



October 12, 2021

Board of Supervisors  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

**SUBJECT:** Public Hearing to Consider Approval and Adoption of the 2021-2029 Housing Element Project Consisting of Proposed Amendments to the 2040 General Plan and 2040 General Plan Background Report; and to Approve Addendum No. 1 to the 2040 General Plan Environmental Impact Report (PL21-0004, County of Ventura, Applicant); All Supervisorial Districts.

**RECOMMENDED ACTIONS:**

1. **CERTIFY** that your Board has reviewed and considered this Board letter and all exhibits hereto, including the certified 2040 General Plan Environmental Impact Report (EIR) (Exhibit 4.1), the Statement of Overriding Considerations (Exhibit 4.2), the proposed Addendum No. 1 to the EIR (Exhibit 4.3), and the Planning Commission's September 2, 2021 resolution stating its recommended actions regarding the 2021-2029 Housing Element project (Exhibit 2), and has considered all comments received during the public comment and hearing process.
2. **ADOPT** a resolution (Exhibit 6) pursuant to which your Board takes the following actions:
  - a. **CERTIFIES** that (1) Addendum No. 1 to the certified 2040 General Plan EIR (Exhibit 4.3) was presented to your Board along with said EIR (Exhibit 4.1), the Statement of Overriding Considerations (Exhibit 4.2) and that your Board has reviewed and considered the information contained therein and all comments and responses to comments prior to approving the 2021-2029 Housing Element; and (2) Addendum No. 1 to the certified 2040 General Plan EIR (Exhibit 4.3) has been completed in compliance with the California Environmental Quality Act ("CEQA");
  - b. **FINDS**, based on the whole of the record before your Board, that none of the conditions set forth in CEQA Guidelines sections 15164(a) and 15162 to require the preparation of a subsequent or supplemental environmental impact report for the project have occurred or exist, and that Addendum No. 1 (Exhibit 4.3) satisfies environmental review requirements in compliance with CEQA;

- c. **FINDS**, based on the whole of the record before your Board including the evidence set forth in Sections A, B, C, D and E of the Planning Commission Staff Report (Exhibit 1) and the entire record, that the 2021-2029 Housing Element consisting of proposed amendments to the 2040 General Plan and 2040 General Plan Background Report (Exhibit 3) ("General Plan Amendment No. PL21-0004) is consistent with the Goals, Policies, and Programs of the 2040 General Plan, and good planning practices and is in the interest of public health, safety or general welfare;
- d. **APPROVES** and **ADOPTS** proposed Addendum No. 1 to the certified 2040 General Plan EIR (Exhibit 4.3); and
- e. **APPROVES** and **ADOPTS** the proposed amendments to the 2040 General Plan and 2040 General Plan Background Report (Exhibits 3.1 through 3.3);
- f. **REPEALS** the current 2013-2021 Housing Element of the 2040 General Plan which consists of Chapter 3.3, Policies 3.4.2-8, 3.4.2-9, and Program 3.4.3-3 of the Goals, Policies and Programs, and Chapters 3.3 and 3.4 of the Land Use Appendix (Exhibit 5);
- g. **SPECIFIES** the Clerk of the Board of Supervisors is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the administrative record of proceedings upon which the foregoing decisions are based.

**FISCAL IMPACTS/MANDATES:**

Mandated: Yes  
Source of Funding: General Fund and State Planning Grant  
Funding Match Required: None  
Impact on Other Departments: None

<b>Current FY 2021-22 Budget Projection for RMA Planning - Division 2910, Unit 2913</b>				
	Adopted Budget	Adjusted Budget	Projected Actual	Estimated Savings/Deficit
Appropriations	\$ 8,039,367	\$ 8,039,367	\$ 8,039,367	\$ -
Revenue	\$ 4,304,214	\$ 4,304,214	\$ 4,304,214	\$ -
Net Cost	\$ 3,735,153	\$ 3,735,153	\$ 3,735,153	\$ -

There is no fiscal action to be taken by your Board related to this agenda item. Among other things, the 2021-2029 Housing Element identifies housing-related programs that are proposed for the next eight-year planning period (October 2021-October 2029). These programs will either be funded by the existing budget for the agency/division listed for the program or will be considered for funding in future years (e.g., Program E, Farmworker

Housing Study). Current Planning Division staff resources dedicated to housing programs will continue after the 2021-2029 Housing Element is adopted.

