



March 28, 2023

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

SUBJECT: Review and Approve the Planning Division Work Plan Forecast for the remainder of Fiscal Year 2022-23 (April to June 2023), Fiscal Year 2023-24 (July 2023 to June 2024), Fiscal Year 2024-25 (July 2024 to June 2025) and Fiscal Year 2025-26 (July 2025 to June 2026)

RECOMMENDED ACTIONS

- 1) **REVIEW** the Planning Division Work Plan Forecast for the Remainder of Fiscal Year (FY) 2022-23 (April to June 2023), FY 2023-24 (July 2023 to June 2024), FY 2024-25 (July 2024 to June 2025) and FY 2025-26 (July 2025 to June 2026) (Exhibit 1);
- 2) **DIRECT** the Planning Director to postpone staff work on General Plan Conservation and Open Space Element Program for studying increased oil and gas facilities setbacks to 2,500 feet from sensitive receptors (COS-NN) until after the conclusion of the State Referendum on Senate Bill 1137 is decided by a statewide vote in November 2024 Election and the Planning Director returns to the Board for direction;
- 3) **CONSIDER** a potential Temporary Rental Unit Ordinance Project for Santa Rosa Valley and Lake Sherwood Communities and if affirmed by the Board, **DIRECT** the Planning Director to include this project for commencement in FY 2025-2026 of the Planning Division Work Plan Forecast; and
- 4) **APPROVE** the Planning Division Work Plan Forecast for the Remainder of Fiscal Year (FY) 2022-23 (April to June 2023), FY 2023-24 (July 2023 to June 2024), FY 2024-25 (July 2024 to June 2025) and FY 2025-26 (July 2025 to June 2026) (Exhibit 1).

FISCAL MANDATES / IMPACTS

Mandated:	No
Source of Funding:	Planning Division Budget
Funding Match Required:	None
Impact on Other Departments:	None

The preparation costs for this report and developing the new Planning Division Work Plan Forecast ("2023-2026 Work Plan" or "Work Plan") are funded through the Planning Division's adopted FY 2022-23 program budget (2910).

FY 2022-23 Budget Projection for Planning – Division 2910				
	Adopted Budget	Adjusted Budget	Projected Actual	Estimated Savings/(Deficit)
Appropriations	\$ 10,382,005	\$ 10,668,288	\$ 9,900,539	\$ 767,749
Revenue	\$ 5,195,406	\$ 5,195,406	\$ 4,481,793	\$ 713,613
Net Cost	\$ 5,186,599	\$ 5,472,882	\$ 5,418,746	\$ 54,136

The projects shown on the three-year Work Plan (Exhibit 1) will be performed by a combination of existing staff, new staff, and technical consultants through multiple budget cycles for FY 2023-24, FY 2024-25, and FY 2025-26. Each budget year, the Planning Division prepares the funding requests for technical consultants to assist in the preparation of required documents that are typical for policy development and ordinance amendments. These include technical studies, environmental reports and in some cases, to augment staff resources to complete the project. The Board of Supervisors (Board) considers these requests typically during the Resource Management Agency budget during the annual budget review and adoption in June of each year.

The Planning Division regularly monitors the availability of regional, state and federal grant programs for the opportunity to apply and align potential grants with the Division Work Plan projects to help offset or match part of the general fund monies used to support the Planning Division. The Division has been very successful in recent endeavors to obtain funding including our policy work on sea level rise and resiliency (\$355,000 in Coastal Commission funding for Phases 1 and 2 on the ongoing Local Coastal Program (LCP) amendment), implementing policy updates and ordinance amendments related to the state Housing Legislation (\$300,000 in Local Early Action Planning Grant (LEAP) and \$310,000 in the SB2 Planning Grants for the Housing Element update, Accessory Dwelling Unit Ordinance, Agricultural Worker Housing Ordinance, Farmworker Housing Study and Action Plan and El Rio/Del Norte Area Plan Update), and in agricultural and resource protection (\$275,000 from the State's Sustainable Agricultural Lands Conservation Program for development of the Ventura County Agricultural Conservation Plan. Currently the Division is reviewing potential grants for Phases 4 and 5 of the Farmworker Housing Study and Action through the Connect SoCal Sustainable Communities Program: Civic Engagement, Equity, and Environmental Justice (CEEEJ) grant set to be released in the spring of 2023.

