outlook

- Local Coastal Program – VC Resiliency / Sea Level Rise
- Energy Roadmap Phase 2 Work
- Naval Base Ventura Coordination
- County Initial Study Assessment Guidelines Update for Environmental Reviews
- El Rio / Del Norte Area Plan Update
- Mining Ordinance Update – Compliance for State laws
- Agricultural Tourism Standards



2024 State-Mandated Annual Progress Report

2024 Annual Progress Report: Components



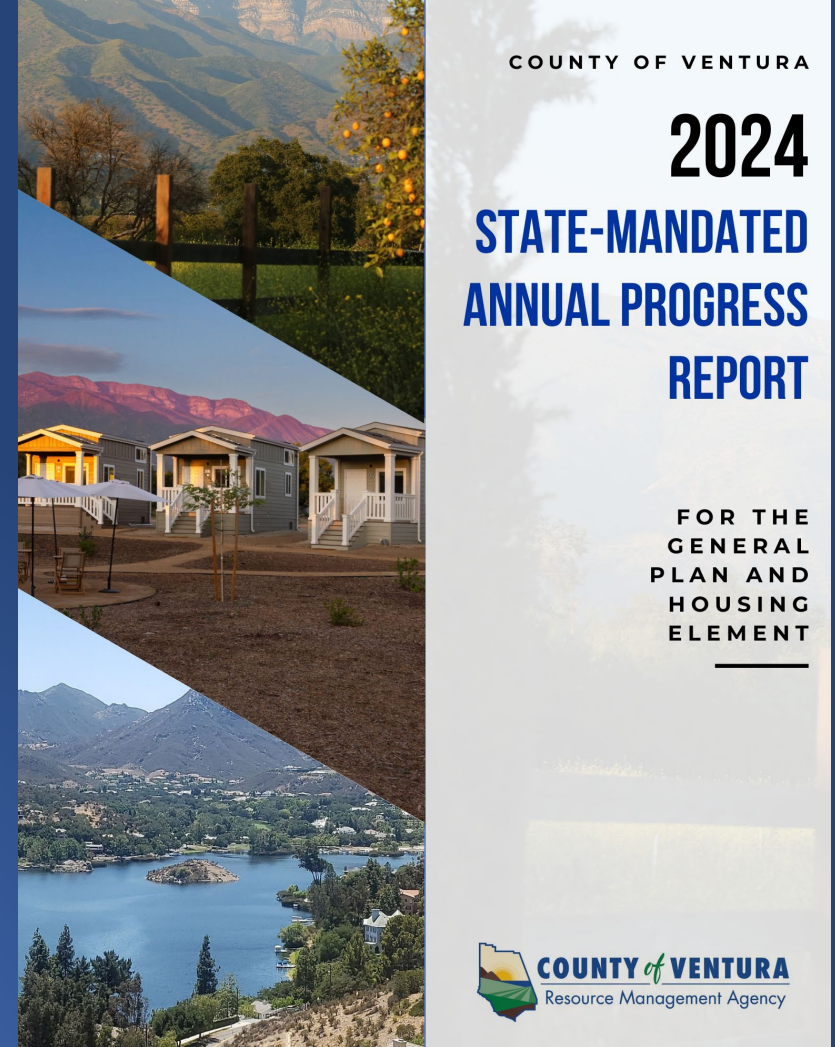
Satisfies State Law requirements by:

- Governor's Office of Land Use and Climate Innovation (LCI); and
- Department of Housing and Community Development (HCD)

Timely Filing Date: April 1, 2025

Comprised of two sections:

- A. General Plan Status (Completed and Active General Plan Amendments) and Consistency with State General Plan Guidelines
- B. Progress in meeting Regional Housing Need Allocation (RHNA) objectives



Section B – County of Ventura Housing Element Targets



2021-2029 Housing Element addresses the 6th RHNA cycle

- Adopted by Board of Supervisors - October 2021
- Certified by HCD - December 2021 (First in SCAG region)

Housing Element Includes:

