



March 18, 2025

County of Ventura Board of Supervisors

SUBJECT: Receive and File the 2024 County of Ventura General Plan Annual Implementation Programs Report; and Receive and File the County of Ventura 2024 State-Mandated Annual Progress Report for the General Plan and Housing Element

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 (Exhibit 1).

FISCAL IMPACTS:

The annual collection of data and preparation of this report are included in the operational budget of the Planning Division. There are no fiscal impacts anticipated from presenting the information compiled in this letter to your Board.

DISCUSSION:

Background

The County of Ventura General Plan (General Plan) Land Use Element includes Implementation Program LU-P (*Annual General Plan Implementation Review*), which requires annual review of the General Plan, focusing on the status and progress of program implementation, and preparation of a report to be presented to the Board of Supervisors. The County of Ventura's State-Mandated Annual Progress Report for the General Plan and Housing Element implements Housing Element Program HE-F and must be submitted to the State annually in accordance with Government Code Section 65400. This letter is provided to your Board pursuant to both these programs.

Program LU-P: Annual General Plan Implementation Review

Pursuant to Program LU-P, this Board item constitutes the annual report on the status of all 185 General Plan implementation programs based on program-related activities undertaken during the preceding calendar year (i.e., 2024).

Overview of General Plan Implementation Program Status

Table 1 below presents the total number of implementation programs in the General Plan broken down by Element, with the subset of Climate Action Plan (CAP) programs identified separately. The primary responsible agency for implementation and coordination of CAP-related programs is the Sustainability Division within the County Executive Office (CEO). Sustainability Division staff will discuss the status of CAP-related programs in more detail in a future agenda item to be presented to your Board.

Table 1: Total Number of Implementation Programs in the General Plan by Element

Element	Implementation Programs (Climate Action Plan)	Implementation Programs (Other)	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

Table 2 below summarizes the status of implementation programs as reported for calendar year 2024. As shown, progress on program implementation continues across County agencies and departments. Additional details on the status of individual programs can be accessed by using the electronic General Plan website.¹ Though 2023 data is not depicted in Table 2, there has been notable progress between 2023 and 2024. For example, the number of completed non-CAP programs more than doubled between 2023 and 2024 and there was a 28 percent increase in the number of non-CAP programs initiated between 2023 and 2024.

The Table shows there are 11 non-CAP programs in the category “**Not Initiated/To be Implemented by 2025.**” The Resource Management Agency is the responsible agency for these programs, and all but one of these programs are on the existing Board-approved Planning Division 2023-2026 *Work Plan Forecast* (Exhibit 1, Attachment 1).

¹ <https://egeneralplan.vcrma.org/>

Table 2: Total Number of Implementation Programs by Program Status as of December 31, 2024

Program Status	Implementation Programs (Climate Action Plan)	Implementation Programs (Other)	Total
Ongoing	27	41	68
Complete	5	11	16
Initiated	31	34	65
Ongoing (Not Initiated) ²	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	104	185

In addition to General Plan programs, the Planning Division’s Work Plan Forecast for 2023-2026 includes other projects as directed by your Board. One such project, identified on March 28, 2023, directed Planning staff to report back on a potential rezone for a portion of the Lockwood Valley to allow additional residential development. Planning staff distributed the project description to applicable County agencies requesting their initial review. Several of the reviewing agencies/departments, (i.e., Fire Department, Environmental Health Division, Roads and Transportation, Groundwater Resources, and Planning) identified the need for studies, which could exceed \$1 million. In addition, the significant constraint presented by the lack of secondary access on Boy Scout Camp Road required by state and local fire regulations was also identified. Based on this information, County staff held two recent meetings with staff from District 3 and 4 to update them on project status. Pursuant to these discussions, the Planning Director has determined this project is infeasible. The Planning Division will be presenting an updated Planning Division Work Plan to your Board in early 2026 for review and approval.

Program HE-F: 2024 State-Mandated Annual Progress Report for the General Plan and Housing Element

Government Code Section 65400(a)(2) requires the preparation and filing of an annual report on the status of a county’s general plan and housing element with its legislative body, the Governor’s Office of Land Use and Climate Innovation (LCI), formerly known as Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1st of each year.

The 2024 State-Mandated Annual Progress Report for the General Plan and Housing Element (2024 APR), attached as Exhibit 1, includes two sections to address these

² The “Ongoing (Not Initiated)” category includes programs where no specific timeframe for program completion has been identified and the Responsible Agency has not yet initiated program implementation.

above-mentioned State reporting requirements by providing an overview of the implementation status of the General Plan and the 2021-2029 Housing Element.

