

# 2022 Annual Report General Plan and Housing Element

## Long-Range Planning Work Program

*2022-2023 Accomplishments*

*2023-2024 to 2027-2028 Five-Year Plan*

*Board of Supervisors – April 25, 2023*

*Agenda Item No. 11*

# Action

- ▶ Accept the 2022 Annual Progress Report for the Monterey County General Plan pursuant to Government Code Section 65400 **(Exhibit A)**;
- ▶ Accept the 2022 Annual Progress Report for the 2015-2023 Housing Element to comply with State Department of Housing and Community Development requirements **(Exhibit A)**;
- ▶ Authorize the Housing and Community Development Director to submit to State Office of Planning and Research; and
- ▶ Provide direction to staff on the 5-Year Long-Range Planning Work Program **(Exhibits C & D)**

# 2022 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)

# 2022 Housing Element Update Summary

- ▶ 5 Units Entitled
  - ▶ 4 SFD
  - ▶ 1 ADU
- ▶ 186 Building Permits Issued – Count towards RHNA
  - ▶ 67 SFD
  - ▶ 45 ADU
  - ▶ 8 Manufactured Home
  - ▶ 6 Buildings of 5+ Units
    - ▶ East Garrison CHISPA Project 7 very-low and 58 low-income units

## 2022 Housing Element Update (continued)

- ▶ 57 Certificate of Occupancy (already counted in RHNA)
  - ▶ 33 SFD
  - ▶ 13 ADU
  - ▶ 11 Manufactured Homes
- ▶ County entered an Exclusive Negotiating Agreement with Eden Housing to develop between 50-150 affordable housing units at the County-owned site at 855 E. Laurel Drive, Salinas

# County's RHNA Progress (2015-2023)

| Income Level            | Allocation   | Total Units to Date | Obligation Remaining |
|-------------------------|--------------|---------------------|----------------------|
| Very Low                | 374          | 226                 | 148                  |
| Low                     | 244          | 247                 | 0                    |
| Moderate                | 283          | 35                  | 248                  |
| Above Moderate          | 650          | 1,526               | 0                    |
| <b>Total RHNA Units</b> | <b>1,551</b> | <b>2,034</b>        | <b>396</b>           |

## ▶ 2010 General Plan

- ▶ Resolution No. 21-303 amending Carmel Valley Master Plan Policy CV-1.27 related to the Rancho Canada Village Specific Plan policy

## ▶ 1982 General Plan

- ▶ Amendment to the North County Land Use Plan to allow for construction of an interchange project at State Highway 156 and Castroville Boulevard (LCP-3-MCO-22-0062-2).

## ▶ Progress made on 2022 Workplan and new priorities

# 2022 LRP Work Program Completed Tasks

## ▶ **Completed 10 LRP Work Program Tasks**

### ▶ Cannabis Regulations

- ▶ Outdoor Pilot Program Update – CA Coastal Commission certified Ordinance No. 5350
- ▶ Outdoor Ordinance Environmental Review – Board directed not to proceed
- ▶ Growing Equity Together with Retirement, Remediation and Relocation – Board directed not to proceed

### ▶ Desalination Ordinance Update – Board adopted Ordinance No. 5378

### ▶ Fire Resistant Plants and Defensible Space Outreach Materials – Finalized update of 1982 list and brochure

### ▶ Forest Health & Fire Resilience Public Works Program (Coastal) – CA Coastal Commission Approved Feb. 10, 2023



## 2022 LRP Work Program Completed Tasks (con't)

9

- ▶ Native America and Archaeological Resource Technical Advisory Panel – Panel convened and procedures in place
- ▶ Noise Ordinance Update – Board adopted Ordinance No. 5379
- ▶ Senate Bill 9 Housing Legislation Mapping – GIS map published
- ▶ Water and Energy Efficient Landscape Ordinance – Policy roll out complete and public information available; State annual reporting complete and up to date
- ▶ ADD: Floodplain Management Ordinance Updates – Board tentative to approve March 28, 2023

# 2022 LRP Work Program Progress

10

- ▶ **Progress on 25 LRP Work Program Tasks (19 Planned, 6 Unplanned)**
- ▶ Accessor Dwelling Units (ADUs) and Junior ADUs
  - ▶ Coastal Ordinance – Responding to CA Coastal Commission
  - ▶ Policy Implementation – Pre-Approved ADU plans drafted
- ▶ Agricultural Land Mitigation/Conservation Program
  - ▶ Ag Land Mitigation Ordinance – Drafted
  - ▶ Ag Buffer Ordinance – Preliminary scoping
- ▶ Big Sur Coast Land Use Plan Update – Planning Commission Ad Hoc Committee edits 95% complete
- ▶ Cannabis (Outdoor Commercial) Ordinance Amendments for Type 5 and Other Licenses (CAO) – MCC Chapter 7.90 amendments drafted
- ▶ Carmel Area Land Use Plan Update – Preliminary scoping complete to update plan for ADU and state housing law changes