### **EXECUTIVE SUMMARY:**

The proposed amendments to the 2040 General Plan update the housing element for the next mandated 6<sup>th</sup> cycle housing planning period of 2021-2029 (Exhibit 3). The 2021-2029 Housing Element incorporates previous direction from your Board, recent changes to the state housing element law, public input, comments from the California Department of Housing and Community Development (HCD), and recommendations from the Planning Commission. Since your Board's previous review on February 9, 2021, the following stakeholder activities and revisions to the draft 2021-2029 Housing Element include the following:

- 1) Final Regional Housing Need Allocation (RHNA) numbers;
- 2) Revised analysis on affirmatively furthering fair housing to meet new state law and related HCD guidance;
- 3) Modification to accessory dwelling unit and junior accessory dwelling unit projections and addition of a monitoring program;
- 4) Additional public outreach;
- 5) Compliance letter from HCD approving the draft 2021-2029 Housing Element prior to Planning Commission hearing (Exhibit 1, sub exhibit 10);
- 6) Recommended revisions from the Planning Commission including two programs, one policy and a data table; and
- 7) Revision to Program D "Infrastructure Constraints" to include a forum for stakeholders, agencies and service providers in 2023 to discuss the policies that impact infrastructure necessary for housing development.

After your Board's review and comments, the incorporation of any changes and final adoption by your Board, Planning staff will submit the adopted 2021-2029 Housing Element to HCD for its mandatory 90-day review for certification.

### **BACKGROUND:**

On February 9, 2021, staff presented the first draft version of the 2021-2029 Housing Element to your Board ("February Draft"; Exhibit 1, sub exhibit 6) for policy direction. Your Board authorized Planning staff to forward the February Draft to HCD for the required initial 60-day review period with certain minor revisions to incorporate public comments. On March 16, 2021, Planning staff submitted the board-approved February Draft Housing Element to HCD for review with minor modifications ("March Draft"; Exhibit 1, sub exhibit 7.2).

On May 12, 2021, Planning staff received a comment letter from HCD (Exhibit 1, sub exhibit 8) that outlined the necessary revisions to bring the March Draft Housing Element into compliance with state law. Staff addressed many of HCD's comments by providing additional context information for the proposed programs, elaborating on staff's

affordability assumptions in the sites inventory analysis, and providing additional information regarding the County's permitting processes. However, the bulk of the revisions were made to comply with new fair housing assessment guidelines,<sup>1</sup> which HCD released six weeks after Planning staff submitted the March Draft to HCD for review. Planning staff, with assistance from technical housing experts, added approximately 40 pages of analysis to the March Draft Housing Element resulting in the June Draft Housing Element ("June Draft"; Exhibit 1, sub exhibit 9) that was submitted to HCD for a second round of review on June 24, 2021.

On July 27, 2021, Planning staff held a teleconference meeting with HCD staff to receive initial input on the June Draft Housing Element. HCD staff provided verbal comments related to the implementation programs and the fair housing assessment and offered the option to submit revisions to the June Draft Housing Element prior to the conclusion of HCD's second 60-day review period. On August 2, 2021 and August 18, 2021, Planning staff submitted revisions in response to HCD's comments ("August Draft Housing Element"; Exhibit 1, sub exhibit 11). Thereafter, on August 23, 2021, Planning staff received a compliance letter from HCD (Exhibit 1, sub exhibit 10) stating that the revisions included in the August Draft Housing Element are in compliance with the state housing element law.

Staff presented the August Draft Housing Element to the Planning Commission on September 2, 2021. The Planning Commission recommended a few revisions which are described in Section B below.

Since the Planning Commission hearing, Planning staff has met with board members from House Farmworkers! to discuss and address their comments regarding competing government policies related to infrastructure access. As a result, Program D was modified to facilitate a forum during 2023 to discuss policies that impact infrastructure necessary for housing development. Specifically, this modification would also implement General Plan Policy PSF 1.4 which states that "the County shall collaborate with the cities in Ventura County, neighboring jurisdictions, special districts, and regional agencies to address issues of mutual interest and concern, including infrastructure and public service deficiencies, particularly in Designated Disadvantaged Communities". This recommended revision to Program D by Planning staff and the recommended changes by the Planning Commission are reflected in the 2021-2029 Housing Element for your Board's consideration today (Exhibit 3).

