

Exhibit 1

VENTURA COUNTY GENERAL PLAN 2018 ANNUAL REPORT

California Government Code section 65400(a)(2) requires that Ventura County submit an Annual Report on the status of the General Plan that includes information on progress made to implement the General Plan and to meet its share of regional housing needs. This Annual Report must be submitted to the Board of Supervisors, the Office of Planning and Research and the Department of Housing and Community Development (HCD) by April of each year to report on progress during the previous calendar year. This year's Annual Report is organized as follows:

- A. Overview of the County General Plan status and consistency with State General Plan Guidelines;
- B. Review of Ventura County's progress in meeting the Regional Housing Needs Allocation (RHNA) objectives;
- C. Summary of Housing Element Programs and their implementation status; and
- D. Summary of Recently Completed and Active General Plan and Zoning Ordinance Amendments.

This report is intended to meet the reporting requirements of Government Code section 65400(a)(2). This year's Annual Report includes housing data for the 2017 calendar year as well as information on conditions unique to Ventura County that affected housing construction in 2017.

A. Overview of General Plan Status and Consistency with State General Plan Guidelines

Government Code section 65400 requires jurisdictions to include the degree to which the approved General Plan complies with the State of California General Plan Guidelines (Guidelines) in their Annual Report. Planning Division staff reviewed the State's General Plan Guidelines and determined that Ventura County's General Plan meets the mandatory requirements described therein.

The Guidelines provide a definitive interpretation of State statutes and case law as they relate to planning. In addition, the Guidelines outline the general framework for preparation and revision of a General Plan, Attorney General Opinions, and the relationship of the General Plan to State CEQA requirements. Finally, the Guidelines describe elements that are mandatory for all General Plans (e.g., Housing Element, Land Use Element, Circulation Element, etc.). In general, however, the State's Guidelines are advisory rather than prescriptive, thus preserving opportunities for local jurisdictions to address contemporary planning topics in a locally appropriate manner.

The County of Ventura is currently working on a comprehensive update to its General Plan. The current General Plan expires in 2020. As a part of the General Plan Update, the County will develop three additional elements to address issues related to agriculture, economic development, and water. State mandated topics such as complete streets, environmental justice and a climate action plan will also be addressed in the new document. The new General Plan will have a time horizon of 2040 and will help shape the next 20 years of growth in unincorporated areas. In addition to the comprehensive update

in progress, the following revisions constitute the County’s most recent updates to the General Plan:

- During the November 8, 2016 General Election, voters approved the SOAR Initiative for Ventura County. This initiative will be effective countywide until December 31, 2050. The SOAR Initiative included amendments to the Ventura County General Plan Goals, Policies and Programs and assigned Thomas Aquinas College a new land-use designation of “Existing Community”.
- In December 2015, the Board of Supervisors initiated a comprehensive update to the Ventura County General Plan. Additional information on the status of the County’s General Plan, as well as its implementing ordinances, is provided in the following locations of this report: (1) Section D includes a description of recently completed and active amendments to the General Plan or its implementing ordinances; (2) Attachment 1 details the way in which the uniquely structured Ventura County General Plan integrates the mandatory elements into various chapters and appendices; and, (3) Attachment 2 lists adoption dates of the most recent revisions to various chapters of the General Plan and its associated Area Plans.
- In September 2015, the Board of Supervisors adopted a comprehensive update to the Saticoy Area Plan.
- In October 2013, the Board of Supervisors adopted the 2014-2021 Housing Element. In December 2013, HCD certified the County’s 2014-2021 Housing Element as compliant with State housing law.

In addition to the General Plan, the Planning Division maintains ten Area Plans that incorporate community-specific goals and policies. As shown in Attachment 2, dates for the most recent comprehensive update to the County’s Area Plans ranges from 1988 to 2015.

B. Review of Ventura County’s Progress in Meeting the Regional Housing Needs Allocation (RHNA) Objectives

Housing Objectives

The Southern California Association of Governments (SCAG) adopted the Regional Housing Needs Allocation (RHNA) for all jurisdictions within the region for the period from January 2014 to October 2021. The RHNA dwelling unit (DU) numbers are classified by income category for the unincorporated area of Ventura County in Table 1 below:

**Table 1
2014-2021 RHNA for Unincorporated Ventura County**

Income Category	RHNA Allocation for DUs	Estimated Annual Housing Need (DUs)
Extremely Low (<30% median)	123	15
Very Low (>30%-<50% median)	123	15
Low (>50%-<80% median)	168	21
Moderate (>80%-<120% median)	189	24
Upper (>120% median)	412	52
Totals	1,015	127

It is the County's responsibility to provide adequate opportunity sites for private developers (or non-profit housing groups) to build at least 1,015 housing units. As demonstrated in the adopted 2014-2021 Housing Element, which was certified by HCD in December 2013, adequate opportunity sites are available for the current Housing Element cycle.

The County's Housing Element articulates a variety of existing regulations, as well as existing or planned programs, that support the development of housing affordable to low and moderate-income households. Unit types generally considered affordable to such groups include manufactured housing on small lots, accessory dwelling units, farmworker housing units or complexes, and multi-family housing ranging from 12 to 20 dwelling units per acre (du/acre). As an example of one of these regulations, multi-family housing can be built on sites zoned Residential High Density (RHD) at a density of 20 du/acre through a ministerial permitting process, which is less time consuming and expensive than a discretionary process. The Board also expanded the number of opportunity sites through its adoption of the Saticoy Area Plan update in 2015, which contains approximately 164 new sites for duplex, triplex, quadplex, or multi-family units.