- Five goals, 32 policies, and 26 programs
- Residential Sites Inventory



Section B – County of Ventura Housing Element Targets

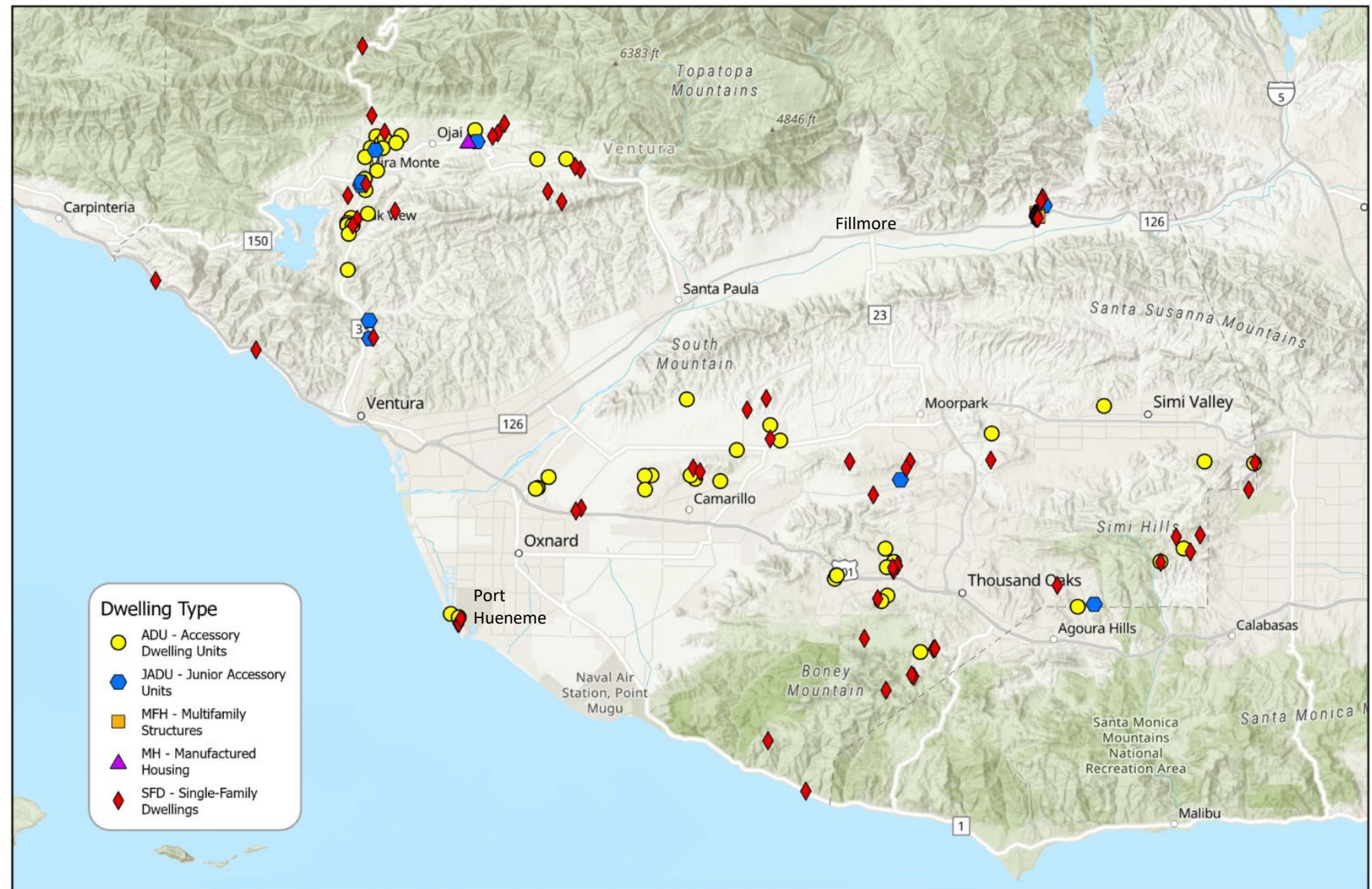


RHNA Targets by Income Category County of Ventura

	Lower Income (<80% of AMI)			Moderate Income (80-120% of AMI)	Above-Moderate Income (>120% of AMI)	Total
	Extremely Low (<30% of AMI)	Very Low (30-50% of AMI)	Low (50-80% of AMI)			
6th Cycle 2021-2029 Housing Target (County)	159	160	225	250	468	1,262

