

Attachment B

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ATTACHMENT B – DISCUSSION

Background

Government Code Section 65400 (a)(2) requires cities and counties to provide an annual report to the legislative body regarding the status of the General Plan and progress in its implementation and the degree to which the General Plan is consistent with the General Plan Guidelines adopted by the Governor’s Office of Planning and Research (OPR). The Planning Agency shall provide by April 1 an annual report to the legislative body (Board of Supervisors), State Office of Planning and Research (OPR) and State Department of Housing and Community Development (CA-HCD). “Planning Agency” as defined by Monterey County Code includes the Board of Supervisors (Board), Planning Commission, Housing and Community Development Department (HCD) and other hearing bodies.

County HCD is lead for preparing the Annual Progress Report for the County’s General Plan Implementation (GPI) and the 2015-2023 Housing Element. Specific requirements pertain to the Housing Element portion of the Annual Report. As such, this Annual Report includes a separate report section identifying how Monterey County’s housing efforts conform to specific content requirements from the State. Both reports must be submitted to OPR and CA-HCD by April 1st of each year.

Annual reports are required to: provide status of the General Plan and progress in its implementation; evaluate progress in meeting the Regional Housing Needs Assessment (RHNA); and list sites owned by the County and included in the inventory of land in the Housing Element that have been sold, leased or otherwise disposed of in the prior year; and identify the degree to which the approved General Plan complies with State guidelines. For the County of Monterey, annual reports are required for: 2010 General Plan, as amended, for inland areas; 1982 General Plan and certified Land Use Plans, as amended, for coastal areas; and 2015-2023 Housing Element, countywide. **Attachment A** to the staff report includes the 2022 Annual Reports for the Commission’s consideration.

Overview

On July 28, 2020, the Board of Supervisors accepted the July 22, 2020, Citygate report including seventy-six (76) proposed recommendations. The Citygate report led to the creation of the Monterey County Housing and Community Development Department (HCD) on November 30, 2020. Key among the recommendations of the Citygate Report is direction to implement the remaining tasks and policies of the 2010 General Plan. To implement this task, in early 2021, the Board approved a **Five-Year Long-Range Planning Work Program** (Program), which includes implementation tasks for the 2010 General Plan and other priority policies, plans and major projects managed by or with contribution by HCD. The Program is modeled on the Five-Year Capital Improvement Plan, which allocates projects over a five-year timeframe, including first-year priority projects and funding.

The LRP Work Program is primarily implemented by the HCD’s Advanced Planning team of nine (with 3 vacancies), Chief of Planning and HCD Director. In addition, certain LRP Work

Program activities are led by other departments in collaboration with HCD, including the County Administrative Office’s (CAO) Sustainability and Cannabis units, and the Health Department’s Environmental Health Bureau (EHB). Currently the Advanced Planning team has six of the nine positions filled and these collective efforts made substantial progress toward implementing the LRP Work Program. HCD continues to fill positions as quickly as reasonable and looks to have all vacancies filled in 2023.

Housing Element

A detailed account of progress towards the Housing Element and Regional Housing Needs Allocation (RHNA) numbers can be found in the staff report **Attachment A**, and summary is provided below.

The RHNA process requires the County to identify enough land with appropriate zoning to accommodate specific numbers of housing units at four affordability levels. The affordability levels are Very Low-Income (households earning less than 50% of Area Median Income [AMI]), Low-Income (households earning less than 85% of AMI; Moderate-Income (households earning less than 120% of AMI; and, Above Moderate-Income (households earning more than 120% of AMI. The Table 1 summarizes the County’s RHNA performance by affordability level to date.

	RHNA Allocation	Permitted to Date	RHNA Remaining
Very Low-Income	374	226	148
Low-Income	244	247	0
Moderate-Income	283	35	248
Above Moderate-Income	650	1,526	0
Total Units	1,551	2,034	396

Table 2 summarizes the number of units entitled, issued building permits, or had building permits finalized in 2022 by the type of structure.

Units Entitled	Units Issued Building Permits	Unit’s w/Building Permit Final
Single Family Attached	0	0
Single Family Detached	4	33
Manufactured Home	0	11
2-4 Units	0	0
5+ Units	0	0
Accessory Dwelling Units	1	13
Total Entitled Units	5	57
	Total Permits Issued	Total BP Final
	186	57

The County issued building permits for 7-units affordable to extremely low-income households and 58-units affordable to low-income households. These units are all being constructed by CHISPA as the second phase of affordable housing at East Garrison.

