

2021 Annual Report General Plan and Housing Element

Long-Range Planning Work Program

2021-2022 Accomplishments

2022-2023 to 2026-2027 Five-Year Plan

Board of Supervisors – March 22, 2022

Agenda Item No.14

2021 Annual Report Overview

- ▶ General Plan Implementation
 - ▶ 2010 General Plan (Inland)
 - ▶ 1982 General Plan (Coastal only)
- ▶ Housing Element (Fifth Cycle 2015-2023)
 - ▶ Includes Regional Housing Needs Allocation Progress (RHNA)

2021 Housing Element Update Summary

- ▶ No Units added to RHNA

- ▶ No Low Income / 95 Above Moderate Income

- ▶ 99 Planning Permits
 - ▶ 29 SFD
 - ▶ 9 ADU
 - ▶ 1 Project w/ 5+ Units (60 units)
 - ▶ 1 Manufactured Home

Housing Element Update (continued)

- ▶ 95 Building Permits
 - ▶ 60 SFD
 - ▶ 31 ADU
 - ▶ 4 Manufactured Home
- ▶ 253 Certificate of Occupancy
 - ▶ 68 SFD
 - ▶ 2 Projects with 5+ Units (160 units)
 - ▶ These include the 2-4 units (8 units)
 - ▶ 14 ADU
 - ▶ 3 Manufactured Homes
- ▶ No County owned sites sold, leased or otherwise disposed of

County's RHNA Progress (2015-2023)

Income Level	Allocation	Total Units to Date	Obligation Remaining
Very Low	374	219	155
Low	244	189	55
Moderate	283	35	248
Above Moderate	650	1,405	0
Total RHNA Units	1,551	1,848	459

General Plan

- ▶ 2010 General Plan
 - ▶ No amendments processed in 2021
- ▶ 1982 General Plan
 - ▶ No amendments processed in 2021
 - ▶ Amendments *in progress*: Cannabis & Accessory Dwelling Units regulations
- ▶ Progress made on 2021 Workplan and new priorities

2021 LRP Work Program Accomplishments

- ▶ Moss Landing Community Plan - Progress on update and preparation EIR
- ▶ Salinas Valley Groundwater Basin Study (GPI) – Hydrogeologic conceptual model developed and sea water intrusion calibration underway
- ▶ Agricultural Land Mitigation Program (GPI) – Research and analysis underway and GIS map developed
- ▶ Development Evaluation System (GPI)– Under review in response to Board direction
- ▶ Water and Energy Efficient Landscape Ordinance (GPI) – Board adopted Ordinance No. 5327 on Dec. 7, 2021

2021 LRP Work Program Accomplishments con't

- ▶ Community Climate Action Plan(GPI)- Board adopted amendment to Policy OS-10.11 GHG Reduction Plan, consultant selected and GHG inventory & outreach underway
- ▶ Zoning Maps/Ordinance Updates (GPI) – No activity
- ▶ Castroville Community Plan & Nexus Study – RFP released and proposals under evaluation
- ▶ Housing Element Sixth Cycle 2023-2031 – RFP under development
- ▶ Environmental Justice Element – RFP under development

2021 LRP Work Program Accomplishments con't

- ▶ Safety Element – RFP under development
- ▶ Inclusionary Housing Policies & Ordinance – Board authorized Jobs-Housing Nexus Analysis and public outreach underway
- ▶ Vacation (Short-Term) Rental Ordinances – Board provided direction on draft regulations and RFP for CEQA complete
- ▶ Cannabis Regulations
 - ▶ Indoor: Board amended regulations for renewable energy
 - ▶ Outdoor: Board amended regulations countywide

Additional 2021 Accomplishments

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- ▶ East Garrison Development – Phase 2 Rental Affordable Housing construction underway
- ▶ Fort Ord Habitat Resource Management Plan – Consultant retained and draft plan underway
- ▶ Metal Detection Prohibition on Fort Ord Ordinance – Board adopted Ordinance No. 21-003 on Apr. 20, 2021
- ▶ Native American and Archaeological Resource Technical Advisory Panel – No activity
- ▶ Big Sur Coast Land Use Plan Update – LUAC recommended edits presented to Planning Commission and PC Ad Hoc Committee reviewing

Additional 2021 Accomplishments con't

- ▶ Carmel River Floodplain Restoration & Environmental Enhancement – Board approve preferred project and final design/permitting/right of way coordination underway
- ▶ Carmel Lagoon Scenic Road Protective Structure and Ecosystem Protective Barrier – Two technical studies complete and third drafted.
- ▶ Telecommunications Ordinance – Planning Commission Ad Hoc Committee considered draft ordinance
- ▶ Desalination Ordinance Update – Draft ordinance and CEQA analysis underway
- ▶ Noise Ordinance Update – Board provided direction on draft ordinance