Ventura County's Progress in Meeting Housing Needs

Table 2 below shows the total number of housing units completed within the unincorporated area by dwelling unit type during the current cycle (2014-2021) as well as the previous housing cycle (2006-2013). Of the 52 units completed within the unincorporated County in 2017, approximately 26% were near Thousand Oaks, 22% near Camarillo, and 32% in the Ojai Valley Area. The remaining 20 percent were scattered throughout the unincorporated County.

As shown in Table 2, the last housing boom peaked in Ventura County in 2006, with 466 dwelling units built that year. The downward trend in housing development, which started in 2007, leveled off in 2011 at 55 to 60 dwelling units per year. An exception was 2012, where the number of dwelling units spiked due to the development of the Valle Naranjal project, a 66-unit farmworker housing complex in Piru. Currently in the housing pipeline in Piru are 175 residential units, including 62 single-family units, four duplex units, 18 triplex units and six condominium lots. It's expected that at least 91 of these units will be added to the housing inventory over the next 1-2 years, with the remaining units to follow. Additionally, a new housing development in University Glen is scheduled to begin construction in 2018 and will be completed over the next 2-3 years. The land for University Glen was leased for 99 years by the California State University to provide for-sale and rental housing options to faculty and students adjacent to the California State University Channel Islands campus. The approved 710-unit housing project will be a hybrid community consisting of 120 for-sale residences, 310 apartments and 170 age-restricted/income-based apartments.

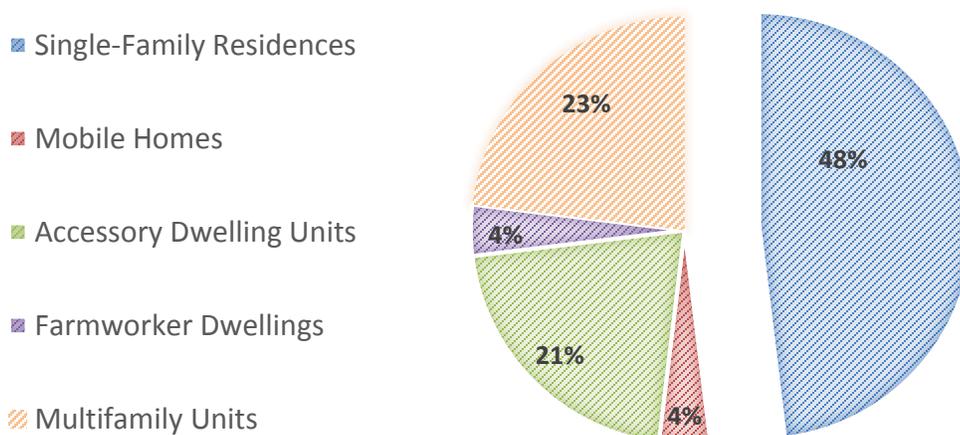
On average, more than half the dwelling units built in the unincorporated County during the past five years were conventional, single-family units. In the current housing cycle, 48% of units built were single-family dwellings, as shown in Figure 1 below. Of the 23% of units built that were multifamily dwellings, eight of these were two-unit student and faculty housing buildings constructed by the Happy Valley Foundation, and four of these were fourplexes constructed by the Cabrillo Economic Development Corporation. Neither of

these developments are considered “multifamily” according to the definition used by HCD, but they are included as “Multifamily Units” in Figure 1 below and in Table 2 below, as those are the housing types under which they can best be categorized for the Annual Report.

**Table 2
Housing Completions by Dwelling Unit Type**

Dwelling Unit Type	Previous Housing Cycle (2006-2013)								Current Cycle			
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Single-Family Conventional Dwellings	159	119	102	77	62	46	28	38	36	44	33	25
Single-Family Mobile Homes	24	21	11	8	5	4	3	4	4	5	3	2
Accessory Dwelling Units	38	26	33	24	14	9	7	13	10	15	20	11
Farmworker Dwelling Units	1	4	9	1	0	1	8	3	5	1	1	2
Multifamily Units	130	58	0	0	0	0	66	0	0	0	0	12
Townhomes	114	2	4	0	0	0	0	0	0	0	0	0
Total	466	230	159	110	81	60	112	58	55	65	57	52

**Figure 1
Dwelling Units Constructed by Type: Current Cycle**



Determining Affordability

To determine the affordability of housing units, both household income and the cost of the new housing units must be determined. First, gross income by affordability is calculated

based on annual median income for a family of four. According to the U.S. Department of Housing and Urban Development (HUD), the median family income in Ventura County in 2017 was \$85,600. Utilizing the County median income, the monthly gross income for the four income categories was calculated as shown in Table 3 below.

Table 3
Estimated 2017 Income and Maximum Affordable For-Sale Unit Cost

Income Category	Estimated 2017 Monthly Gross Income for Family of Four	Maximum Monthly Affordable Housing Payment	Maximum Affordable For-Sale Unit Cost
Extremely Low (< 30% of median)	Up to \$2,140	Up to \$642	Up to \$168,296
Very Low (>30% - <50% of median)	\$2,140 to \$3,567	\$642 to \$1,070	\$168,296 to \$280,493
Low (>50% - <80% of median)	\$3,567 to \$5,707	\$1,070 to \$1,712	\$280,493 to \$448,789
Moderate (>80% - <120% of median)	\$5,707 to \$8,560	\$1,712 to \$2,568	\$448,789 to \$673,183
Upper (>120% of median)	Over \$8,560	Over \$2,568	Over \$673,183

Estimates of the ability of households to pay for housing, based on 2017 income categories, are also shown in Table 3 above. The maximum affordable monthly housing payment assumes that no more than 30 percent of a household’s gross income is devoted to rent or home loan payments. Maximum affordable unit cost is the maximum cost of a for-sale residential unit, based on current interest rates. This assumes that a 20 percent down payment is made at a fixed 3.99 percent Annual Percentage Rate (APR) for a 30-year loan period¹. Using the maximum monthly affordable housing payment (i.e., 30 percent of the household’s gross income), the maximum affordable for-sale unit cost is calculated as shown in the last column of Table 3.²

Housing Completions by Income Category

A summary of completed dwelling units by affordability category is provided in Table 4 below, along with a comparison of the dwelling units constructed against the Regional Housing Needs Allocation for the 2014-2021 Housing Element cycle. A total of 1,015 dwelling units were allocated to Ventura County through the RHNA process for this cycle. In the fourth year (2017) of the new cycle, 52 dwelling units were constructed, and 13 (25%) of those units were placed in the lower-income household categories while the rest (75%) were categorized as dwellings affordable only to moderate or upper-income households.