Building Permits Issued by Location

207 Building Permits
issued in
unincorporated county
in 2024



Ventura County
Resource Management Agency
Map created February 2025



County of Ventura
Planning Division
**Building & Safety Permit Types
2024**

0 5 10
Miles

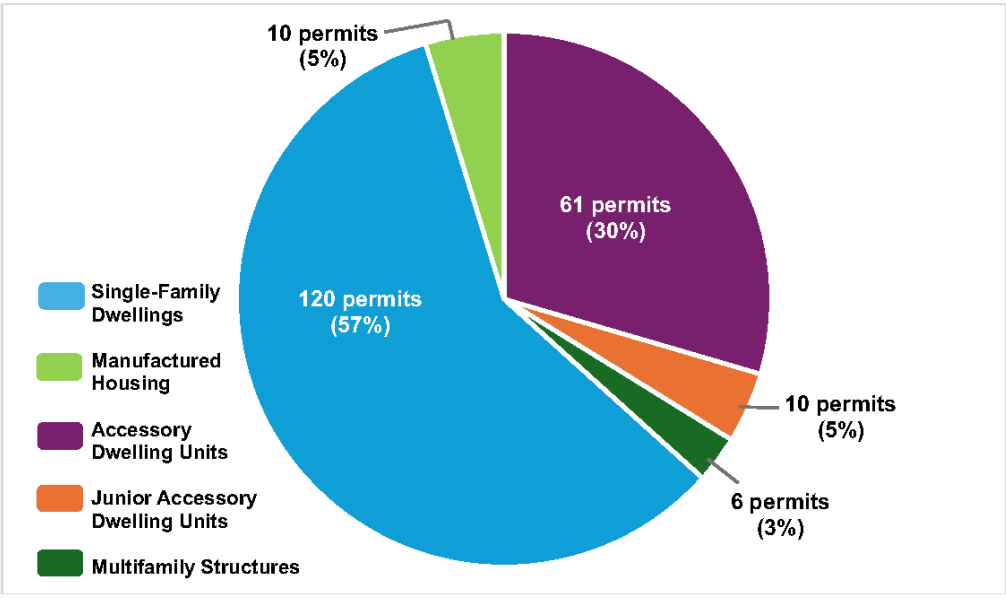
Disclaimer: this map was created by the Ventura County Resource Management Agency, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein.



Building Permits by Dwelling Unit Type, 2024



Figure 2: Building Permits by Dwelling Unit Type



Housing Type	Number of Building Permits Approved				
	2021*	2022	2023	2024	Total
Single-Family Dwellings	6	52	75	120	253
Accessory Dwelling Units	15	85	144	61	305
Junior Accessory Dwelling Units	-	4	8	10	22
Multifamily Structures	1	15	18	6**	40
Manufactured Housing	-	11	5	10	26
TOTAL Building Permits Approved	22	167	250	207	646

* 2021 data represented is from the beginning of the 2021-2029 6th Housing Element cycle, from October 16, 2021, through December 31, 2021

** In 2024, 6 multifamily structure building permits were approved for the Finch Tract (Williams Homes)

Dwelling Units Approved by RHNA Affordability Category (2024)



207 Building Permits = 218 Dwelling Units

Housing Type	Income Category					
	Lower Income			Moderate	Above-Moderate	Total
	Extremely Low	Very Low	Low			
Single-Family Housing Units	-	6	13	32	69	120
Accessory Dwellings Units	-	4	16	30	11	61
Junior Accessory Dwelling Units	1	4	3	2	-	10
Manufactured Housing	10	-	-	-	-	10
Multifamily Housing Units	-	6	5	6	-	17
Farmworker Housing Units	-	-	-	-	-	-
Total	11	20	37	70	80	218

Note: Per the 2021-2029 Housing Element Sites Inventory, the County is required to meet an average of 70 anticipated ADUs every year by the mid-cycle (2025), to avoid rezoning of parcels to meet the sites inventory requirements. So far, the County has been exceeding this average.