Additional 2022 Accomplishments con't

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- ▶ Lot Merger Ordinance – Draft ordinance underway
- ▶ Partners in Restoration Master Permit – Board authorized staff to work with conservation organizations & coordination underway (RCDMC)
- ▶ Fire Fuel Management Public Works Program (Coastal) – Program development underway (RCDMC)
- ▶ SB9 Housing Legislation Map – Map draft underway

2022 LRP Work Program - Priorities

- ▶ Inclusionary Housing Ordinance & Policies – Consider ordinance
- ▶ Housing Element Sixth Cycle 2024-2031 – Draft element, CEQA underway
- ▶ Environmental Justice Element – Draft element, CEQA underway
- ▶ Safety Element – Draft element, CEQA underway
- ▶ Development Evaluation System – Consider ordinance
- ▶ Castroville Community Plan Update – Study complete, draft plan, community outreach
- ▶ Community Climate Action Plan – Consider Plan
- ▶ Ag lands Mitigation Program – Consider Program

2022 LRP Work Program - Priorities con't

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- ▶ Salinas Valley Groundwater Basin Study – Study complete
- ▶ Zoning Ordinance and Map Updates
- ▶ Fort Ord Oak Woodland Conservation Area/Plan/Policies
- ▶ Water and Energy Efficient Landscape Guidebook
- ▶ Accessory Dwelling Units Ordinance (Coastal)
- ▶ SB9 Housing Legislation Map – Complete
- ▶ East Garrison Phase 2 Affordable Rental Housing - Construction complete (Jun 2023)
- ▶ Fort Ord Habitat Resource Management Plan – Consider Plan

2022 LRP Work Program - Priorities con't

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- ▶ Vacation Rental Ordinances – Consider ordinances
- ▶ Desalination Ordinance Update – Consider ordinance
- ▶ Noise Ordinance Update – Consider ordinance
- ▶ Partners in Restoration – Master Permit
- ▶ Forest/Fire Resilience Public Works Program (Coastal)
- ▶ Outdoor Commercial Cannabis Pilot (Coastal)
- ▶ Moss Landing Community Plan – Consider plan
- ▶ Big Sur Coast Land Use Plan Update – Consider plan
- ▶ CRFREE – Phase 1 grading, secure funding

2022 LRP Work Program – Priorities con't

- ▶ Chualar Community Plan
- ▶ Carmel Lagoon SRPS/EPB – Final EIR
- ▶ NAARTAP – Procedures complete and begin meeting
- ▶ Fire Safety Regulations
- ▶ Telecommunications Ordinance Update
- ▶ Fire Resistant Plants & Defensible Space Outreach Materials
- ▶ Vehicle Miles Travelled GP Amendment
- ▶ Lot Merger Ordinance

2022 LRP Work Program – Funding

- ▶ Costs:
 - ▶ ~\$3.4 million – staff and consultants
- ▶ Funding Sources:
 - ▶ ~\$1.2 million grants
 - ▶ \$963,000 augmentation requests
 - ▶ General Fund (staff time)
 - ▶ Some other/outside funds or TBD

2022 LRP Work Program – Other Priorities

- ▶ Planning Commission: 1982 General Plan in Work Program
 - ▶ Staff recommends assessing approach and adding next FY23-24
- ▶ Cannabis: Received \$1.7M grant (CAO) for environmental analysis (RRR; Programmatic outdoor)
 - ▶ Staff recommends adding this FY22-23
- ▶ Historic Preservation Plan: HRRB requested it move forward
 - ▶ Staff recommends assessing approach and initiating this FY22-23

Five-Year Long-Range Planning Work Program

- ▶ Attachments C, D, and E of the Staff Report.
 - ▶ Attachment C - Five-Year Work Program Summary Matrix
 - ▶ Attachment D - 2022-23 Work Tasks, Funding requirements, and resources
 - ▶ Attachment E – Five-Year Work Program Details (Years 1 & 2)

Recommendations

- ▶ Find that consideration of draft annual reports is not a project subject to CEQA per Section 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines
- ▶ Approve the 2021 Annual Progress Reports (**Attachment A**) pursuant to Government Code Section 65400 for;
 - ▶ 1982 General Plan (coastal) and 2010 Monterey County General Plan (non-coastal)
 - ▶ 2015-2023 Housing Element
- ▶ Authorize HCD Director to submit final progress reports to State OPR and State HCD
- ▶ Provide direction to staff on the draft 5-Year Long-Range Planning Work Program and 2022-23 priorities (**Attachments C, D, and E**)