¹ APR from www.freddiemac.com/pmms, average of weekly data over 2017.

² Note: The methodology for calculating maximum affordable for-sale unit cost for the five household income categories was revised for the 2017 Annual Report. The revised methodology uses formulas commonly used in calculating mortgage payments and its results are consistent with those of calculators available from several reputable lending websites.

**Table 4
Remaining Housing Need by Income Category
(2014-2021 Housing Element Cycle)**

	Lower Income (<80% of median)			Moderate Income (80-120% of median)	Upper Income (>120% of median)	Unknown	Total
	Extremely-Low Income (<30% of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)				
2014-2021 Housing Need	123	123	168	189	412	--	1,015
2014 - 2021 Housing Completions	18	8	39	47	114	3	232
Remaining Housing Need	105	115	129	142	298	(3)	786

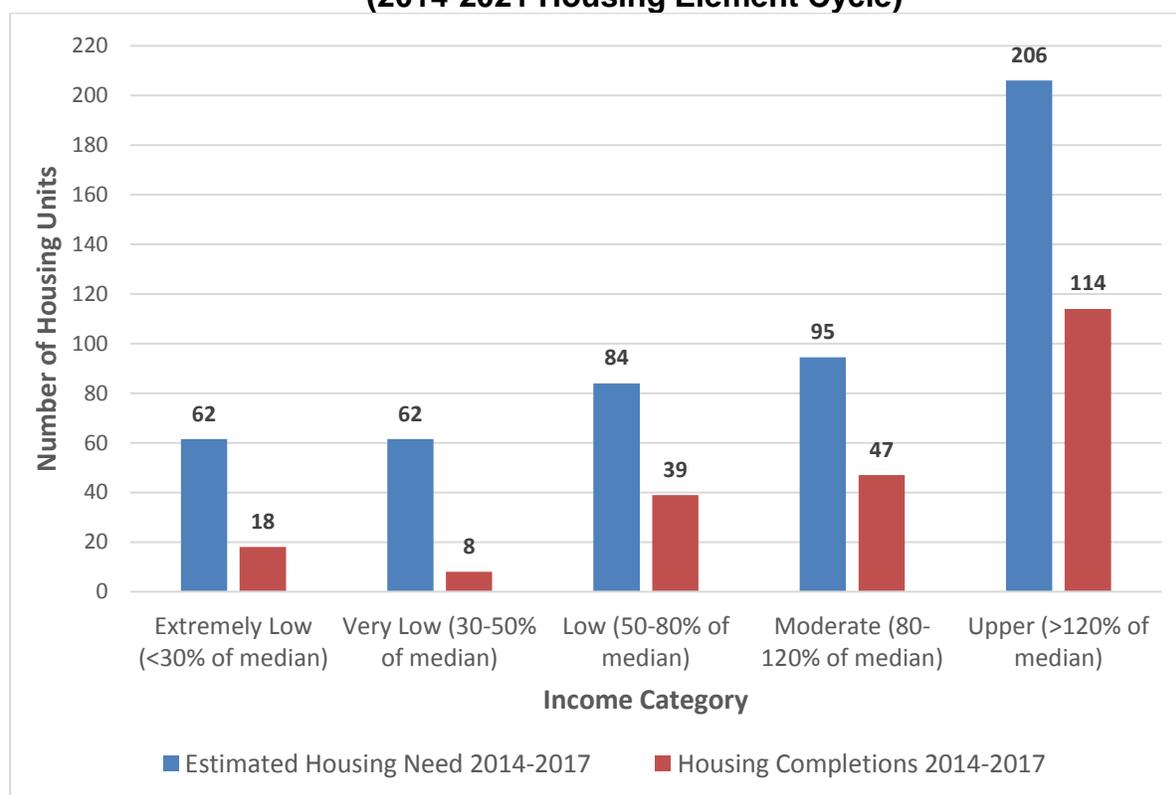
As previously shown in Table 1, on average 127 dwelling units would need to be built annually within unincorporated Ventura County to meet the RHNA goals set for the 2014-2021 Housing Element. While the County has the development capacity (based on land use and zoning maps) to meet its RHNA allocation, actual housing construction in 2017 (52 units) was less than half what is needed to meet the RHNA target of 127 units. For lower-income units, actual construction in 2017 was 13 units, or about 25% of the average number of dwelling units needed annually to meet the RHNA targets within the 2014-2021 Housing Element.

Figure 2 below provides a graph that compares the cumulative housing need for household income groups to actual housing construction for 2014 through 2017 (the first four years of the current Housing Element cycle). This graph shows that construction activity is not keeping pace with projected housing need for any of the household income groups. More specifically, 29% of the development goals were met for the extremely low-income category, 13% for the very low-income category, 46% for the low-income category, 50% for the moderate-income category, and 55% for the upper income category. There are many potential explanations for the gap between projected need and actual housing construction – including lack of demand due to higher housing prices, ongoing fiscal uncertainty for area families, lack of grant money available to affordable housing developers, and water resource constraints.