The County identified a portion of the County-owned Laurel Yard in Salinas as surplus and made it available to housing developers. On October 4, 2022, the Board of Supervisors selected Eden Housing as the developer and subsequently approved an Exclusive Negotiating Agreement with Eden Housing on February 7, 2023. The property is expected to be developed with between 50 and 150 affordable units.

- Pursuant to Government Code sec. 65400.1, County reports that zero sites owned by the county and included in the inventory of land in the Housing Element were sold, leased, or otherwise disposed of in the prior year.

Long-Range Planning Work Program – 2022 Accomplishment Summary

2022 Priority LRP Task Accomplishments

Attachment C to the staff report provides the planning project summary matrix completion status for 2022. Following is a summary update on work completed for implementation priorities in the 2022 as presented to the Board on March 23, 2022.

2022 Planned Priority Projects - Completed:

- **Cannabis Regulations** - Commercial cannabis remains a top priority for HCD and CAO's Cannabis Program to stay consistent with State regulations and improve economic viability of the industry in the County. The following amendments to ordinances relating to commercial cannabis uses were completed within this reporting period:
 1. **Outdoor Commercial Cannabis Cultivation Pilot Program Update [Task 21-04; REF150048]** – On May 18, 2021, the Board adopted Ordinance No. 5350 to amending MCC Chapters 20.67 and 21.67 for the outdoor cultivation pilot program requirements countywide with the California Coastal Commission to review the coastal ordinance. Effective revisions for inland unincorporated County include program duration increase from 5 to 8 years, setback reduction from 500 to 250 feet, increase maximum allowable canopy from 10,000 to 20,000 square feet, broaden the pilot program to Central Salinas Valley, Cachagua, Carmel Valley areas, and allow outdoor cultivation on land zoned for grazing in Central Salinas Valley and Cachagua areas. In December 2022, the California Coastal Commission certified Ordinance No. 5350.
 2. **Outdoor Commercial Cannabis County Ordinances Environmental Review [Task 22-01]** – In 2022, the Board considered conducting an environmental programmatic review related to County Ordinances allowing outdoor commercial cannabis cultivation. Upon consideration, the Board did not support moving forward with this project and directed staff not to proceed.
 3. **Cannabis Growing Equity Together (GET) Program with Retirement, Remediation, and Relocation (RRR) [Task 22-02]** – In 2022, the Board considered developing a cannabis GET Program with and RRR component with a goal of addressing populations within Monterey County negatively or disproportionately impacted by cannabis criminalization and to reduce barriers to entry into the licensed cannabis industry. Upon consideration, the Board did not support moving forward with this project and directed staff not to proceed.

- Desalination Ordinance Update [Task 21.14; REF220006] - In 2022, Monterey County Code (MCC) Section 10.72.030 was amended to remove the requirement that "...each facility will be owned and operated by a public entity", allowing both public and private ownership and operation of water desalination treatment facilities within the county. On June 21, 2022, the Board of Supervisors updated the Desalination Ordinance with the adopt of Ordinance No. 5378.
- Fire Resistance Plants and Defensible Space Outreach Materials [Task 89] - Implementation of General Plan Policies OS-5.14 and S-2.4 require the exclusion and eradication of invasive plants and incorporation of the use of fire-resistant plants in landscaping. In 2022, staff finalized an update to the 1982 fire resistant plant list and brochure which is available in English and Spanish at [Defensible Space | Monterey County, CA](#).
- Forest Health and Fire Resistance Public Works Program (PWP) – Coastal [Task 21-23; REF220009] - In 2022, the Resource Conservation District of Monterey County (RCDMC), with significant review and input by HCD, developed a programmatic compliance pathway for applicants in the Coastal Zone of Monterey County to propose projects that improve the health and resiliency of the forest and supporting landscape which would be consistent with the California Coastal Act. Under the guidance of RCDMC, projects that are consistent with the requirements of the PWP would not be required to apply for a Coastal Development Permit from the County of Monterey. On February 10, 2023, the California Coastal Commission approved the PWP.
- Native American and Archaeological Resource Technical Advisory Panel (NAARTAP) [Task 68; REF220012/REF110065] - General Plan Policy OS-8.5 requires the establishment of an advisory panel to provide technical input on how the County can best address monitoring and site treatment in a manner that is consistent with the General Plan. The Board previously adopted an ordinance enacting Chapter 2.95 of Monterey County Code to implement this policy, which includes the composition and appointment of the panel and its duties in February 2020, the NAARTAP panel participants were officially appointed by the Planning Commission. In 2022, the NAARAP has been fully established, convened its first two meetings, and approved by-laws.
- Noise Ordinance Update [Task 21-15; REF220008] - In 2022 MCC Chapter 10.60 was revised modify regulations for the control of nighttime noise and enforcement mechanisms. On June 21, 2022, the Board of Supervisors updated the Noise Ordinance with the adopt of Ordinance No. 5379.
- Senate Bill 9, The California HOME Act (SB9) Map [Task 21-19; REF220015] - State housing law SB 9 provides for ministerial approval of not more than two residential units on one lot that is zoned single family residential. SB 9 also provides that lot splits meeting requirements set forth in the legislation are subject to ministerial approval. Exceptions in the text of the law limit the applicability of SB 9 in County areas. In 2022, HCD collaborated with County Information Technology Department (ITD) to finalize the map that shows areas in the County for which SB 9 is applicable in accordance with state law and is available at [State Housing Legislation Development Areas \(monterey.ca.us\)](#).
- Water and Energy Efficient Landscape Ordinance [Tasks 42, 47, Portions of 61, 89, 97; REF210007] - On December 7, 2021, the Monterey County Board of Supervisors adopted Ordinance No. 5367 which enacted a new Chapter 16.63 of the Monterey County Code. The code amendment incorporates the state requirements for Water and Energy

