

2020 Annual Report General Plan and Housing Element

Long Range Planning Work Program

Annual Report Overview

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

2020 Housing Element Update Summary

- ▶ 276 Units added to RHNA
- ▶ 176 Low Income / 100 Above Moderate Income
- ▶ 61 Planning Permits
 - ▶ 48 SFD
 - ▶ 11 ADU
 - ▶ 2 Projects w/ 2+ Units

Housing Element Update (continued)

- ▶ 276 Building Permits
 - ▶ 91 SFD
 - ▶ 168 MFU (employee sponsored for AG workers)
 - ▶ 17 ADU
- ▶ 183 Certificate of Occupancy
 - ▶ 147 SFD
 - ▶ 12 2-4 Unit MF
 - ▶ 18 Projects with 5+ Units
 - ▶ 6 ADU
- ▶ No County owned sites sold, leased or otherwise disposed of

County's progress towards meeting its Regional Housing Allocation Needs (RHNA) 2015-2023

Income Level	RHNA Allocation	Total Units to Date	RHNA Obligation Remaining
Very Low	374	219	155
Low	244	189	55
Moderate	283	35	248
Above Moderate	650	1,310	0
Total RHNA/Units	1,551	1753	458

- ▶ 2010 General Plan
 - ▶ One amendment processed in 2020
 - ▶ Climate Action Plan Policy RE: Greenhouse Gas Reduction targets
- ▶ 1982 General Plan
 - ▶ Minor amendments for Cannabis regulations
- ▶ Progress made on 2020 Workplan and new priorities

2020 Work Plan Accomplishments

- ▶ Moss Landing Community Plan - Final Draft Plan completed by PC
- ▶ Development Evaluation System – BOS review and direction to staff
- ▶ CRFREE - EIR Certified
- ▶ Accessory Dwelling Unit Ordinance adopted by BOS
- ▶ Vacation Rentals (STR) – BOS direction on content of final draft

Progress on General Plan (continued)

- ▶ Landscape Ordinance - Stakeholder Meetings as Directed by BOS
- ▶ Salinas Valley Groundwater Investigation - USGS model underway
- ▶ Ag Land Mitigation Program – Grant extended to 2022
- ▶ Community Climate Action Plan - \$175K grant awarded
- ▶ Mixed Use Zoning Ordinance

Additional 2020 Accomplishments

- ▶ Cannabis Regulations – Ordinance Amendments
- ▶ Hemp Regulations – Ordinance Amendments
- ▶ Fort Ord/East Garrison – FORA Dissolution
- ▶ Big Sur Land Use Plan Update – Community Meetings and Draft Plan
- ▶ Native American and Arch Resource Tech Advisory Panel – Appointments Made

2021 Work Plan Proposed

- ▶ Vacation Rental Ordinance - CEQA Analysis and Board Consideration
- ▶ Development Evaluation System Board Consideration
- ▶ Moss Landing Community Plan – EIR Completion, public hearings
- ▶ Vehicle Miles Traveled General Plan and Zoning Code Amendments
- ▶ Sustainable Agricultural Lands Conservation Program Year 1 of 2 year Grant

2021 Work Plan Proposed (continued)

- ▶ Inclusionary Housing Code Amendments Grant Funded
- ▶ Affordable Housing Overlay CEQA Grant Funded
- ▶ Big Sur Land Use Plan PC and Board Workshops
- ▶ Castroville Development Impact Fee Study and Amendment Grant
- ▶ Castroville Community Plan Update Year 1 of 2 year Grant
- ▶ Chualar Community Plan Year 1 of 2 year Grant

2021 Workplan Proposed (continued)

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- ▶ Zoning Map Amendments
- ▶ Landscape Ordinance Board Consideration
- ▶ Environmental Justice Element Year 1
- ▶ Community Climate Action Plan Year 1, Grant Funded
- ▶ Agricultural Buffer Ordinance for Board Consideration
- ▶ Long Term Sustainable Water Supply Study

Five-Year Long Range Planning Work Program

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- ▶ Exhibits C, D, and E of Staff Report.
- ▶ Modeled on 5-year CIP

- ▶ Exhibit C Five Year Work Program Matrix
- ▶ Exhibit D 2021-22 Work Tasks, Funding requirements, and resources
- ▶ Exhibit E Detailed Project Summaries

Recommendations

1. 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;
2. Recommend that the Board approve the 2020 Annual Progress Reports pursuant to Government Code Section 65400 for;
 - a. 1982 General Plan (coastal) and 2010 Monterey County General Plan (non-coastal) (**Attachment A, Exhibit 1**),
 - b. 2015-2023 Housing Element (**Attachment A, Exhibit 2**);
3. Provide direction to staff on the draft 5-Year General Plan Implementation Work Program, including 2021 Long Range Planning and General Plan Implementation Priority Tasks (**Attachments C, D, and E**).

Discussion