It's worth noting that due to their location in high fire hazard zones, unincorporated areas were disproportionately affected by the Thomas Fire, which hit the Ventura County region in December 2017. The County Assessor's office has surveyed more than 2,000 fire-damaged properties countywide. Data are still being collected, but current records show approximately 350 of these are within unincorporated areas, and 180 residential structures were damaged or destroyed. Currently, the County is working on 181 active cases for fire victims needing housing. It's expected that significant energy and funding will be directed toward rebuilding efforts over the next 3-5 years.

California Senate Bill 35 (SB 35) was approved in September 2017. Among other provisions, SB 35 requires local governments to create a streamlined, ministerial approval process for multifamily housing developments with affordable units proposed in residentially-zoned, urbanized areas. These narrowly defined “urbanized” areas are scattered throughout the unincorporated County, mainly near cities. A local government is subject to this requirement if the number of dwelling units it has issued building permits for is less than its RHNA share by income category for that reporting period. This streamlined approval process would apply to proposed multifamily projects that identify 10% of the overall units as affordable in jurisdictions which did not meet their share of above-moderate housing. It would likewise apply to proposed multifamily projects that identify 50% of the overall units as affordable in jurisdictions which did not meet their share of lower-income housing (very-low and low-income). In February 2018, HCD released its list of jurisdictions which did not make sufficient progress towards meeting their RHNA shares. Ninety-seven percent of all California cities and counties were identified as not constructing enough housing to meet their RHNA targets. Over the first three years of the current eight-year Housing Element cycle, Ventura County constructed fewer than 3/8ths of its required housing for both the above-moderate and lower-income categories, and is therefore subject to the requirements of SB 35. Figure 2, below, includes 2017 data and illustrates the County’s progress toward meeting the RHNA target for the past four years.

Figure 2
Housing Need vs. Housing Completion 2014-2017
(2014-2021 Housing Element Cycle)



Methodology and Reporting Requirements

Planning Division staff categorized most of the dwelling units completed in 2017 by affordability category using the household income information in Table 3. Where actual sales data could not be attained, online data was used from the real estate website Zillow to determine market value estimates for the newly constructed single-family units. In some cases, units were placed in the upper income category due to their location. The methodology for categorizing accessory dwelling units by affordability is standardized according to a formula described further in the General Plan Land Use Appendix (Housing Element), Section 3.3.7.1. Pursuant to HCD policy, any dwelling which cannot be reliably categorized by affordability (“Unknown”) should be counted in the moderate or upper-income category, depending on market conditions. In March 2010, HCD adopted definitions and forms for use in reporting the statuses of housing elements pursuant to Government Code section 65400. The forms require information concerning annual number of housing units constructed and their affordability. Completed forms for the 2017 calendar year, including the new housing construction information, were provided online to HCD. The forms submitted to HCD are provided in Attachment 3 (HCD Tables A, A2, A3, B, and C) and are summarized below.

Annual building activity: Attachment 3, Table A shows the annual building activity including new construction of very low, low and mixed-income multifamily projects for 2017. As shown, in the year 2017 a total of 52 dwelling units were constructed. Of those units, a total of 13 lower-income dwelling units (including extremely low, very low and low-income categories) were constructed in 2017. The types of lower-income dwelling units included four single-family dwellings, seven accessory dwelling units, and two farmworker dwelling units. As requested by HCD, a list of lower-income dwelling units by assessor parcel number is provided in Attachment 3.

Units rehabilitated, preserved and acquired: Attachment 3, Table A2 is designed to report the annual number of units that were rehabilitated, preserved and acquired pursuant to Government Code section 65583.1(c)(1). More detail regarding the location and funding for these efforts is provided below under *Housing Assistance, Rehabilitation, and Preservation Programs*.

Moderate/above-moderate income units: Attachment 3, Table A3 summarizes annual building activity for moderate and above moderate-income units not reported in Table A. As shown, there were a total of 11 moderate-income and 28 above-moderate income level units constructed in 2017. The moderate-income level units consisted of one single-family and six accessory dwelling units. The above-moderate income level units were comprised of four single-family, three accessory dwelling and four multifamily units.

Progress towards RHNA: Attachment 3 (HCD Table B) summarizes the Regional Housing Needs Allocation progress by year. The very low-income level category shown in Attachment 3 includes both extremely low and very low groups.

Table 4 above provides a summary of the information presented in Attachment 3, including the number of dwelling units, by income category, and completed to-date during the 2014 – 2021 Housing Element cycle as established by the RHNA.

Housing Assistance, Rehabilitation, and Preservation Programs:

Every five years, staff in the Ventura County CEO's office prepares a Consolidated Plan that identifies the unmet needs for affordable and supportive housing, community development programs, social service programs, and economic development opportunities for low-income residents. The County of Ventura, along with four entitlement jurisdictions (the Cities of Camarillo, Simi Valley, Thousand Oaks, and San Buenaventura), with input from member jurisdictions of the Entitlement Area (Fillmore, Moorpark, Port Hueneme, Ojai and Santa Paula), and area organizations collectively prepared the Ventura County 2015-19 Regional Consolidated Plan to address unmet needs of low-income persons and proposed a five-year strategy to meet those needs. The Consolidated Plan must be approved by HUD for the County to receive a variety of federal grants including the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and the HOME Investment Partnership Program (HOME) funds.

Annually, as required by HUD, the County prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which contains information regarding accomplishments funded by and in keeping with the intent of the CDBG, HOME, ESG and other funding sources. The Consolidated Plan and the annual CAPER reports are available on the Ventura County website at <http://www.ventura.org/divisions/community-development> under the heading of HUD Plans and Reports. The FY 2016-17 CAPER is the source document for this summary.