Efficiency Landscaping and implements multiple policies of the County Local Coastal Program and General Plan 2010. In 2022, staff completed the policy roll out and established a webpage to provide information and resources to the public.

2022 Planned Priority Projects – In Progress:

- Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) Regulations. Ordinances ordinance amending MCC Zoning regulations in accordance with current State housing law Adopted by Board of Supervisors September 15, 2020. Inland Ordinance (No. 5341) effective Oct. 15, 2020. Coastal Ordinance (No. 5343) pending Coastal Commission Certification.
 1. ADU/JADU Ordinance (Coastal) [Task 21-18; REF200029/REF210034] - On January 14, 2021, the Board adopted Coastal Ordinance was submitted to the California Coastal Commission (CCC) for certification. Since 2021 to present, staff have responded to CCC questions and comments related to the regulations. Some updates to the Board-adopted Coastal Ordinance are anticipated based on CCC's feedback, and amendments to the Big Sur Coast Land Use Plan, Carmel Area Land Use Plan, and North County Land Use Plan are needed for CCC to certify the ordinance. The Carmel Area amendments have been scoped and assigned as a 2023 priority project. Staff are determining the scope and approach to address CCC concerns in the Big Sur and North County plans and will add those tasks to the LRP Work Program when confirmed.
 2. ADU/JADU Policy Implementation and Pre-Approved Plans [Task 23-04] – Utilizing SB2 grant funds, HCD has procured consultant services to develop pre-approved ADU-plans. These pre-approved plans will be completed in spring 2023, and staff will develop policy guidance documents and outreach materials to better facilitate ADU development in County.
- Agricultural Land Mitigation/Conservation Program – Ag Mitigation Ordinance [Task 43, 154; REF220044]. The County has received a grant through the Sustainable Agricultural Lands Conservation Program (SALC) to develop a program to mitigate conversion of agricultural lands to non-agricultural uses [REF160008]. This program was identified as a top priority in the 5-year plan due to grant fund timing. On June 27, 2017, the Board of Supervisors accepted the grant award and issued resolutions of support to the Ag Land Trust for five easement proposals to the California Department of Conservation SALC program. In 2022, staff conducted substantial public and targeted stakeholder outreach and held public workshops at the Agricultural Advisory Committee (AAC) and Planning Commission. HCD staff, in coordination with the Agricultural Commissioner's Office, developed policy options and an ordinance is drafted. Staff is working with the AAC's Subcommittee to refine the policy and consulting with the Salinas Valley cities and Local Area Formation Commission (LAFCO) regarding annexation projects.
- Big Sur Coast Land Use Plan Update (BSLUP) [Task 21-08; REF210024] - Update to the 1986 BSLUP is underway. The Planning Commission Ad Hoc Committee and staff met regularly in 2021 and 2022 to incorporate edits to the BSLUP based on Planning Commission direction. Staff has conducted extensive data research and analysis to support this effort, including conducting a survey of Big Sur lodging facilities and

updating the visitor accommodation counts. A revised draft BSLUP update is anticipated to return to the Planning Commission for consideration in spring 2023.