DISCUSSION

A. Background

The Work Plan presented herein includes a subset of programs and projects approved by your Board as part of the 2040 General Plan (approved September 15, 2020), programs and projects currently undertaken by the Planning Division's three Policy Program sections, and other tasks and projects required for the general management and administration of the Planning Division. The current two-year Work Plan (2021-2023) is concluding this fiscal

year in June 2023. Therefore, for context, the forecasted 2023-2026 Work Plan covers the period from April 2023 through June 2026, just over a three-year period.

In September 2022, your Board received the first General Plan Implementation status report, describing current efforts across County agencies involved in implementing the programs adopted as part of the General Plan. Table 1 below presents the total number of implementation programs in the General Plan, with the subset of Climate Action Plan (CAP) related implementation programs identified separately.

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

Element	Implementation Programs (Climate Action Plan)	Implementation Programs (Other)	Total
Agricultural	13	2	15
Conservation and Open Space	22	18	40
Circulation, Transportation and Mobility	12	6	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

The report also included the status for the implementation programs. Further information from this report can be found at the following link, including information regarding the subset of programs directly related to the County's implementation of the Climate Action Plan. <https://ventura.primegov.com/Portal/Meeting?meetingTemplateId=15913>

It is notable that during the two years of the 2021-2023 Work Plan, increased planner vacancies during COVID have impacted the Division's schedule of completion of some projects and the ability to commence certain new implementation programs. The Planning Division continues planner recruitments to fill the remaining vacancies in the Policy Program Sections by the end of calendar year 2023 however like all county agencies, our vacancy rate remains high and fewer applicants are applying for those positions. That said, even with the vacancy rate at 16% (same as the overall County rate), which is nearly double the pre-COVID vacancy rate experienced in the Planning Division, many critical Board directed projects have been completed.

B. Work Plan Organization

The 2023-2026 Work Plan is organized by both fiscal year and the project categories described below. This information is augmented by two Exhibits attached herein. Exhibit 1

is a chart that presents the proposed Work Plan and timeline visually and summarizes key features and milestones. Exhibit 2 includes the text of each program for the Work Plan as it appears in the 2040 General Plan and is provided as a reference.

The timeline for many programs in the Work Plan is partially dependent on whether the program was identified as a mitigation measure in the 2040 General Plan Environmental Impact Report (EIR-MM), whether the program was identified within the first five years for implementation or whether it was added to ensure discretionary development permitting can address new policies during the application review. The three programs that are EIR mitigation measures are identified in Exhibit 1 under the "General Plan EIR" column as "EIR MM" and these programs cannot be significantly altered or removed unless the EIR is amended.

In this second iteration of the Work Plan since 2021, staff has added a third year (FY 2025-2026). There are several reasons for this. Unanticipated planner vacancies, as well as some current projects taking longer than anticipated due to public engagement and/or lengthier technical work have extended implementation timelines beyond the 2020-2025 completion estimated in the first Work Plan (2021-2023 period). Including the additional year provides your Board greater flexibility to prioritize when certain programs are completed and/or to determine if other land use initiatives, not identified in the General Plan, are of interest to your Board for the Planning Division to complete during the next three-year planning period. Any changes to the programs and/or schedules would be incorporated by Planning Division staff into a final Work Plan Forecast. If your Board identifies new land use initiatives not contained in the draft Work Plan or this Board Letter, the Board would need to give direction to the Planning Division to bring forward those items at a later date for Board discussion and action.

Lastly, the 2023-2026 Work Plan reflects the Planning Division's best estimate of concluding numerous projects currently in process, assigning staffing availability when those projects are completed through post-adoption tasks, and an anticipated schedule based on current information. As with any projected work plan and timeline, it's important to note that project priorities can shift based on factors such as emerging community issues (e.g., unforeseen emergencies and natural disasters, such as widespread fires or floods), funding changes (either loss of anticipated funding or new grant funding sources), new state mandates, unanticipated changes in staffing resources, and your Board priorities.

C. Summary of Project Categories Included in the Three-Year Work Plan

The proposed Work Plan is organized in six program area category themes and functions, as described below, which implement the General Plan or other policy initiatives of your Board, and the work will be performed mostly by the Policy Program Sections of the Planning Division (see Exhibit 1).

1. General Plan Program Implementation

Projects within this category include, but are not limited to, completion of the study for identification of additional Designated Disadvantaged Communities (LU-Q) and continuing with the necessary general plan amendment to effectuate designations, the creation of

development standards for agricultural tourism (AG-D), as well as several largely administrative General Plan amendments (e.g., corrections to tables and maps, grammatical corrections).