The following programs, projects and activities provide some examples of the County's progress toward meeting the identified housing needs for the 2017-18 fiscal year. Major programs and projects are summarized below:

- Emergency Shelter (countywide): 18 persons were provided with emergency shelter services.
- Homeless Services Program (countywide): 471 households who were homeless or at-risk of becoming homeless were assisted with case management to assist them to move from crisis situations into housing.
- Homeowner Housing Rehabilitation (countywide): 8 low- and very low-income families were assisted with housing rehabilitation.
- Housing Code Enforcement (Port Hueneme and Santa Paula): A total of 942 violations were issued with 922 of the violations corrected during the year
- Rapid Rehousing Assistance and Homeless Prevention Funds (countywide): 44 homeless households were assisted.
- Rental New Construction (Santa Paula and Ventura): Three HOME-assisted rental and homeownership projects were completed and occupied, providing 12 HOME-assisted units of rental housing for very low-income households and 4 HOME-assisted units of homeownership housing for very low-income households.

In addition to HUD funding, the Ventura County Board of Supervisors has allocated general fund dollars in support of housing. On December 12, 2017 the Board of Supervisors approved \$500,000 in funds to the Homeless Prevention and Rapid Re-

Housing Program for residents of the County of Ventura who were displaced by the Thomas Fire. The program is administered by the Human Services Agency and will be primarily utilized to provide funding for temporary housing for families affected by the Thomas Fire.

On May 19, 2015 the Board of Supervisors allocated \$1,000,000 towards the construction of farmworker housing. Funding will contribute to the creation of 97 new units dedicated to the farmworker population within the cities of Oxnard and Ventura.

**Table 5
Farmworker Housing Fund Awardees**

Project Name	Location	Farmworker Units / Total Units	Funding Allocation
Etting Road Farmworker Apartments	Oxnard	34 / 42	\$380,000
Rancho Verde Farmworker Apartments	Ventura	23 / 24	\$240,000
Westview Village Revitalization Project, Phase 3	Ventura	40 / 103	\$380,000

Additionally, on April 6, 2010 the Board of Supervisors allocated \$3,100,000 in one-time funding to support three programs, including an allocation of \$2,000,000 in two-to-one matching funds for the construction of year-round emergency shelters. However, with no applications forthcoming, the Board of Supervisors allocated some of the shelter funds to the following programs: (1) extension of the Homeless Prevention and Rapid Rehousing Program; (2) construction of the Castillo del Sol project in the City of Ventura, which provides 39 affordable studio apartments with preference given to adults with mental or developmental disabilities or who are homeless; and, (3) funding for the west county Winter Warming Shelter operations. The remaining funding remains set aside for its intended purpose of constructing year-round emergency shelter(s).

Of the remaining \$1,100,000 of the initial \$3,100,000 award, \$600,000 was used by the Behavioral Health Department for two projects – one targeted for men and one for women – both social model detoxification facilities. The success of these projects was re-evaluated and determined effective. Funding is now included annually in their budget for this program. The remaining \$500,000 was used for the creation of the Ventura County Housing Trust Fund (VCHTF), a designated 501(c)(3) organization. This funding assisted the organization to receive a \$2,000,000 matching grant from the Department of Housing and Community Development. At this time, 9 of the 10 cities are also investors in the VCHTF Revolving Loan Fund. Since its inception in 2013, VCHTF has funded 12 short term loans (2-5 years), and one 16-year loan, totaling \$4.2m for the development of affordable rental housing. Loans have been generated in the City of Moorpark, City of Oxnard, City of Santa Paula, City of Simi Valley, and the City of Ventura for the creation of 141 new units. The VCHTF Revolving Loan Fund currently has a pipeline of 45 units expected to be funded in 2018 for low- and very low-income households. Funded projects target a variety of populations, including families, veterans, seniors, farm-workers, disabled persons, and formerly homeless persons. In 2016, VCHTF became a certified Community Development Financial Institution (CDFI) through the CA Department of Insurance and the VCHTF expects to be a certified Federal CDFI through the Department

of Treasury by Spring 2018. The organization continues to seek a dedicated source of funding for the nonprofit.

Additional funding and accomplishments related to the Super NOFA- Continuum of Care and the Ventura County Housing and Homeless Coalition can also be found on the Community Development website cited above under the heading of Continuum of Care. As noted above, Ventura County funds housing programs and facilities outside the unincorporated County, consistent with its mission and the County's Guidelines for Orderly Development, which are incorporated into the General Plan. While programs located outside the County's jurisdictional boundary are not included in Annual Report summary data and may not be counted when evaluating progress towards meeting the RHNA (per State HCD rules), funds allocated by Ventura County do address unmet needs for affordable and supportive housing, community development programs, and social service programs for low-income residents on a countywide basis.

C. Summary of Housing Element Programs and Implementation Status

Each Housing Element program and its implementation status are summarized in Attachment 3 (HCD Table C). Housing Element programs are either implemented through the County's Resource Management Agency or through the Community Development Division of the County Executive Office. The Planning Division currently encourages the construction of affordable housing in the unincorporated areas of the County through implementation of programs identified in the 2014-2021 Housing Element.

The Board of Supervisors adopted the 2014-2021 Housing Element in October 2013, and HCD certified it in December 2013 as compliant with California Housing Element law. As described in Section D within the Annual Report, the Planning Division continues to process amendments to the Coastal and Non-Coastal Zoning Ordinances that implement programs identified in the Housing Element.

D. Summary of General Plan and Zoning Ordinance Amendments

This section presents a summary of amendments to the General Plan as well as its implementing ordinances. The summary is divided into two sections: (1) projects completed within the 2017-18 fiscal year; and (2) projects currently in progress.