- Carmel Lagoon Scenic Road Protective Structure (SRPS) and Ecosystem Protection Barrier (EPB) Project [Task 21-21; REF120051] - The three originally commissioned technical studies have been finalized, and a new fourth technical study to analyze stormwater runoff and impact of sandbag or future garden wall is underway and anticipated complete spring 2023. The Draft EIR will be recirculated in summer 2023 and will be brought to the Board for consideration in Fall 2023.
- Carmel River Floodplain Restoration & Environmental Enhancement (CRFREE) Project [Task 21-20; REF140048] - The CRFREE Project is currently in the final design (90% designs complete), permitting, and right of way coordination phase. Staff continues to work with project co-sponsor, the Big Sur Land Trust, to identify funding and bring this project to fruition. An approximately \$25.3 million implementation grant is pending National Environmental Protection Act (NEPA) analysis by FEMA and is anticipated to be awarded summer 2023. In 2022, the All-Party Memorandum of Understanding (MOU) for project implementation was executed Staff continues to work to negotiate the following agreements, which are anticipated to come before the Board for consideration spring/summer 202: 1) MOU with Carmel Area Wastewater District (CAWD) for cooperation and funding of CAWD's pipeline undergrounding project; 2) All Party MOU for long-term management and maintenance; and 3) pending FEMA grant award, Funding Agreement with CAWD. Construction is anticipated to begin early spring 2024.
- Castroville Community Plan Update and Nexus Study [Task 21-03; REF220010] – The County was awarded an SB2 Planning grant and Local Early Action Planning (LEAP) grant and funds are allocated to fund an update to the Castroville Community Plan and conduct a related traffic nexus study to update (reduce) housing impact fees applied to development in that area. Both grant funds expire at the end of September 2023, so this high priority project is being executed with an aggressive timeline. In December 2022, the County executed a Professional Services Agreement for consultant services for the project and work is underway. A Community Engagement Plan is drafted and outreach to the Castroville community will commence in March 2022. The grant funds
- Community Climate Action Plan (CCAP) [Task 14;120045] – Continued progress was made on the Community Climate Action Plan (CCAP) in 2021. The County Administrative Office (CAO) Sustainability team conducted 17 public engagement meetings during the 2022 reporting period. Also in 2022, a sequestration analysis was released for public input, community profiles for greenhouse gas emissions developed, and emission reductions were calculated for identified strategies. The CCAP is anticipated to be complete fall 2023.
- East Garrison Development Project – Former Redevelopment [Task 21-22; PLN030204; PLN030204-AMD2] - This housing development project, located within the former Fort Army Base, includes entitlement of a Combined Development Permit to allow approximately 1,400 residential dwelling units (plus option for 70 additional carriage units), commercial and public uses, and public facilities.
 1. Phase 2 Rental Affordable Housing Development (Community Housing Improvement and Planning Associates, Inc.) – This 65 unit very low and low-income rental apartment project is anticipated to be complete spring 2023