One program focus for the first two years of the Work Plan is completion of the package of energy-related programs to implement the Climate Action Plan. Phase 1 work was completed with the adoption of the Reach Code in the County Building Code in November 2022. Phase 2 work is underway and includes a variety of programs, including an assessment of green building standards, culminating in a deliverable entitled “Guidelines for Sustainable Building,” (COS-N, COS-P, COS-R, COS-U, and HAZ-T) and development of an energy efficiency incentive program, including incentives for solar home design and use of green roofs (HAZ-U, W). Early work in Phase 2 is the Assessment of Land Near Electrical Transmission and Distribution Lines (COS-O), which will be presented to your Board in fall 2023. The study will evaluate the land use and regulatory setting, recommend priority areas, and receive Board direction whether to draft regulatory amendments such as a zoning overlay and/or General Plan amendment.

Projects for year three of the Work Plan include programs related to Naval Base Ventura County (LU-I, LU-K, LU-L, LU-M, HAZ-N) to ensure land use compatibility (e.g., collaborate on a Memorandum of Understanding with NBVC to delineate roles and responsibilities related to the Joint Land Use study; establish and delineate Military Compatibility Areas); a program to explore issues related to regulating the density and location of alcohol and tobacco outlets near sensitive land uses such as schools, childcare facilities, and parks, and in particular in designated disadvantaged communities (LU-H); and a program working with Ventura County Transportation Commission to analyze development standards for shared mobility enterprises (e.g. bike sharing) (CTM-N).

2. Updates to the Initial Study Assessment Guidelines

To fully effectuate several General Plan programs, there is a need to update the Initial Study Assessment Guidelines (ISAG) used by the County for conducting environmental analysis required by the California Environmental Quality Act (CEQA). The projects in the ISAG updates include those that Planning Division staff determined are required to comply with updates to CEQA, incorporation of several General Plan EIR mitigation measures and to ensure discretionary development review and permitting is consistent with the Permit Streamlining Act. Examples of projects in this category include the protection of biological resources (Program COS-GG), the revision of a construction noise threshold (Program HAZ-CC) and the establishment of agricultural conservation easements (AG-O), a required mitigation measure from the 2040 General Plan EIR.

There are 25 ISAG sections and staff has initiated the review and update of all sections. One primary focus of this project is to ensure that “Thresholds of Significance”¹ are updated and clearly written. Staff will also update the *County’s Administrative Supplement to the*

¹ Thresholds of Significance are used to determine if a discretionary land use project would result in a potential environmental impact.

State CEQA Guidelines, last updated in 2010. This document outlines administrative processes related to the completion of CEQA documents, including document preparation, the role of other County agencies in document preparation and review, and public review requirements for CEQA documents.

3. Housing Element Programs

Since the adoption of the 2021-2029 Housing Element in October 2021, staff has been focused on completing ordinance amendments based on state law mandates and implementing new programs adopted in the Housing Element during the eight-year cycle which ends in October 2029. Several programs from the prior Housing Element were carried forward into the 2021-2029 Housing Element which are prioritized for completion: such as updates to the Non-Coastal and Coastal Zoning Ordinances (NCZO and CZO respectively) for state law changes for density bonus, incorporation of special needs housing, and completing the update to Accessory Dwelling Unit (ADU) regulations in the Coastal Zoning Ordinance (CZO), as well as completing numerous procedures, handouts, and website updates to facilitate the permitting processes for housing production.

Each year, the State Legislature approves new housing laws which require substantial staff time to understand how they relate to Ventura County and then to determine how to implement the changes, either by amending regulations or creating administrative procedures, typically by January of the next year. With the assistance of County Counsel, the Planning Division has met deadlines for new legislation which allows for streamlined housing approvals, and changes to permitting timelines, but it has come at the cost of slowing down other projects to ensure we are always in compliance with the latest housing laws. Each year, the reporting requirements to the State have also been expanded, resulting in a substantial level of effort to produce the annual progress report.

Pursuant to the oversight of the State Department of Housing and Community Development (HCD), it is important for the County to stay on schedule as much as possible, as annual progress reports are due to HCD every April 1st, which provide an account for the prior year's program implementation. Additionally, HCD has received new enforcement powers by the State legislature to hold all local jurisdictions accountable to the adopted programs. Given the state laws in this regard, your Board has the least flexibility to adjust the timing in these programs.