## 2022 LRP Work Program Progress (con't)

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- ▶ Carmel Lagoon Scenic Road Protective Structure & Ecosystem Protective Barrier – 3 technical studies complete and 1 new one drafted.
- ▶ Carmel River Floodplain Restoration & Environmental Enhancement – All Party MOU executed and project at 90% design, permitting, and right of way coordination
- ▶ Castroville Community Plan & Nexus Study – Consultant work underway
- ▶ Community Climate Action Plan (CAO) – 17 public engagement meetings, draft sequestration analysis, GHG emissions work
- ▶ East Garrison Development – Phase 2 Rental Affordable Housing construction nearly complete, Final Phase concept proposal drafted

## 2022 LRP Work Program Progress (con't)

12

- ▶ Fire Safety Regulations – CA State Board of Forestry drafting regulations and staff participated in Zone 0 Working Group
- ▶ Fort Ord Habitat Resource Management Plan – Mapping and draft plan underway, community outreach mtg, and draft MOU with Monterey Peninsula College
- ▶ General Plan Elements Updates – Community Engagement Plan (CEP) and first public workshops complete
  - ▶ Environmental Justice Element – Citizen Advisory Committee invited and Public Participation Plan to augment CEP drafted
  - ▶ Housing Element 6<sup>th</sup> Cycle Update – Admin draft chapters, conditions survey and community survey complete, sites inventory drafted
  - ▶ Safety Element Update – Safety Advisory Committee invited

## 2022 LRP Work Program Progress (con't)

13

- ▶ Inclusionary Housing Policies & Ordinance – Ordinance, Commercial & Industrial Nexus Study, and Admin Manual updates drafted
- ▶ Moss Landing Community Plan Update – Coastal Implementation Plan substantially complete draft
- ▶ Partners in Restoration Master Permit – Application in review (RCDDMC)
- ▶ Policy/Reg Revisions to Improve Permit Efficiencies – Identified at Board workshop Feb. 7, 2023
- ▶ Salinas Valley Groundwater Basin Study – Hydrogeologic conceptual model developed and sea water intrusion calibration complete and reassessment of Zone 2C and future conditions analysis underway
- ▶ Senate Bill 9 Ordinance(s) – Policy guidance developed and analysis of needed updates to MCC underway

## 2022 LRP Work Program Progress (con't)

14

- ▶ Vacation (Short-Term) Rental Ordinances – Initial Study and Notice to Proceed for Environmental Impact Report (EIR) complete and EIR being drafted
- ▶ Zoning Maps/Ordinance Updates – Consistency of zoning maps w 2010 General Plan underway
- ▶ 1982 General Plan Updates (Coastal) – Preliminary evaluation of approach complete

## 2023 Priorities (Active)

15

- ▶ Accessor Dwelling Units (ADUs) and Junior ADUs
- ▶ Agricultural Land Mitigation/Conservation Program
- ▶ Big Sur Coast Land Use Plan Update
- ▶ Cannabis Ordinance Amendments for Type 5 and Other Licenses (CAO)
- ▶ Carmel Area Land Use Plan Update
- ▶ Carmel Lagoon Scenic Road Protective Structure & Ecosystem Protective Barrier
- ▶ Carmel River Floodplain Restoration & Environmental Enhancement
- ▶ Castroville Community Plan & Nexus Study
- ▶ Community Climate Action Plan (CAO)
- ▶ East Garrison Development

## 2023 Priorities (Active) con't

16

- ▶ Forest Health and Fire Fuel Management Work Program (RCDDMC)
- ▶ Fort Ord Habitat Resource Management Plan
- ▶ General Plan Elements Updates
- ▶ Inclusionary Housing Policies & Ordinance
- ▶ Moss Landing Community Plan Update
- ▶ Partners in Restoration Master Permit
- ▶ Salinas Valley Groundwater Basin Study
- ▶ Vacation (Short-Term) Rental Ordinances
- ▶ Zoning Maps/Ordinance Updates
- ▶ 1982 General Plan Updates (Coastal)



## 2023 Priorities (Pending Active)

17

- ▶ Development Evaluation System
- ▶ Policy/Reg Revisions to Improve Permit Efficiencies
- ▶ Senate Bill 9 Ordinance(s)
- ▶ Zoning Maps/Ordinance Updates
- ▶ **++Pajaro Community Recovery Planning**

## 2023 Priorities (Pending)

- ▶ Chualar Community Plan
- ▶ Fire Safety Regulations
- ▶ Fort Ord Oak Woodland Conservation Area/Plan/Policies
- ▶ Historic Preservation Plan
- ▶ Lot Merger Ordinance
- ▶ Telecommunications Ordinance Update
- ▶ Vehicle Miles Travelled GP Amendment

# 2022 LRP Work Program – Funding\*

- ▶ Costs:
  - ▶ \$2.1 million – staff and consultants
- ▶ Funding Sources:
  - ▶ \$504,402 grants or outside funds
  - ▶ \$584,556 augmentation requests
    - ▶ HCD \$444,556 Requested
      - ▶ **Board Approved: Chualar Community Plan (\$50K) and General Plan Implementation (\$271K) ~ Thank you!**
    - ▶ CAO Sustainability \$140,000 Requested

*\*Note: Does not include Cannabis Licensing in Budget*

# 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
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