RECENTLY COMPLETED PROJECTS:

The following General Plan amendments, ordinance amendments, or implementation activities are expected to be completed during the 2017-18 fiscal year:

1. Ordinance Amendments:

Accessory Dwelling Unit (ADU) Ordinance Amendment (Countywide): On February 27, 2018, the Board of Supervisors adopted amendments to the Non-Coastal Zoning Ordinance and Coastal Zoning Ordinance, which regulate accessory dwelling units. These revisions were adopted to facilitate the development of ADUs and meet new requirements in State law. Some of the mandatory changes required by State law included reduced parking requirements and the option of creating

ADUs within existing structures without having to meet local development standards. These ordinance amendments replaced the Interim Urgency ADU Ordinance which had been in place since April 18, 2017.

Zoning Compliance (Various Non-Coastal Areas): On November 7, 2017, the Board of Supervisors approved Ordinance No. 4511, where zoning classifications of 153 parcels in the non-coastal areas of the county were amended to make them consistent with the General Plan, as required by State Law. These parcels were located in four geographic locations - Oak Park Area Plan, Santa Susana Field Laboratory, Thomas Aquinas College Existing Community and parcels in unincorporated Camarillo, near Valley Vista Drive.

Cannabis Regulations (Countywide): The Board of Supervisors provided direction to Planning staff in September 2017 to prohibit commercial cannabis activities in anticipation of the state issuing licenses on January 1, 2017. In response to this direction, amendments to the Non-Coastal and Coastal Zoning Ordinances were prepared to add language expressly prohibiting commercial cannabis activities as defined in Business and Professions Code section 26001(k), except for deliveries from a licensed facility. These regulations are intended to extend the prohibition previously adopted by the County of Ventura in January 2016 related to commercial medical cannabis activities. The proposed ordinance amendments were considered by the County Planning Commission at a public hearing held on Thursday, October 26, 2017. Thereafter, the proposed ordinance amendments were adopted by the Board of Supervisors on Tuesday, November 14, 2017 (Ordinance Nos. 4513 and 4514). Also in November 2017, the Board directed Planning staff to return to the Board of Supervisors in 2018 with recommendations regarding the regulation of commercial medical cannabis businesses in unincorporated Ventura County within 120 days after the State releases the new cannabis regulations.

Santa Paula-Fillmore Greenbelt Ordinance Amendment: On November 7, 2017, the Board of Supervisors adopted Ordinance No. 4512, which amended the boundaries of the Santa Paula-Fillmore Greenbelt and removed the Thomas Aquinas College Existing Community from it. This ordinance amendment was necessitated due to the voter-approved SOAR initiative in 2016 which changed the General Plan designation of Thomas Aquinas College to Existing Community.

Administrative/Legal Amendments (Countywide): On February 6, 2018, the Board of Supervisors approved an ordinance amending the Non-Coastal Zoning Ordinance for administrative and legal purposes (Ordinance No. 4518). The following sections were amended:

- (1) In Section 8102-0, the definition of “Festivals, Animal Shows, and Similar Events, Temporary Outdoor” was revised to include receptions and similar events that are not accessory to a principal use, among other changes.
- (2) Section 8111-1.2.1.1 was revised to state that in analyzing the standards for consideration of whether to approve Planned Development and Conditional Use Permits, the County decision-maker shall consider applicable land-use factors set forth in Article 9 of the Non-Coastal Zoning Ordinance.

- (3) Section 8111-2.5 was revised to state that applications for all Planned Development and Conditional Use Permits, and all discretionary modifications thereto, are to be processed in accordance with the timing requirements of the Permit Streamlining Act (Gov. Code, § 65920, et seq.).

2. General Plan Update: This project includes a comprehensive update to the General Plan, as identified by the scope-of-work prepared by the consultant firm Mintier Harnish and as directed by the Board of Supervisors on September 22, 2015. During the current fiscal year, the General Plan Update team completed Phases 2 and 3 of the General Plan Update project. Project milestones included the following:

- (1) Completed the General Plan Public Review Draft Background Report;
- (2) Completed the Vision and Guiding Principles;
- (3) Continued outreach to the public, Municipal Advisory Councils, Piru Neighborhood Council, and the Agriculture Policy Advisory Committee;
- (4) Conducted a formal phone survey on the Vision and Guiding Principles; and,
- (5) Prepared an on-line questionnaire addressing the Draft Vision and Guiding Principles.

3. Grant Funded Projects:

VC Resilient Coastal Adaptation Project (Coastal Zone): A \$225,000 grant was awarded by the Coastal Commission and Coastal Conservancy to analyze sea level rise in Ventura County. This project includes an inventory of resources, a coastal vulnerability assessment based on sea level rise models, economic analysis, and development of adaptation strategies that will be presented to the Planning Commission and Board of Supervisors for consideration in future Local Coastal Program amendments.

4. Miscellaneous Projects:

Housing Successor Agency Annual Report: In accordance with Health and Safety Code section 34276.1(f), the County submitted this report to the California State Housing and Community Development Department (HCD) in April 2018.

2018 General Plan Annual Report: Housing data will be submitted online to HCD in March 2018.

Review of Outside Projects: Ongoing reviews of outside agency projects and documents that may impact unincorporated areas, including environmental documents and school district facility needs studies from other jurisdictions.

Annual Capital Improvement Project Review: Complete review of proposed County Public Works projects for General Plan consistency as mandated by Government Code section 65401 by Spring 2018.

LAFCo-Related Updates: The following actions taken by LAFCO required updates to GIS land-use layers in 2017-2018: (1) annexation of approximately 25.02 acres to the City of Ventura (LAFCO 16-07); and (2) amendment to the Sphere of

Influence for the cities of Fillmore (LAFCO 18-01S) and Santa Paula (LAFCO 18-02S).

Administration of the Tree Mitigation Fund Program: Ongoing review of invoice submittals and annual tree monitoring reports from the four organizations that received funding from the Planning Division Tree Mitigation Fund.