## **A. 2021-2029 HOUSING ELEMENT**

To align with the recently adopted 2040 General Plan and new state housing laws, the 2021-2029 Housing Element (Exhibit 3) has been significantly restructured,

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<sup>1</sup> *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements*, HCD, 27 Apr. 2021, [https://www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf).

reorganized and reformatted from the current 2013-2021 Housing Element (Exhibit 5). The 2021-2029 Housing Element project (General Plan Amendment No. PL21-0004) consists of the following legislative actions:

- Repeal and replacement of Chapter 3 of the 2040 General Plan (Exhibit 7) with the updated Housing Element (Exhibit 3.1)
- Amendments to Chapter 12 of the General Plan, Glossary and Acronyms (Exhibit 3.2)
- Repeal and replacement of Chapter 5 of the General Plan Background Report (Exhibit 8) with an updated Housing chapter (Exhibit 3.3)
- Repeal of current 2013-2021 Housing Element (Exhibit 5)

The updated Housing chapter of the General Plan Background Report (Exhibit 3.3) serves as the technical appendix and primarily contains socioeconomic data and analysis that identifies housing issues and constraints. The Background Report also includes the residential land inventory tables and the review and assessment of the current Housing Element programs, as required by state law. Chapter 12 of the General Plan, Glossary and Acronyms (Exhibit 3.2) has been amended to add or revise certain housing terms utilized in the 2021-2029 Housing Element. Chapter 3 of the General Plan ("Housing Element"; Exhibit 3.1) includes the proposed goals, policies, and programs that address the housing needs identified in the Background Report.

The updated 2021-2029 Housing Element includes five goals, 32 policies and 26 action-oriented implementation programs. The programs include expanding the available ADU homeowner tools (Programs C and U); focusing on funding opportunities in coordination with the County Executive Office Community Development Division (Program A); and actively recruiting County residents in low opportunity neighborhoods to participate on boards, committees and other local government bodies to further fair housing goals (Program Y).

Notably, the County will be instrumental in coordinating a countywide effort for a Farmworker Housing Study in conjunction with all jurisdictions and agencies within the county (Program E), working with important community stakeholders including the Agricultural Commissioner's office, VC Farm Bureau and House Farmworkers! as well as building upon the partnerships and network developed during the pandemic with the Ventura County Farmworker Health Collaborative and the Farmworker Resource Program. This countywide study will collect information through an extensive survey of farmers, farmworkers, and farm labor camps located throughout the County, which will inform an assessment of farm labor patterns within the County and their current housing needs, land use constraints, infrastructure barriers as well as access to social services. Additionally, the study aims to identify suitable sites in the County which can house farmworkers as well as illustrate different housing types that could be used for various farmworkers (such as single, families, temporary, seasonal, etc.), identify financial strategies for development, develop policies and regulatory reforms, and an

action plan for jurisdictions within the County which would ultimately result in the production of more farmworker housing. Funding for the study will be achieved through a combination of grants and contributions from cities and the County. This effort would require significant engagement with the agricultural community, build consensus between all jurisdictions, and would create an Advisory Council which would provide direction for the survey and study components. The Farmworker Housing Study will be one of the first programs to be implemented from the updated 2021-2029 Housing Element due to its importance in our local community and to provide the greatest potential to increase these housing units in the county and cities during the eight-year housing cycle.

### ***Regional Housing Needs Allocation (RHNA)***

State law requires each council of governments to prepare allocation plans for all cities and counties within its jurisdiction. The final RHNA for the 2021-2029 planning period was adopted by the SCAG Regional Council on March 4, 2021<sup>2</sup>, which allocated a total of 1,262 units to the County – an increase of three additional units since the draft RHNA allocation was presented to your Board in February 2021. The final RHNA allocation is reflected in the 2021-2029 Housing Element and shown in Table 1 below.

<b>TABLE 1</b> <b>County of Ventura 2021-2029</b> <b>Regional Housing Needs Allocation</b>					
<b>Extremely Low Income</b> ( <b>&lt; 30% of median</b> )	<b>Very-Low Income (30-50% of median)</b>	<b>Low Income (50-80% of median)</b>	<b>Moderate Income (80-120% of median)</b>	<b>Above-Moderate Income (&gt;120% of median)</b>	<b>TOTAL</b>
<b>159*</b>	<b>160</b>	<b>225</b>	<b>250</b>	<b>468</b>	<b>1,262</b>

\* HCD allows jurisdictions to presume that 50 percent of very low-income households qualify as extremely-low-income households. The County received an allocation of 159 housing units affordable to extremely low-income households and 160 affordable to very low-income households.