4. Area Plan Updates and Implementation

The Work Plan contains updates planned for various Area Plans to address applicable new policies and programs from the General Plan adoption. The updates begin with the El Rio/Del Norte Area Plan, which is underway, and then the North Ventura Avenue Area Plan, and finally the Ojai Valley Area Plan. Additionally, the Planning Division is working on implementation efforts of the Saticoy Area Plan, including potential pilot projects for revitalization in coordination with the City of Ventura regarding water service.

The Coastal Area Plan updates also continue. The amendments for Environmentally Sensitive Habitat Areas (ESHA) that were adopted and certified by the California Coastal

Commission in late 2022 include a variety of implementation tasks such as develop offsite mitigation programs and an in-lieu fee. For the VC Resilient Coastal Adaptation Project, Planning staff will engage residents and community stakeholders on the amendments for sea level rise and coastal hazards before the new policies and ordinance regulations are scheduled for public hearings before the Planning Commission and your Board later in the 2023 calendar year.

Additionally, projects include creation of new Parks and Recreation Zone classifications (PFS-N), and a potential update to the surface mining and reclamation ordinance, if necessary to comply with the Surface Mining and Reclamation Act (SMARA) (COS-MM). This category also includes remaining tasks associated with the Habitat Connectivity and Wildlife Corridor (HCWC) ordinance that was approved in March 2019. In addition to the remaining post-adoption tasks that require completion, your Board directed Planning Division staff to return to the Board to add ordinance regulations for wildlife crossing structures within the Los Padres National Forest. That project will return to the Board in the summer of 2023.

5. Ordinance Amendments

The Work Plan includes a separate section identifying anticipated ordinance amendments during the three-year forecast period as this provides the public the opportunity to easily see ordinances in one location. Doing so also reflects the often-significant level of staff resources required to complete ordinance amendments and allows for easier tracking of important hearing milestones. Some of these have been summarized herein within other sections (e.g., amendments related to wildlife crossing structures, necessary updates related to SMARA, agricultural tourism standards, and oil and gas-related regulations). Therefore, they will not be separately summarized here.

Additional ordinance amendment projects identified in this section include completion of a new Open Space Parks and Recreation Zone for public lands that will be limited to parks and recreational uses in the NCZO with an accompanying General Plan amendment for land use consistency (PFS-N); amendment to the NCZO for a new use category and development standards to allow alternative fuel production in industrial zones such as hydrogen and biofuels (LU-E); and NCZO amendments to incorporate maximum building lot coverage development standards currently contained in the General Plan. Lastly, there are two projects to study opportunities for the creation of compact development standards (COS-A) to conserve resources and to expand housing types (such as tiny homes) that could promote more housing production (LU-C), both of which may lead to the creation of ordinance amendments in the NCZO and CZO during the later years of the proposed Work Plan.

6. Ongoing Coordination Division Functions

This category summarizes the range of ongoing functions and effort provided by staff from the Policy Program sections which include regional coordination and responses to outside agencies for their projects that have policy implication on the County (such as Southern California Association of Governments (SCAG), Ventura County Transportation Commission, Ventura County Local Area Formation Commission, and local cities), as well

as monitoring pending state laws and completing mandated responses particularly numerous and significant for housing regulations. The Division also provides the general plan annual consistency review for the Capital Improvement Plan processed to your Board by the Public Works Agency, administers the County Tree Mitigation Off-set Fund which is awarding three tree planting grants and expectation for a second notice of funding availability in summer/fall 2023, and responds to public records requests.

The one exception in this ongoing category is the Sustainable Agricultural Lands Conservation (SALC) Program, a 2021 grant the County received from the State to empower members of the community to collectively adopt policies and develop plans to secure an ongoing and resilient agricultural economy. As part of this program, RMA staff collaborated and coordinated with staff from the Agricultural Commissioner's office, and community partners, including the Ventura County Farm Bureau, the University of California Cooperative Extension, the Ventura County Community Foundation, the Ventura County Civic Alliance, and others. While the grant concludes this year with a final report entitled, "Ventura County's Resilient Agricultural Lands Initiative – A Strategic Plan to Build Community Resilience" (anticipated to come before your Board in May 2023), it is likely there will be some future coordination across multiple County agencies and other future related actions which may necessitate an adjustment to the Division Work Plan per your Board's direction.