2. Phase 3 Rental Affordable Housing Development (Artspace, inc.) / Town Center - The developer, with Artspace's support, proposes to relocate the Phase 3 project to the Town Center, and is coordinating with HCD to process an application for this proposal. The Phase 3 project is on target to apply for tax credits in the spring 2024.
 3. Library with Sheriff's Field Office – HCD, in coordination with Monterey County Free Libraries (MCFL) and Public Works, Facilities and Parks Department, plans to begin conceptual designs and cost estimates in 2023 for the planned library at East Garrison. The Monterey County Sheriff's Office (MCSO) will be consulted regarding a proposed Sheriff substation (or field office) to be cohoused at the library.
- Fire Safety Regulations [21-09; REF210021] – The California State Board of Forestry is developing fire safety regulations that, once approved, amendments to County land use regulations will be necessary. HCD staff participated in the Board of Forestry's Zone 0 Working Group and tracked along with the regulations. The Board of Forestry anticipates new regulations to be approved in 2023. Once approved, staff will determine and implement the necessary code amendments to be in compliance.
 - Fort Ord Habitat Resource Management Plan [21-12; REF220022]. In 2021, the County hired a consultant and began development of a Draft Habitat Resource Management Plan (RMP) for County-owned Fort Ord lands subject to the requirements of the 1997 Installation-wide Habitat Management Plan. The County's RMP scope of work also includes lands owned by the Monterey Peninsula College (MPC), and staff is working with MPC staff to develop a Memorandum of Agreement for MPC to contribute its "fair share" funding and coordinate with the County on the RMP. A Community Meeting is planned for March, the County-MPC agreement is in draft and will be presented to the Board in spring, and Administrative Draft RMP is anticipated in May 2023.
 - General Plan Elements Update – In October 2022, the County executed a Professional Services Agreement for consultant services to prepare the Housing Element Sixth Cycle Update (2023-2031), Safety Element Update, and new Environmental Justice Element. The General Plan Elements Update Community Engagement Plan was completed and public workshops were conducted at the: Planning Commission on November 9 and December 7, 2022; Health, Housing and Human Services Committee on December 5, 2022; Housing Advisory Committee (Housing Element only) on January 11, 2023; and Board of Supervisors on January 24, 2023. Staff established a General Plan Elements Update email address – GeneralPlanUpdates@co.monterey.ca.us and a webpage available at <https://co.monterey.ca.us/GeneralPlanUpdates>.
1. Environmental Justice Element [Task 21-10; REF220017] - In accordance with the requirements of Gov. Code §65302, a local jurisdiction that has identified disadvantaged communities shall prepare an Environmental Justice Element upon adoption or revision of two or more elements concurrently. Therefore, staff is working with its consultant to prepare a new Environmental Justice Element along with the concurrent updates to the Housing and Safety Elements and having identified disadvantaged communities per state and local criteria. Staff is working to provide requisite data to its consultants and to identify members and appoint an Environmental Justice Citizen Advisory Committee in March 2022. An

Environmental Justice Element Public Participation Plan to augment the Community Engagement Plan.

2. Housing Element Sixth Cycle Update (2023-2031) [Task 21-02; REF220020] - As part of the Sixth Cycle Update to the Housing Element, the County is required to identify sites and zoning designations that can accommodate housing developments capable of satisfying the County's Regional Housing Needs Assessment (RHNA) of 3,326 housing units distributed across four Income levels (1,070 Very Low, 700 Low, 420 Moderate, and 1,136 Above Moderate). The update to the Housing Element must also identify and analyze significant disparities in access to opportunity pursuant to Assembly Bill 686 – Affirmatively Furthering Fair Housing (AFFH) Act. Data acquisition and analysis is underway and draft Housing Element chapters are being drafted. HCD conducted a Housing Conditions Windshield Survey in December 2022, distributed a Community Housing Survey in January-February 2022, has conducted the first Community Stakeholder meeting, and held several targeted stakeholder meetings.
 3. Safety Element Update [Task 21-11, 49; REF220018] - State law (Gov. Code §65302) requires review of fire and flood impacts in the Safety Element concurrent with each update of the Housing Element. Therefore, staff is working with its consultant to prepare an update to the Safety Element along with the Sixth Cycle Update to the Housing Element. Along with incorporating new information regarding flood and fire hazards and climate adaptation and resiliency into the Safety Element, the County is required to evaluate evacuation routes under a range of hazard scenarios (AB 747) and identify areas with fewer than two points of egress for evacuation (SB 99). Staff is working in collaboration with County Office of Emergency Services to provide requisite data to its consultants and to identify members and appoint a Safety Advisory Committee.
- Inclusionary Housing Policies and Ordinance Revisions [Task 21-01; REF220019] - The County Inclusionary Housing Ordinance is a key implementation tool for affordable housing policies. On September 14, 2021, the Board received a progress report on potential revisions to the Inclusionary Housing Ordinance (Chapter 18.40 of MCC). The Board authorized a Jobs-Housing Nexus Analysis and gave direction regarding further evaluation of the existing affordable housing policies in the General Plan. In 2022, staff an extensive public engagement process in all districts was conducted and the Housing Advisory Committee considered policy options at multiple meetings. The Inclusionary Housing Ordinance, Commercial/Industrial Nexus Study, and revisions to the Administrative Manual are in draft and anticipated in March 2023.
 - Moss Landing Community Plan Update [Task 21-07; GPZ090005] –Community Plan policy document draft work has been completed. Staff are completing drafting the Coastal Implementation Plan (CIP) regulations, the vast majority of which will be completed by the end of March 2023. The climate hazard regulations for the Moss Landing Community are on target to be completed by early summer 2023. Staff will present the consultant contract to the Board of Supervisors for environmental analysis (EIR) for the Community Plan, and the final Plan, CIP, and EIR are anticipated in 2023.
 - Environmental Enhancement Streamline Program for a Programmatic Restoration permit (aka Partners in Restoration Master Permit) [21-17; PLN220112] - In 2021, the Board of Supervisors authorized HCD to work with the Resource Conservation District of