2021-2029 Housing Element - Unit Production



RHNA Targets by Income Category (2021-2029 Housing Element Cycle)						
	Lower Income			Moderate Income	Above-Moderate Income	Total Units
	Extremely Low	Very Low	Low			
2021-2029 Housing Need	159	160	225	250	468	1,262
Total Units Approved (2021-2023)*	56	119	441	116	113	845
Units Approved (2024)	11	20	37	70	80	218
2021-2029 Housing Units Approved	67	139	478	186	193	1,063
% of RHNA Target	42%	87%	212%	74%	41%	84%
Remaining Housing Need	92	21	0	64	275	452**

* 2021 data represented is from the beginning of the 2021-2029 6th Housing Element cycle, from October 16, 2021, through December 31, 2021.

** Units in excess of the RHNA target for an income category do not reduce the total remaining RHNA target.

Notable Development in the County



- Finch Subdivision (Williams Homes) (175 units Entitled, of which 102 Approved and 58 Completed)
- Mesa Farm Tiny Home Community (10 units, Completed)
- Somis Ranch Farmworker Housing (360 units, Completed)



A constructed home in the Finch subdivision; Photo credit: Williams Homes



The completed Mesa Farm Tiny Home Community for TAY; Photo credit: Upmarket Media, and David Sinclair



Completed Somis Ranch Development; Photo credit: AMCAL

Anticipated Future Development in the County



- Highland Drive – ADU Conversions of Carports (12 units, Entitled)
- Camino De Salud Supportive Housing (49 units, Entitled)
- Toll Brothers (18 single family homes + ADUs, In Process)



Existing condos at Highland Drive in Ojai Valley;
Photo credit: Vexcel Imagery



Aerial View of the Toll Brothers
Subdivision in Santa Rosa Valley;
Photo credit: Vexcel Imagery



Aerial View of the Camino De Salud Supportive
Housing Site in Ojai Valley; Photo credit: Vexcel Imagery

Housing Element Implementation Programs



2024 Accomplishments

- 5 (out of 26) Housing Element programs completed

2025 Outlook

- Residential High Density Zoning Ordinance Update
- Seek Pro-housing Designation from the State
- ADU Ordinance Update for the Coastal Zone
- Countywide Farmworker Housing Study and Action Plan – Phases 4 / 5
- Expansion of Allowed Housing Types

Strategic Plan - Economic Development and Housing



Potential Housing Option: Tiny Homes on Wheels (as ADUs)



Example of a tiny home on wheels,
Photo Credit: Piccola Tiny Homes Inc, and Planning staff

Planning Division by the Numbers (2024)



10,188
**PUBLIC SERVICE
CONTACTS**

102 HEARINGS

44	Planning Director
28	Board of Supervisors
15	Cultural Heritage Board
12	Planning Commission
3	Mobile Home Rent Control Review Board

1,707 PERMITS

1,302	Zoning Clearance (ministerial) & Tree
332	Film
73	Discretionary

Mountain Fire Recovery



Mountain Fire Rebuild Team

Rebuild Team Phone Line:
805-654-2888

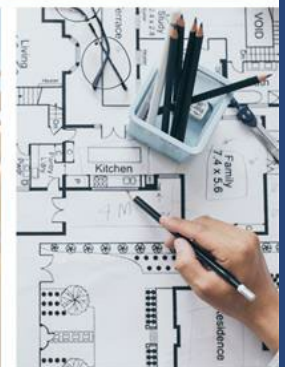
Rebuild Team Email:
mountainfirerebuild@ventura.org



Mountain Fire REBUILDING TOGETHER FAQ's



Assessor



Recommended Actions



1. **RECEIVE** and **FILE** the 2024 County of Ventura General Plan Annual Implementation Programs Report; and
2. **RECEIVE** and **FILE** the County of Ventura 2024 State-Mandated Annual Progress Report for the General Plan and Housing Element.



Questions?