Lastly, this category reflects the management functions performed by Planning Division Policy Section managers who are responsible for operations within their sections. These functions include, but are not limited to, budget development and implementation, public information, inter-agency coordination, public engagement, staff meetings and training, evaluation and performance reviews, section management and administration and consultant management. Further, managers in the Policy Program Sections often work directly on the policy projects because they require the knowledge and experience of management to help staff planners craft what are often new regulations or best practices that have no defined precedent or framework.

D. Other Work Plan Considerations

1. Nyeland Acres Cannabis Retail Sales Pilot Project

On November 5th, 2019, the Board directed staff to conduct an assessment and report back on the feasibility of a pilot program allowing retail sales of medicinal and recreational cannabis in unincorporated Nyeland Acres with a portion of the retail sales revenue directed to the Nyeland Acres community. Planning Division staff and Counsel assessed the feasibility of the proposed pilot program, and on February 9th, 2021, presented to the Board the County zoning and general regulations which would need to be amended to allow this use. Staff further presented the limitations and process that this use would be subject to, which includes a countywide vote of a majority of the electorate in order to direct a portion of the retail sales revenue collected to be used to benefit community needs in unincorporated Nyeland Acres. The Board directed staff to develop the scope of work for this project which was presented as part of the Planning Division 2.5 Year Work Plan on February 23rd, 2021. At this hearing, the Board directed staff to eliminate the dedicated revenue stream component from the proposed project and return with a new scope of work.

At the March 23, 2021 Board hearing, the Board ultimately decided not to undertake this effort directly but would allow for a privately-initiated and funded rezone request.

Planning staff proactively worked with the potential applicant in spring and summer 2021, again in January 2022, and lastly in a meeting with both the applicant, Nyeland Promise community group leaders and District 3 representatives on August 24, 2022. In each of these interactions staff provided the application process and next steps necessary by the applicant to commence but no action was taken. Therefore, because this project has not been initiated by the applicant for the duration of the current Work Plan, Planning Division is not including this project in the proposed Work Plan. The applicant could still seek to initiate their proposal at a later time to be processed by the Permitting Program staff within their workload as any other permit project application, but this would not be a prioritized project in the Work Plan completed by the Policy Programs staff.

2. Oil and Natural Gas Programs

The Work Plan includes completion of the oil and gas-related amendments to the Non-Coastal Zoning Ordinance (NCZO) and Coastal Zoning Ordinance (CZO), directed by the Board in November 2020, to limit discretionary permits for oil and gas operations to fifteen years, increase oil and gas permit restoration sureties, and incorporate measures for the permanent plugging and restoration of idle oil wells. This item has required additional technical analysis and review of public comment from the August 2022 Planning Commission and from a community / industry stakeholder workshop held on November 9, 2022. Once any changes are completed in response to these comments and the ordinances are in legal compliance for the Board's review and consideration, it will be set for public hearing.

Additionally, staff began work on General Plan Program COS-NN, a study to potentially increase the setbacks specified in an existing General Plan Policy (COS-7.2), which currently requires a 1,500-foot setback from residential dwellings and a 2,500-foot setback from any school. COS-NN was intended to analyze increasing all setbacks from sensitive receptors to 2,500 feet. This effort was pre-empted by the State legislature with passage of SB 1137 to establish 3,200-foot setback distances from existing and new oil and gas facilities to a larger list of sensitive receptors and to establish other operational regulations and monitoring requirements. A recent statewide voter referendum was certified subjecting the law to voter action in the November 2024 general election. Therefore, the Planning Division recommends not including this project in the 2023-2026 Work Plan awaiting the outcome of the election. However, it is notable that General Plan Policy COS-7.2 remains effective and it is the largest setback requirement for new oil and gas facilities in the nation².

3. Temporary Rental Ordinance (TRU)

On October 11, 2022, former Supervisor Parks requested that the next iteration of the Planning Division Work Plan include a project to apply a Temporary Rental Unit (TRU) Restriction Ordinance, or a similar ordinance, to the Santa Rosa Valley Municipal Advisory Committee (MAC) area and the Lake Sherwood Community (see Exhibit 3 for the Board

² Based upon Planning Division and consultant analysis conducted in 2022.

Minute Order, Board Letter and Public Comments). The Board unanimously supported this request as this recommendation meant that the Board would have a future opportunity to decide whether to consider including this work effort into a future Work Plan.