Wireless Communications Facility Ordinance Implementation: The discretionary permit application was updated to include the Wireless Communication Facility (WCF) regulations for the Coastal Zone that were completed during Phase 2B of the LCP amendments, as described above.

Accessory Dwelling Unit Model Building Plans: Housing Element program 3.3.3-9 calls for promoting the construction of accessory dwelling units for lower-income households by seeking funding to solicit, assemble, and distribute pre-approved building plans for accessory dwelling units. In October 2017, the RMA Building & Safety Division completed such plans for 700, 900, and 1,200 square foot accessory dwelling units and farmworker dwelling units. This product meets the objectives of Housing Element program 3.3.3-9.

ACTIVE PROJECTS:

The following General Plan or Ordinance amendments are currently in progress. Estimated completion dates are shown for each active amendment.

1. General Plan Update (Countywide):

During the next fiscal year, the General Plan Update team expects to complete Phase 4 of the General Plan Update. Phase 4 activities will include preparation of land use alternatives and policy options based on the analysis developed and input gathered during Phases 2 and 3, extensive outreach to the public and the established advisory bodies, preparation of the Alternatives Concepts and Policy Options Report, and presentations to the Planning Commission and Board of Supervisors.

2. Subdivision Ordinance Update (Countywide):

This project will update the Subdivision Ordinance to more accurately reflect the current standards and practices involved in processing subdivision requests. The Subdivision Map Act has been amended several times since the Board adopted the current County Subdivision Ordinance. Recent court cases clarified that certain requirements of the Subdivision Map Act should be incorporated as amendments to the ordinance. In 2014, the Board approved a scope of work, budget, and schedule for this project. Delays occurred due to a lack of staff resources. However, Planning Division staff is now working with staff from the County Surveyor's office and County Counsel's office to complete this ordinance update within the next fiscal year.

3. Board Screenings for Privately-Initiated Amendments:

Board screenings are required for privately-initiated General Plan Amendments or privately-initiated text amendments to the Non-Coastal or Coastal Zoning Ordinances. Depending on the number of applications submitted, screening hearings can absorb a substantial amount of staff resources. Currently, only one General Plan Amendment screening is in progress:

- (1) Privately-Initiated General Plan and Zoning Ordinance Amendment Screening for the former USA Petroleum Refinery Site in the North Ventura Avenue Area: A privately-initiated screening request for initial consideration of a General Plan and Zoning Ordinance Amendment is tentatively scheduled for a Board hearing in May 2018. The amendment screening is for the former USA Petroleum refinery site located one mile north of the City of Ventura, with the goal of changing the zoning and land use designation from Industrial to Multifamily Residential and redeveloping the site for housing. The applicant, Petrochem I LLC, requested a screening before the Board of Supervisors to receive input on a conceptual plan to develop approximately 694 multifamily dwelling units, a percentage of which would be affordable to lower-income households. If the request is approved for further processing by the Board, the applicant will submit a formal discretionary permit application to the Planning Division for processing.

4. Local Coastal Program Amendments, Phase 2C Environmentally Sensitive Habitat Areas (Coastal Zone): Phase 2C is the last phase of LCP updates that have been ongoing since 2012. This topic is tentatively scheduled for public review during this fiscal year. Staff have worked closely with management and the Coastal Commission to update the Coastal Zoning Ordinance and Coastal Area Plan to include current legal interpretations of the Coastal Act, an updated ESHA map, future programs, and overall clarification of existing regulations. Staff planned to bring the draft for public comment in January 2018. Unfortunately, the Thomas Fire directly impacted staff assigned to this project, which delayed the public outreach. Staff currently plans to conduct public outreach in April with the goal to hold public hearings before the Planning Commission and Board of Supervisors in late summer of 2018.

5. Special Needs Housing (Countywide): These three programs, prioritized by the Board in late 2015, are scheduled for completion in Fall 2018:

Supportive and Employee Housing: Update the Non-Coastal Zoning Ordinance to comply with state legislation that requires transitional and supportive housing be permitted as a residential use subject only to restrictions that apply to other residential dwellings of the same type in the same zone. Revisions would correct the definition of supportive housing, modify the Use Matrix, and update regulations to ensure compliance with the state Employee Housing Act.

Farmworker Housing Standards: Housing Element Program 3.3.3.5(8). In consultation with farmworker housing organizations, evaluate development standards applicable to discretionary farmworker complexes and, if warranted to facilitate farmworker complexes, adopt new or amend existing development standards.

Senior Citizen Housing Needs: Housing Element Program 3.3.3-11. Evaluate senior citizen housing needs and potential ordinance revisions that promote the preservation and expansion of senior citizen housing. The project would include a limited, stakeholder outreach program and a review of population forecasts for Ventura County.

