



TITLE

2025 Calendar Year General Plan and Housing Element Annual Progress Report

RECOMMENDATION

Receive and file annual 2025 Calendar Year General Plan and Housing Element Annual Progress Report

CONTACT

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BACKGROUND & ANALYSIS

General Plan Annual Report

California law requires each city and county to maintain a long-term General Plan that outlines a shared vision for a healthy, resilient, equitable, and economically vibrant community. As the City's guiding document, the General Plan directs decisions on land use, municipal services, capital projects, and funding priorities.

Under Government Code 65400(b), the City must submit an Annual Progress Report (APR) to the City Council and the Governor's Office of Land Use and Climate Innovation (LCI). The APR:

- Evaluates progress toward General Plan goals, policies, and implementation measures.
- Identifies opportunities to improve implementation or recommend updates.
- Summarizes how land use decisions made during the year align with the General Plan.
- Reports on the City's progress toward meeting its share of regional housing needs and removing governmental barriers to housing.

In 2025, the City updated the General Plan with an additional emphasis on sustainability. This year's report, in addition to evaluating fulfillment of general plan policies and new programs in process, highlights policies and actions to advance the new General Plan's sustainability goals. Attachment 1 includes the 2025 General Plan Annual Report.

Housing Element Annual Report

California requires every city to adopt a Housing Element as part of its General Plan. This document acts as the City's long-term plan for meeting housing needs - identifying where housing can be built

and reducing barriers to development for all income levels.

The City Council adopted the 6th Cycle Housing Element (2023-2031) on January 31, 2023, and it was certified by the California Department of Housing and Community Development (HCD) on June 30, 2023. We are now in the third year of this 8-year cycle.

Annual Reporting Requirements

Each year, the City must submit a Housing Element Annual Progress Report (APR) by April 1 to both HCD and the Governor's Office of Land Use and Climate Innovation (LCI). The APR tracks housing activity across three stages:

1. Entitlements - Land use or Design Permit approvals
2. Building Permits - Authorization to start construction
3. Certificates of Occupancy - Construction completion and readiness for residents

The 2025 APR includes new state-mandated reporting metrics, such as tracking ministerial vs. discretionary approvals (AB 1743) and use of streamlining laws (SB 6 and AB 2011). A full copy of the report is included as Attachment 2.

2025 Housing Production Summary

Housing Element reporting includes all three stages of housing unit development (Entitled, Permitted & Completed). The RHNA allocation progress is measured by building permits issued only.

Entitled: 104 units

- Crawford Way 100 multifamily units
- 4 ADUs

Permitted: 156 units

- Domaine Apartments on Oat Hill 102 units at
- Harvest at Watson Ranch 36 single family homes
- Sorrel at Watson Ranch 5 single family homes
- Enclave at Canyon Estates 1 single family model home
- 6 ADUs

Completed: 78 units

- Harvest at Watson Ranch 70 homes
- 8 ADUs

Housing Element Policy Implementation

Highlights from program implementation include:

Program F - ADUs:

17 affordable ADU permits issued, which exceeds the 8-year goal (16 units) within just three years.

Program P - Density Bonus:

Crawford Way used the State Density Bonus Law to increase capacity from 87 to 100 units.

Program II - Staffing & Technology:

Launched OpenGov permitting software in September 2025 to improve processing times and transparency.

Program JJ - Sustainability:

The 2040 General Plan update (November 2025) added 200+ sustainability (green leaf) policies.

The City is also participating in the countywide Regional Climate Action and Adaptation Plan, expected in 2026.

A full review of all Housing Element programs is included as Attachment 3.

Upcoming Development Projects for 2026

- Domaine Apartments - 291 units; Parcel B received temporary occupancy in 2026; Parcel A under construction.
- Sun Square Mixed-Use - Proposed increase from 20 to 30 affordable units; no construction expected in 2026.
- Enclave at Canyon Estates - 35 homes; model home construction began in late 2025; work continues through 2026.
- Serrano Subdivision (Watson Ranch Lot 7) - 136 units; model homes expected in early 2026.
- Sorrel Subdivision (Watson Ranch Lot 8) - 25 units; 5 started in 2025.
- Harvest Subdivision (Lot 10) - 180 of 219 homes completed; KB Homes will construct the remaining 39.
- Crawford Way - 100 townhomes subject to the inclusionary housing ordinance; permit issuance expected in 2026.

Next Steps

The Planning Commission reviewed the Housing Element Annual Report on February 26, 2026. After the Council review, staff will transmit the final APR to HCD and LCI by April 1, 2026.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Economic Development and Vitality: "Attract and expand diverse business and employment opportunities."

FISCAL IMPACT

The City is required to complete the annual General Plan and Housing Element Progress Report to comply with State Law. The completion of the annual report also enables the City to participate in many housing-related grant programs.

ENVIRONMENTAL REVIEW

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA") because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

1. [General Plan Annual Progress Report 2025](#)
2. [Housing Element Annual Progress Report 2025](#)
3. [Housing Element Implementation Program](#)