Overview of the 2024 State-Mandated Annual Progress Report for the General Plan and Housing Element (2024 APR, Exhibit 1)

Section A of the 2024 APR includes a summary of recently completed or ongoing General Plan amendments, status of area plan updates, and status of related activities completed as part of implementing a General Plan program or area plan. Section A also provides an overview of the Planning Division projects completed during the 2024 calendar year as part of the Board-approved Planning Division 2023-2026 Work Plan Forecast (Exhibit 1, Attachment 1).

To summarize, five General Plan amendments were completed during the 2024 reporting year, although no single General Plan element was amended more than four times, in compliance with Government Code Section 65358. Planning Division staff are currently processing two ongoing General Plan amendments. One amendment deals with proposed revisions to a subset of General Plan policies related to the update of the County's Initial Study Assessment Guidelines and the other amendment proposes to revise Policy OV-2.5 in the Ojai Valley Area Plan, which limits new AM and PM peak hour traffic on County thoroughfares, County-maintained local roads, and State Route 33 located within the unincorporated area between the cities of Ventura and Ojai.

Tribal consultation was conducted for all completed General Plan amendments and will be completed for the two ongoing amendments, pursuant to the requirements of Government Code Section 65352.3.

County of Ventura's Progress in Meeting Housing Need

The current (2021-2029) Housing Element addresses the Regional Housing Needs Allocation (RHNA) for the 6th planning cycle, and was adopted by your Board on October 12, 2021, as well as certified by HCD on December 22, 2021. As part of the Southern California Association of Governments (SCAG) region, the County's portion of the RHNA target for this cycle (i.e., from October 16, 2021 to October 15, 2029) is 1,262 units.

Section B of the 2024 APR provides an update on building activity in unincorporated Ventura County from January 1, 2024 through December 31, 2024, providing your Board with a comprehensive analysis of the County's progress in meeting the housing need during the reporting year. This section also indicates how the County is progressing on its RHNA objectives since the start of the 6th planning cycle. This progress is illustrated by an evaluation of approved land use entitlements, the number of approved building permits for housing, and the number of approved housing units within the calendar year, and over the 6th planning cycle thus far. Please note that due to the advance Board Letter and meeting date, staff may refine some of the data in Exhibit 1 and its attachments before submitting the 2024 APR to the state by the April 1st deadline.

In 2024, 207 building permits were issued, resulting in a total of **218 new housing units**, which can be counted towards the County’s RHNA. Table 3 below shows the distribution of the units with issued building permits, categorized by the designated affordability criteria.

**Table 3: 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 Total Housing Need	159	160	225	250	468	1,262
Total Units Approved (2021-2023)*	56	119	441	116	113	845
Total Units Approved (2024)	11	20	37	70	80	218
2021-2029 Total 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	62	275	452**

* For the year 2021, the approved units are counted from the beginning of the 2021-2029 6th Housing Element cycle, i.e., 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.

As the table indicates, the County has successfully facilitated housing development within the first three reporting years of the 6th planning cycle. **This is indicated by the total of 1063 new housing units that were approved since the start of the 6th cycle.** Notably, within the produced units, the County has doubled the assigned RHNA target in the low-income category and has made good progress in the other categories. Overall, although the County still needs to meet the allocation for housing units in the remaining categories (other than low-income), it is notable that the County has produced 84 percent of the total housing units identified in the 2021-2029 Housing Element cycle. This information is submitted to HCD in a required template form provided by HCD (Exhibit 1, Attachment 2).

In addition, staff also approved Certificates of Occupancy for 894 units in 2024 alone, making more housing units available on the ground for the County’s residents. Of these, 540 units were located within the East Campus Development Area adjacent to the California State University Channel Islands (CSUCI) campus known as the Anacapa Canyon development.

STRATEGIC PLAN:

This annual report on the status of General Plan implementation programs and State-Mandated Annual Progress Report implements General Plan Programs LU-P and HE-F, respectively, as described in this letter. Both programs support the 2024-2027 County Strategic Plan Priority of “Diverse and Innovative Workforce Dedicated to Service

Excellence” because they demonstrate the wide-ranging programs that leverage innovation and continuous improvement to provide efficient and effective services. They also support the County Strategic Plan Priority of “Reliable Infrastructure and Sustainability” as several of these programs aim to preserve our agricultural land and natural environment while ensuring housing availability for all residents.

This letter was reviewed by the County Executive Office, the Auditor-Controller’s Office, and County Counsel’s Office. If you have any questions regarding this item, please contact me at (805) 654-2481, or Shelley Sussman at (805) 654-2493 or via email at shelley.sussman@ventura.org.



Dave Ward, AICP, Director
Ventura County Planning Division

EXHIBITS:

Exhibit 1 – County of Ventura 2024 State-Mandated Annual Progress Report for the General Plan and Housing Element, including attachments:

Attachment 1 – Planning Division’s *2023-2026 Work Plan Forecast*

Attachment 2 – HCD Reporting Tables

Attachment 3 – Fiscal Year 2023-2024 Housing Successor Agency Annual Report