### ***Accessory Dwelling Unit Projections***

The 2021-2029 Housing Element proposes a diversified approach to the County's housing inventory. One of the strategies to meet the RHNA targets mentioned above is to promote the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). The state legislature passed a series of new laws since 2017 that have significantly increased the potential for development of new ADUs and JADUs by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include housing element programs that incentivize their development. To account for this increased potential, HCD's Site

<sup>2</sup> SCAG 6th Cycle Final RHNA Allocation Plan, SCAG, 22 March 2021, <https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-final-allocation-plan.pdf?1625161899>.

Inventory Guidebook<sup>3</sup> allows local agencies to assume an average increase of five times the previous planning period construction trends prior to 2018.

Between 2014 and 2017, the County issued an average of 23.5 ADU building permits per year. Applying HCD's methodology, the County can assume up to 117 ADUs to be permitted annually, which was initially proposed in the site inventory reviewed by your Board in February. However, Planning staff anticipates that permitting trends will be closer to an average annual increase of three times which would likely result in the development of 70 ADUs and JADUs per year for a total of 560 units during the eight-year planning period. Table 2 below shows the results of applying the new ADU projections to the affordability assumption methodology authorized by SCAG and HCD.

### ***“No Net Loss” – Site Inventory Capacity***

The new “No Net Loss” provision of state law (Gov. Code, § 65863) requires that each jurisdiction maintain adequate site inventory capacity to accommodate RHNA targets during the entire eight-year planning period. A jurisdiction must add additional sites or rezone sites for increased density if land use decisions or development results in a shortfall of sufficient sites to accommodate the remaining housing targets for each income category. To ensure that sufficient capacity exists, HCD recommends creating a 15 to 30 percent buffer to accommodate the lower-income RHNA. As shown in Table 2 below, the surplus inventory for lower and moderate-income categories exceeds HCD's recommendations by 37 percent for the lower-income and 151 percent for moderate-income category. Additionally, the County acknowledges its obligation to comply with this new state law through proposed Housing Element Policy HE-2.4 and Program F, Annual Progress Report, to ensure that adequate sites remain available throughout the planning period. Program Z was newly added to specifically monitor the permitting trends and affordability of ADUs and JADUs to ensure they meet the lower-income housing needs in the County.

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<sup>3</sup> *Housing Element Site Inventory Guidebook*, California Department of Housing and Community Development, 10 June 2020, [https://www.hcd.ca.gov/community-development/housing-element/docs/sites\\_inventory\\_memo\\_final06102020.pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf)

<b>TABLE 2</b> <b>Housing Inventory Summary for Lower, Moderate, and Above Moderate-Income Categories</b>				
	<b>Lower Income</b> (less than 80% of median)	<b>Moderate Income</b> (80-120% of median)	<b>Above-Moderate Income</b> (greater than 120% of median)	<b>TOTAL</b>
<b>Existing RHD Zoned Sites</b> (20 du/acre)	220	-	30	250
<b>ADUs and JADUs</b>	258	235	67	560
<b>Farmworker Dwelling Units</b>	8	-	-	8
<b>Approved Residential Projects</b>				
<i>CSUCI University Glen Phase 2</i>	170	310	120	600
<i>Somis Ranch Farmworker Housing Complex Phases 1 and 2</i>	200*	-	-	200*
<i>Rancho Sierra Supportive Housing Project</i>	50	-	-	50
<i>Reider Tract (Piru)</i>	5	44	-	49
<i>Finch Tract (Piru)</i>	-	113	62	175
<b>Vacant Sites in Existing Communities</b>				
<i>Camarillo Heights/Las Posas Estates</i>	-	-	51	51
<i>Bell Canyon</i>	-	-	62	62
<i>Santa Rosa Valley</i>	-	-	12	12
<i>Lake Sherwood</i>	-	-	76	76
<b>Total</b>	<b>911</b>	<b>702</b>	<b>480</b>	<b>2,093</b>
<b>2021-2029 RHNA</b>	<b>544</b>	<b>250</b>	<b>468</b>	<b>1,262</b>
Surplus Units (as a percentage of RHNA)	367 (67%)	452 (181%)	12 (3%)	831 (66%)

\* The Somis Ranch Farmworker Housing Complex project was approved by the Board of Supervisors on February 2, 2021. The approved project consists of 360 farmworker housing units, which will be built in three phases. For Housing Element Inventory purposes, only the first two phases (200 units) are being counted for the 2021-2029 planning period.