A temporary rental unit is defined in the NCZO as a dwelling used as a short-term rental or homeshare. As noted in the October 11, 2022 Board letter (Exhibit 3), some residents living in the two areas identified above are concerned about growing numbers of vacation rentals and are experiencing impacts from loud parties, excessive traffic, and on-street parking that potentially interferes with emergency access. To address these concerns, Supervisor Parks suggested that a TRU ordinance, similar to the one for portions of the Ojai Valley, be developed that would restrict temporary rental units. To adopt said ordinance, the Planning Division would analyze the two communities and determine if a restriction was appropriate. If so, Planning staff would complete a draft ordinance, conduct public engagement and complete environmental review pursuant to the California Environmental Quality Act, and present the proposed ordinance to the Planning Commission for recommendation and to your Board for adoption.

To provide additional context, the NCZO was amended for the Ojai Valley MAC area in 2018 to include a Temporary Rental Unit Regulation (TRU) Overlay Zone. The purposes of this overlay zone, as listed in NCZO section 8104-7.5 are to establish standards and requirements for the temporary rental of dwellings as accessory uses thereof within the zone boundaries to:

- 1) ensure that the use of dwellings as temporary rental units does not adversely impact long-term housing opportunities in the Ojai Valley;
- 2) safeguard affordable housing opportunities for individuals working in service and other relatively low-wage sectors in the Ojai Valley so that such individuals can live in close proximity to their places of work;
- 3) preserve the residential, small-town community character of the Ojai Valley, and ensure that temporary rental units are compatible with surrounding land uses; and
- 4) protect the health, safety and welfare of the temporary rental units' renters, occupants, neighboring residents, as well as the general public and environment.

NCZO section 8109-4.6 contains the specific regulations for the TRU Overlay Zone, including but not limited to permit requirements and permit eligibility, owner requirements, operational standards, inspections, and violations. NCZO section 8114-5 contains the provisions for enforcement and penalties for temporary rental units, and section 8109-4.6.12 states that "legal, nonconforming short-term rentals or homeshares were only permitted to operate for a maximum of two years from the ordinance effective date.

If your Board chooses to include this project in the Work Plan, staff is recommending that it be placed in the queue for work starting in Year Three (FY 25-26), with any funding

request for technical assessments to be part of the RMA Planning Division budget request and defining the project boundary in June 2025. The Ojai Valley TRU Overlay Zone was based in part, on an economic and housing assessment conducted to determine the impacts of short-term rentals on housing availability. Funding may be needed to conduct a similar assessment for the defined project boundary to quantify any housing impacts and/or the need for a restriction in these neighborhoods. Assuming NCZO section 8109-4.6 can be used as a basis for the ordinance, the technical assessment, environmental analysis, and adoption process is estimated to take 12-14 months.

While this item would be set for later in the Work Plan forecast period if your Board so directs, one action that could be pursued outside of new County regulations to address noise and loud parties could be undertaken by Homeowner Associations or Property Owners Associations (HOAs/POAs). For example, HOAs/POAs could amend their private Covenants, Conditions and Restrictions (CC&Rs) to regulate noise. Representatives of interested HOAs/POAs, in addition to staff from the Planning Division and District 2 could discuss potential rules that could be considered. The effort to finalize and adopt any said rules would be completed outside of the County process since this is a civil matter. Notably, within the geographic area covered by the Santa Rosa Valley Municipal Advisory Council (MAC) boundary, 93 percent of all parcels are covered by an HOA or POA. Within the Lake Sherwood Area Plan boundary, 100 percent of parcels are covered by an HOA. (See Exhibit 4 for a list of HOAs/POAs in these two communities.)

Summary

Based upon your Board's review and direction on the three-year Work Plan, Planning Division staff will finalize Exhibit 1 and make it available on the Planning Division website.

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 654-2481 or at dave.ward@ventura.org.



Dave Ward, AICP, Director
Ventura County Planning Division

ATTACHMENTS:

Exhibit 1 - Ventura County Planning Division Three Year Work Plan Forecast (June 2023 – June 2026)

Exhibit 2 - Text of 2040 General Plan Implementation Programs included in the proposed Three Year Planning Division Work Plan Forecast

- Exhibit 3 - October 11, 2022 Board Request for Consideration in the Planning Division Work Plan for a Potential Temporary Rental Unit Restriction Ordinance to the Santa Rosa Valley MAC Area and the Lake Sherwood Community - Minute Order, Board Letter and Public Comment
- Exhibit 4 – List of Homeowners Associations and Property Owners Associations in Santa Rosa Valley and Lake Sherwood