Monterey County (RCDMC) and other conservation organizations to develop a program to allow the RCDMC to apply for and receive a master permit from the County for a suite of restoration and conservation-based practices. RCDMC submitted an application for a Programmatic Restoration Permit, which is anticipated to be considered by the Board in July 2023.

- Salinas Valley Groundwater Basin Study (Zone 2C) [Tasks 80, 192, 155; REF140088] - Amendment to GP Policy PS-3.1 in 2013, resulting from a settlement agreement, included language requiring a 5- year study of the Salinas Valley Groundwater Basin relative to the projected buildout of the General Plan. The County contracted with the Monterey County Water Resources Agency (MCWRA) to provide staffing resources to manage outside consultants (such as US Geologic Service or USGS) for this work. The Salinas Valley Integrated Groundwater and Surface Water Hydrologic Model (SVIHM) being developed by USGS had been delayed and is now complete. A hydrogeologic conceptual model has been prepared and a calibration of the Sea Water Intrusion (SWI) Model that, in 2021, was identified to be expanded to include the Salinas Valley Groundwater Basin and Zone 2C is complete. The SVIHM model and expanded SWI Model will enable the County's contracted consultant to complete the Salinas Valley Groundwater Basin Study, which is anticipated to be completed in spring 2023. The County's consultant will use the SVIHM to complete the reassessment of Zone 2C and the Salinas Valley Observational Model (SVOM) to evaluate future conditions. The consultant has been working to evaluate data and prepare input for the modeling that will be needed to complete the final report. This work includes, but is not limited to, developing strategies for assessing future water demands, formulating urban pumping estimates for 2030, analyzing future water use coefficients, refining methods for updating land use, and implementing projected 2030 land use to include specific crop types. This study is planned to be complete by June 30, 2023.
- Vacation (Short-Term) Rental Ordinances [Task 21-06; REF130043(Coastal); REF100042(Inland)]: In March 2022, the Board approved a Service Agreement for consultant services to conduct an Initial Study of the Vacation Rental Ordinances. Based on the outcome of that IS, the County issued a Notice of Preparation (of an Environmental Impact Report or EIR) and Initial Study for public comment in September 2022. In December 2022, the County approved a Professional Services Agreement for consultant services to prepare the EIR. The Draft EIR is underway, and is expected to be released for public comment in July 2023. Once CEQA is complete, the ordinances will return to the Planning Commission for a recommendation to the Board and to the Board to consider adoption.
- Zoning Ordinances and Map Updates [Task 44; REF140023] – The County's zoning ordinance and maps need to be updated for consistency with the 2010 General Plan land use maps and policies. In 2022, staff began reviewing the 2010 General Plan for consistency with existing zoning maps.

2022 Other LRP Accomplishments

Staff was able to complete or make significant progress on a number of other additional priority tasks that arose as new assignments or priorities in 2022, which were not anticipated and presented to the Board of Supervisors during the previous reporting period.

2022 Unplanned Priority Projects - Completed:

- Model Water Efficient Landscape Ordinance 2021 & 2022 Annual State Reports [Task 22-08] – By January 31st each year, jurisdictions are required to submit an annual Model Water Efficient Landscape Ordinance (MWELo) report to the California Department of Water Resources (DWR). Staff submitted the 2021 and the 2022 MWELo Annual Reports to DWR on October 6, 2022, and January 27, 2023, respectively.