### ***Fair Housing Assessment***

As mentioned above, on April 27, 2021, HCD released a 100-page guidance memo on the obligation to Affirmatively Further Fair Housing (AFFH Guidance) in local

housing elements, six weeks after the March Draft Housing Element was submitted to HCD for its initial 60-day review. As a result, Planning staff added approximately 40 pages of analysis, maps, and tables to align with new requirements from HCD's AFFH Guidance memo. This update has been reflected in tracked changes in the August Draft Housing Element (Exhibit 1, sub exhibit 11) which HCD determined to be in compliance with state law.

<b>Table 3</b> <b>Fair Housing Issues, Contributing Factors, and Meaningful Actions</b>		
<b>Fair Housing Issue*</b>	<b>Contributing Factors*</b>	<b>Meaningful Actions</b>
<b>Patterns of Segregation including Presence of Racially or Ethnically Concentrated Areas of Poverty</b>	<ul style="list-style-type: none"> <li>• Past racially restrictive covenants and school district gerrymandering caused segregation in schools and neighborhoods.</li> <li>• Rural and agricultural communities (along Highway 126) have more affordable housing opportunities overall. Communities are primarily home to Hispanic/Latino, low- and moderate-income households, including farmworkers.</li> <li>• Infrastructure constraints restrict development of high-density housing in most of the unincorporated county; therefore, the County is limited in rezoning for higher density development in unincorporated communities which need it most.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage home share partnerships to provide affordable housing options in exchange for services to assist senior resident homeowners. <b>(Program X)</b></li> <li>• Continue the rent control program for mobilehome parks, which provides housing for lower income residents in high resource areas. <b>(Program B)</b></li> <li>• Encourage construction of ADUs to increase supply of affordable housing, especially in high resource areas. <b>(Programs C and U)</b></li> <li>• Increase services and amenities, such as infrastructure improvements and funding resources to improve access to opportunity in low resource areas. <b>(Programs A, D, and E)</b></li> <li>• Provide training to landlords on fair housing laws and encourage them to market their rental units in high resource areas to voucher holders. <b>(Programs L and Q)</b></li> </ul>
<b>Disproportionate Access to Homeownership</b>	<ul style="list-style-type: none"> <li>• Unaffordable home prices in coastal communities.</li> <li>• Costs of repairs or rehabilitation for older housing stock.</li> <li>• Lack of economic mobility for protected classes.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide down payment assistance to eligible potential homeowners. <b>(Program R)</b></li> <li>• Guide eligible homeowners in identifying resources for rehabilitation assistance. <b>(Programs V and W)</b></li> </ul>

Fair Housing Issue*	Contributing Factors*	Meaningful Actions
<b>Discrimination in Housing</b>	<ul style="list-style-type: none"> <li>• Lack of community support for high-density affordable housing.</li> <li>• Limited housing opportunities for persons with disabilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased testing and more persistent enforcement of fair housing laws. <b>(Program L)</b></li> <li>• Actively recruit residents from low-opportunity/disadvantaged communities to serve or participate on boards, committees and other local government bodies. <b>(Program Y)</b></li> <li>• Amend County Ordinances and implement new state housing laws that mandate the use of only objective standards to approve residential projects, including projects for the special needs population. <b>(Programs N and T)</b></li> </ul>

\* Further discussion on the County's fair housing issues and contributing factors can be found in the Fair Housing Assessment section in Exhibit 3.3.

The findings from the updated analysis resulted in the identification of three fair housing issues and the contributing factors to those issues. Table 3 above identifies proposed programs in the 2021-2029 Housing Element for meaningful actions to combat fair housing issues within the unincorporated County. Additionally, four new programs (V, W, X, and Y) were added to further fair housing as a result of the updated analysis and input received from HCD review.

## B. PLANNING COMMISSION HEARING

The draft 2021-2029 Housing Element (Exhibit 1, sub exhibit 3) was presented to the Planning Commission on September 2, 2021. Staff received one public comment letter before the hearing (Exhibit 1, sub exhibit 13), and there were no public comments received during the Planning Commission hearing.

The Planning Commission voted 5-0 to adopt a resolution recommending that your Board approve the 2021-2029 Housing Element with the following revisions, which is reflected in the updated project materials (Exhibit 3):

- 1) Include all changes recommended in the Errata memo (Exhibit 1, sub exhibit 14);
- 2) Revise Program A in Exhibit 3.1 to add the following text:  
"The County shall apply for, and strive to receive and maintain thereafter, the State's Prohousing Designation by demonstrating a sufficient number of policies that contribute to accelerating housing production.";
- 3) Revise Program J in Exhibit 3.1 to include monitoring by Planning staff for Planned Development permit processing time;

- 4) Revise Policy HE-3.3 in Exhibit 3.1 to include incentives for homeownership and rental housing; and
- 5) Revise Table 5.5 in Exhibit 3.3 to add an annual salary for agricultural workers.

