



# Monterey County Planning Commission

**Item No.5**

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Agenda Item No. 5

March 09, 2022

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### REF220014 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

- a. Consider and accept the 2021 Annual Progress Report for the Monterey County General Plan(s); and
- b. Consider and accept the 2021 Annual Progress Report for the 2015-2023 Housing Element;
- c. Authorize the Housing and Community Development Department Director to submit the final progress reports to the State Office of Planning and Research and State Department of Housing and Community Development; and
- d. Consider and provide direction regarding the Five-Year Long-Range Planning Work Program.

**Proposed CEQA Action:** Not a project per Sections 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines.

#### RECOMMENDATIONS:

It is recommended that the Board of Supervisors:

- a. Find that submitting these annual reports is not a project subject to CEQA per Section 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines;
- b. Accept the 2021 Annual Progress Report for the Monterey County General Plan(s) pursuant to Government Code Section 65400 (**Attachment A**);
- c. Accept the 2021 Annual Progress Report for the 2015-2023 Housing Element to comply with State Department of Housing and Community Development requirements (**Attachment A**);
- d. Authorize the County Housing and Community Development Department Director to submit the final progress reports to the State Office of Planning and Research and State Department of Housing and Community Development, as required; and
- e. Provide direction to staff on the Five-Year Long-Range Planning Work Program (**Attachments C**).

#### SUMMARY:

On April 1st of each year the County is required to submit an Annual Progress Report for the 2010 General Plan Implementation (GPI) and Housing Element Progress (**Attachment A**). In 2021, there were no amendments completed to the 2010 General Plan (Inland).

Amendments to the Local Coastal Program, which fall under the County's 1982 General Plan (Coastal), are in progress related to Cannabis Regulations and Accessory Dwelling Units. Progress was made on the following GPI activities: Salinas Valley Zone 2C - Salinas Valley Groundwater Basin Study; Agricultural Land Mitigation/Conservation Program; Water Conservation and Energy Efficient Landscape Ordinance; Community Climate Action Plan; Castroville Community Plan and Nexus Study; Sixth Cycle Housing Element; Inclusionary Housing Policies and Ordinance Revisions;

Environmental Justice Element; and Safety Element (**Attachment A-Exhibit 1**).

Progress was also made implementing the 2015 - 2023 Housing Element, including: 0 RHNA units added; 101 units entitled; 95 (above moderate-income) units issued building permits; 253 units receiving building permit finals (**Attachment A**).

In addition to the progress made on General Plan Implementation tasks, staff made progress on several Long-Range Planning tasks that were identified as priorities for calendar year 2021 and other tasks that arose as priorities during 2021, including: Moss Landing Community Plan Update; Fire Resistant Plant List; Vacation (aka Short-Term) Rental Ordinances; Cannabis Regulations; Fort Ord Plans and Ordinances; Native American and Archaeological Resource Technical Advisory Panel; Telecommunications Ordinance; Desalination Ordinance; Noise Ordinance; Lot Merger Ordinance; Accessory Dwelling Units/Junior Accessory Dwelling Units Ordinances; Lower Carmel River Projects; Partners in Restoration Master Permit; Fire Fuel Management Public Works Program (Coastal); the Big Sur Land Use Plan update; and SB9 Housing Legislation Map (**Attachment C**).

Also included with this report is the draft Five-Year Long-Range Work Program for Fiscal Years 2022-23 through 2026-27 (Program) and Year One (Fiscal Year 2022-23) Budget. This Program lays out a path forward to implement all the remaining tasks, studies and ordinances required to realize the policies of the 2010 General Plan as well as other priority policies, plans and major projects managed by HCD's Advanced Planning Team. The Program is summarized, including funding and task prioritization, in **Attachments C and D**. The HCD's Advanced Planning Team currently has 4 vacant planner positions that HCD is recruiting to fill. Staff proposes to continue to advance priority tasks as outlined in the Five-Year Program and as resources allow in the following general prioritization: 1) Board policy priorities; 2) State or federal legally mandated activities; 3) Tasks funded with awarded grant funds; and 4) other tasks time and resources allow.

Staff recommends the Planning Commission recommend that the Board of Supervisors accept the 2021 General Plan Implementation and Housing Element Annual Progress Report and authorize the HCD Director to submit as required to the state. Staff also requests direction regarding the Long-Range Planning Work Program and priorities laid out.

DISCUSSION:

See **Attachment B** -Discussion

ENVIRONMENTAL REVIEW:

Staff finds that progress reports are not a project as defined by the California Environmental Quality Act (CEQA), Guidelines Sections 15060(c)(3) and 15378. These reports are an administrative activity that will not result in direct or indirect physical changes to the environment. They are for information purposes only. Activities identified in these reports implement policies of the 1982/2010 General Plans and the 2015 Housing Element, which were subject to CEQA review. In addition, CEQA will be addressed, as appropriate, with each task as it is completed.

OTHER AGENCY INVOLVEMENT:

Implementation of the 2010 General Plan involves close coordination between all the land use

departments/agencies (Planning, Building, Housing, Engineering/Public Works, Environmental Services, Environmental Health, Fire Districts, and Water Resources Agency). Implementation of the Housing Element relates to activities being undertaken by Housing and Community Development Department. In addition, County Counsel's office actively participates in the legal review of ordinances and plans prepared as part of GPI and other needed updates.

On March 9, 2022, staff is scheduled to present the draft Annual Report and Five-Year Long-Range Planning Work Program to the Planning Commission to consider if they implement the goals and strategies of the 2010 General Plan and 1982 General Plan and to consider recommending that the Board of Supervisors accept the plans.

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Reviewed by: Craig Spencer, Chief of Planning

Approved by: Erik V. Lundquist, AICP, Director Housing and Community Development

The following attachments are on file with the HCD:

Attachment A - Annual Progress Report for 2010 General Plan Implementation & Housing Element Progress

Attachment B - Discussion

Attachment C - Five-Year Long-Range Planning Work Program Overview

Attachment D - 2022-2023 Long-Range Planning Work Program Priority Task Funding Source

CC: Front Counter Copy; Fenton & Keller (David C. Sweigert); Brian Finegan Law Office (Michael Harrington); Grower-Shipper Association (Jim Bogart); Law Offices of Michael D. Cling (Michael Cling); Monterey County Farm Bureau (Norm Groot); Salinas Valley Water Coalition (Nancy Isakson); Prunedale Neighbors Group (Ed Mitchell); Anthony Lombardo and Associates (Dale Ellis); Horan Lloyd Law Firm (Pamela Silkwood); Big Sur Multi-Agency Advisory Council c/o Kathleen Lee; Highway 68 Coalition (Mike Weaver); Carmel Residents Association; Carmel Valley Association; Marjorie Kay; The Open Monterey Project (Molly Erickson); LandWatch (Michael DeLapa); Janet Brennan; John H. Farrow; Erik Lundquist; Craig Spencer; Kelly Donlan; Planning File No. REF220014.