2022 Unplanned Priority Projects – In Progress:

- Agricultural Lands Mitigation/Conservation Program – Agricultural Buffer Ordinance [Tasks 43, 154; REF130045] – Through work developing the draft ag mitigation ordinance, staff received feedback regarding agricultural buffers. HCD staff, in coordination with the Agricultural Commissioner’s Office, conducted preliminary research and scoping for developing an Agricultural Buffer Ordinance as part of this program.
- Carmel Area Land Use Plan Update for ADUs [Task 22-07] – The Carmel Area Land Use Plan is to be amended to remove the 40-acre minimum for a caretaker (or ADU) unit to reflect needed changes for state law consistency and allow CCC to certify the ADU/JADU Coastal Ordinance. In 2022, staff conducted preliminary scoping for this project, which commence in earnest in 2023.
- Senate Bill 9, The California HOME Act (SB9) Ordinances [Task 22-05; REF220015] – SB 9 is legislation (effective January 1, 2022) enacted by the State of California to address the critical shortage of affordable housing through a mandate to ministerially approve (no hearing or discretionary review) development proposals within certain situations. In advance of making amendments to MCC to incorporate SB9 requirements, staff developed policy guidance to support staff applying the state regulations.
- Outdoor Commercial Cannabis Ordinance Amendments for Type 5 and Other Licenses [Task 22-08] – The County CAO Cannabis Program is utilizing grant funding to amend MCC Chapter 7.90 to reflect changes in state law to allow Type 5 Licenses (large scale operations of more than one acre), to consider adding License P (processing) and Licenses S (Manufacturing) and conducting minor clean-up of the Chapter.
- 1982 General Plan Updates [22-04] – In 2022, the Planning Commission referral seeks to understand the remaining mandatory items for the 1982 General Plan and Land Use Plans; the Board of Supervisors supports this. Staff was able to meet and determine the desired approach to obtaining the requested information to develop a plan for implementation, however, due to higher priorities and limited staff resources this analysis has been delayed. This project is anticipated to commence in spring 2023 to ensure current policy efforts incorporate needed updates in the coastal zone and to identify future policy development needs and approach.
- Policy/Regulation Revisions to Improve Permit Process Efficiencies [23-05] - On February 7, 2023, the Board of Supervisors held a work a workshop to conduct a workshop on its planning and construction permit processes, staffing and permit

streamlining efforts. HCD staff identified, and the Board directed staff to pursue, certain policy/regulation revisions to improve efficiencies in the land use permit process. This work will commence in 2023.

Substantial progress was made to complete or significantly advance numerous LRP Work Program tasks to completion. Due to other arising priorities and limited staffing no progress was made on a number of tasks that were included with the 2022 planned activities including:

Long-Range Planning Work Program – 2023 Priority Tasks

Year 1 of 2023-2028 Five-Year Long-Range Planning Work Program represents the priorities for the upcoming fiscal year (2023-24), which is driven largely by staffing availability and funding (**Attachment C**). Year 1 LRP Work Program tasks are grouped according to priority status including: “Complete” (ranked 0); “High” (ranked 1); “Moderate” (ranked 2); and “Low” (ranked 3). Complete tasks include activities that were brought to final conclusion or removed from the LRP Work Program due to Board direction, addressed through other tasks, or deemed by staff with concurrence from the Chief of Planning that they were no longer needed. Active tasks include those that are assigned to current staff, are in progress, and will remain as top priorities in 2023-24. Pending Active projects are those that are not currently assigned and active, but are priorities anticipated to commence during 2023-24 based on current staffing. Pending projects have been identified as 2023-24 priorities, however, additional staff are needed for pending projects to be assigned and become active.

A number of new priority tasks arose during the 2022 reporting period that were active, and were either completed or remain on the work program as Year 1 (2023-24) activities. Priority tasks of this nature typically arise to address new state mandates, are in response to Board direction, or as a result of an expanded understanding of staff of the full scope of a project. In 2022, for example, staff made significant progress on the Agricultural Conservation Mitigation Program, specifically developing a Draft Agricultural Land Conservation Mitigation Ordinance. Through the course of the year, staff gained clarity that an Agricultural Buffer Ordinance was another important mitigation policy to be part of the Agricultural Conservation Mitigation Program, and it was added to the LRP Work program.

On occasion staff will receive direct input or requests from members of the community, committees, commissions, agencies, or organizations to prioritize or accelerate LRP Work Program tasks or add new tasks all together. When such inquiries are made, staff will consider the request in consultation with the Chief of Planning and determine if it’s appropriate to add or move a task as requested. In 2022, the Airport Land Use Commission formally requested to add three new tasks, and HCD agreed they are appropriate to add to the LRP Work Program. As such, two new tasks have been added to the LRP Work Program in Year 2 to evaluate and ensure consistency of Monterey County Code with the Marina Municipal Airport Land Use Compatibility Plan and the Monterey Regional Airport Land Use Compatibility Plan. A third new task was added as a future item included in Year 5 to support the development of a Salinas Municipal Airport Land Use Compatibility Plan.

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