### **C. ENVIRONMENTAL REVIEW**

On September 15, 2020, the Board of Supervisors certified an EIR that evaluated the environmental impacts of actions taken related to the adoption of the County's 2040 General Plan (Exhibit 4.1) and adopted a Statement of Overriding Considerations (Exhibit 4.2) for impacts which were identified as significant and unavoidable and could not be reduced to a less-than-significant level after applying mitigation measures.

Section 15164(a) of the CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) states that the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred. Implementation of the 2021-2029 Housing Element will not result in any new significant impacts, increases in intensity of identified impacts, substantial changes in circumstances, identification of new or now feasible mitigation measures, or new or now feasible alternatives. As a result, the County prepared Addendum No. 1 to the EIR for the Ventura County 2040 General Plan, which is attached as Exhibit 4.3.

The Planning Commission and staff recommend that your Board consider and adopt Addendum No. 1 (Exhibit 4.3) as the appropriate CEQA document for the 2021-2029 Housing Element after reviewing and considering the certified 2040 General Plan EIR (Exhibit 4.1), the EIR's mitigation measures as well as the EIR's Statement of Overriding Considerations (Exhibit 4.2).

### **D. PUBLIC NOTICE AND OUTREACH**

Public participation is a critical part of the Housing Element update process. Due to the public health stay-at-home directives during the COVID-19 pandemic, planned in-person public workshop and stakeholder engagements were converted to virtual online meetings in 2020 and 2021.

The primary public outreach and engagement methods utilized to date for the 2021-2029 Housing Element were two surveys, various stakeholder meetings, three virtual public workshops, and two virtual public hearings. Spanish translated presentation slides and live Spanish interpretation were provided during the workshops and public hearings. Notice of this Board hearing and the availability of the 2021-2029 Housing Element on the Planning Division website was distributed to the Housing Element Stakeholder List using Mailchimp (approximately 169 contacts) and posted on the project webpage. Details on all public outreach activity can be found in Appendix C of

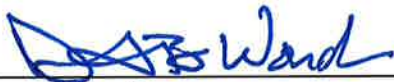
Exhibit 11 of the Planning Commission Staff Report. Additionally, Exhibit 12 of the Planning Commission Staff Report consists of a table summarizing the revisions made since the February Draft Housing Element was presented to your Board. To summarize, many of the comments received from public input and HCD resulted in the August Draft Housing Element which received approval from HCD.

Notice of this Board hearing was published on September 30, 2021 in Spanish in the Vida newspaper and in English in the Ventura County Star on October 2, 2021. As of October 5, 2021, the Planning Division did not receive any comment letters regarding the project.

#### **E. NEXT STEPS**

Following this Board hearing, Planning staff will incorporate any recommended revisions and submit the approved and adopted 2021-2029 Housing Element (Exhibit 3) to HCD for a mandatory 90-day post-adoption review for certification.

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 Jennifer Butler, Project Planner, at (805) 654-2495 or via email at [jennifer.butler@ventura.org](mailto:jennifer.butler@ventura.org).



Dave Ward, AICP, Director  
Ventura County Planning Division

#### **ATTACHMENTS:**

- Exhibit 1: Planning Commission Staff Report dated September 2, 2021, including sub-exhibits 2 through 15
- Exhibit 2: Planning Commission Resolution No. R-21-09
- Exhibit 3: General Plan Amendment No. PL21-0004 – 2021-2029 Housing Element:
  - 3.1 - General Plan, Chapter 3 – Housing Element
  - 3.2 - General Plan, Chapter 12 - Glossary and Acronyms
  - 3.3 - General Plan Background Report, Chapter 5 - Housing

Exhibit 4: Addendum to the Ventura County 2040 General Plan Environmental Impact Report

4.1 - Ventura County 2040 General Plan Environmental Impact Report

4.2 - Ventura County 2040 General Plan Environmental Impact Report,  
Statement of Overriding Considerations

4.3 - Addendum No.1 to the Ventura County 2040 General Plan  
Environmental Impact Report

Exhibit 5: Current 2013-2021 Housing Element

Exhibit 6: Board Resolution

Exhibit 7: Existing Chapter 3 of 2040 General Plan to be Repealed and Replaced

Exhibit 8: Existing Chapter 5 of 2040 General Plan Background Report to be Repealed  
and Replaced