- 6. Mobilehome Park (MHP) and Senior Mobilehome Park (SMHP) Overlay Zone (Countywide):** The Board of Supervisors directed Planning Division staff to craft a new “Mobilehome Park” zone and/or General Plan designation for existing mobile home parks in the unincorporated areas. Following a study of such an ordinance amendment and based on a similar ordinance for the City of Ventura, the overlay zone would apply to both mobilehome parks in general and specifically to senior mobilehome parks. These overlay zones would preserve the continued use of mobilehome parks, and for those parks predominantly occupied by seniors, it would maintain the availability of those parks for seniors. Planning Division staff is drafting the ordinance amendments and expects to present recommendations to the Board of Supervisors in Summer/Fall 2018.
- 7. VC Resilient Coastal Adaptation Project (Coastal Zone):** In August 2016, the California Coastal Commission and Coastal Conservancy awarded Ventura County \$225,000 in grant funds to analyze sea level rise in Ventura County. The goal of the project is to continue the ongoing efforts to update Ventura County’s Local Coastal Program (LCP) by addressing the effects of sea level rise. With the assistance of coastal engineering consultants and economists, the scope of work for this grant includes using the best available modeling tools to map sea level rise in unincorporated areas, identifying coastal resources through an inventory, obtaining public input, quantifying the vulnerability of the identified resources based on varied time horizons, and developing recommended adaptive strategies. The outcome will be a draft regulatory and adaptive strategies outline based upon a coastal hazard vulnerability and risk assessment and an economic study/fiscal analysis. This will lay the groundwork for future efforts to produce a comprehensive set of LCP amendments addressing sea level rise. It is anticipated that staff will seek additional grant funding opportunities during or following the grant period to complete the LCP update. The current grant time period extends through May 2019, and the vulnerability assessment and adaptation strategies are being completed during the 2017-18 fiscal year.
- 8. Landscape Design Criteria Update - Water Efficient Landscaping (Non-Coastal Zone):** In July 2015, the California Water Commission adopted the Department of Water Resources Model Water Efficient Landscape Ordinance (WELO). These regulations are in addition to the Governor’s 2015 Executive Order B-29-15 and the Water Conservation in Landscaping Act of 2006. Local agencies may adopt the State WELO or adopt a water efficient landscape ordinance that is as effective as the State ordinance. Although the County’s existing Landscape Guidelines substantially comply with state regulations, amendments are needed to comply with the State WELO and the Governor’s Executive Order. This project may include revisions to the Non-Coastal Zoning Ordinance and will include revisions to existing permitting applications/procedures to comply with State law. Planning Division staff expect to complete this project by Summer 2018.
- 9. Habitat Connectivity and Wildlife Corridor (Non-Coastal Zone):** On January 24, 2017, Planning staff were directed by the Board of Supervisors to draft a comprehensive set of policies and regulations that included the creation of a habitat connectivity overlay zone (HCOZ) that used the regional wildlife corridor map within

the Initial Study Assessment Guidelines (ISAGs). Planning staff conducted two public outreach meetings in summer 2017 and attended additional public meetings hosted by Supervisors Long, Foy and Parks. The project scope is divided into two phases with a multi-year timeline. The first phase of the project will address the creation of the HCOZ, identification of critical wildlife passage areas within the HCOZ, standards related to fencing, lighting, and clustering, a prohibition against planting invasive plants, and limiting vegetation removal around surface water features. These new regulations will be brought to the Board of Supervisors in Summer/Fall 2018.

10. Ojai Valley Dark Sky Ordinance (Non-Coastal Zone): In April 2017, the Board of Supervisors directed Planning staff to prepare a dark sky overlay zone for the unincorporated areas of the Ojai Valley for the purpose of improved star viewing, greater tranquility and maintenance of the rural ambience, beneficial effects on natural biorhythms of people and animals; and, decreased energy consumption. This ordinance is under development and will be brought to the Board of Supervisors in Fall 2018.

11. Short-Term Rental Regulations (Countywide): In July 2015, the Board of Supervisors directed County staff to study the issue of residential dwelling units used as short-term vacation rentals (STRs). In December 2015, County staff returned with a report outlining the issues associated with STRs in unincorporated Ventura County. The Board then directed that staff return with a more detailed report and present it as part of a public workshop. On December 13, 2016, the Board of Supervisors reviewed the options available for regulating STRs in the unincorporated areas of Ventura County and directed staff to begin work on developing Zoning Ordinance Amendments that would establish permitting requirements and standards for STRs in the coastal and non-coastal zones. The draft ordinance was reviewed by the Planning Commission on March 1, 2018. It's expected the Board of Supervisors will hear this item in Spring 2018.

12. Saticoy Area Plan Implementation Programs (Non-Coastal Zone): The Saticoy Area Plan contains implementation programs where the Planning Division is the lead agency.

Staff coordinated the following programs in 2017-2018:

- Ventura Water (City of Ventura) approved a "Net Zero" fee, which is available to developers in Saticoy. Staff will continue to prepare internal training materials for Planning staff (PF-P1).
- PWA/Transportation Division (County) and Gold Coast Transit approved construction of three bus stops along State Route 118 for Gold Coast Transit Route 22 at Wells Rd and Telephone Rd (Southbound), and at Los Angeles Avenue and County Drive (North & Southbound). Installation of these transit stops is expected to be completed by Fall 2018 (MOB P-11).

Programs scheduled for the 2018-19 fiscal year are:

- Process a National Register nomination for the Saticoy Train Depot and submit grant applications to fund improvements for the Depot (LU-P4).

- Procure Historic American Buildings Survey (HABS) documents for at least one of four Cultural Heritage Sites re-designated from residential use to industrial use (LU-P7).
- Coordinate with the Saticoy Sanitary District to help ensure adequate waste water treatment capacity (PF-P1(c)).
- Coordinate with PWA/Transportation (County) to identify and apply for potential Active Transportation grant funds available for infrastructure improvements, such as sidewalks, crosswalks, bike lanes and for transit. (MOB-P3; MOB-P9)
- Initiate coordination with other County agencies for implementation of programs identified as a high priority.
- Work with private landowners actively pursuing development projects in Saticoy. As needed, assist landowners to identify water supply solutions for these developments. Planning Division staff will also work with other agencies on the initial 5-year implementation programs.

After review by your Board, this General Plan Annual Report will be submitted to the Office of Planning and Research and the Department of Housing and Community Development. Copies will be maintained by the Clerk of the Board's office and the Planning Division.

Attachments:

- Attachment 1 – Ventura County General Plan Compliance with State of California General Plan Guidelines
- Attachment 2 – Amendment Dates of Ventura County General Plan and Area Plans
- Attachment 3 – HCD Tables A, A2, A3, B, and C – Annual Housing Element Progress Report
- Attachment 4 – 2016-17 Housing Successor Agency Annual Report