

Attachment F

This page intentionally left blank.

2023 Annual Report General Plan and Housing Element

Long-Range Planning Work Program

2023-2024 Accomplishments

2024-2025 to 2028-2029 Five-Year Plan

*Board of Supervisors – April 23, 2024
Agenda Item No. TBD*

Action

- Accept the 2023 Annual Progress Report for the Monterey County General Plan pursuant to Government Code Section 65400 (**Exhibit A**);
- Accept the 2023 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 (**Exhibit C**)

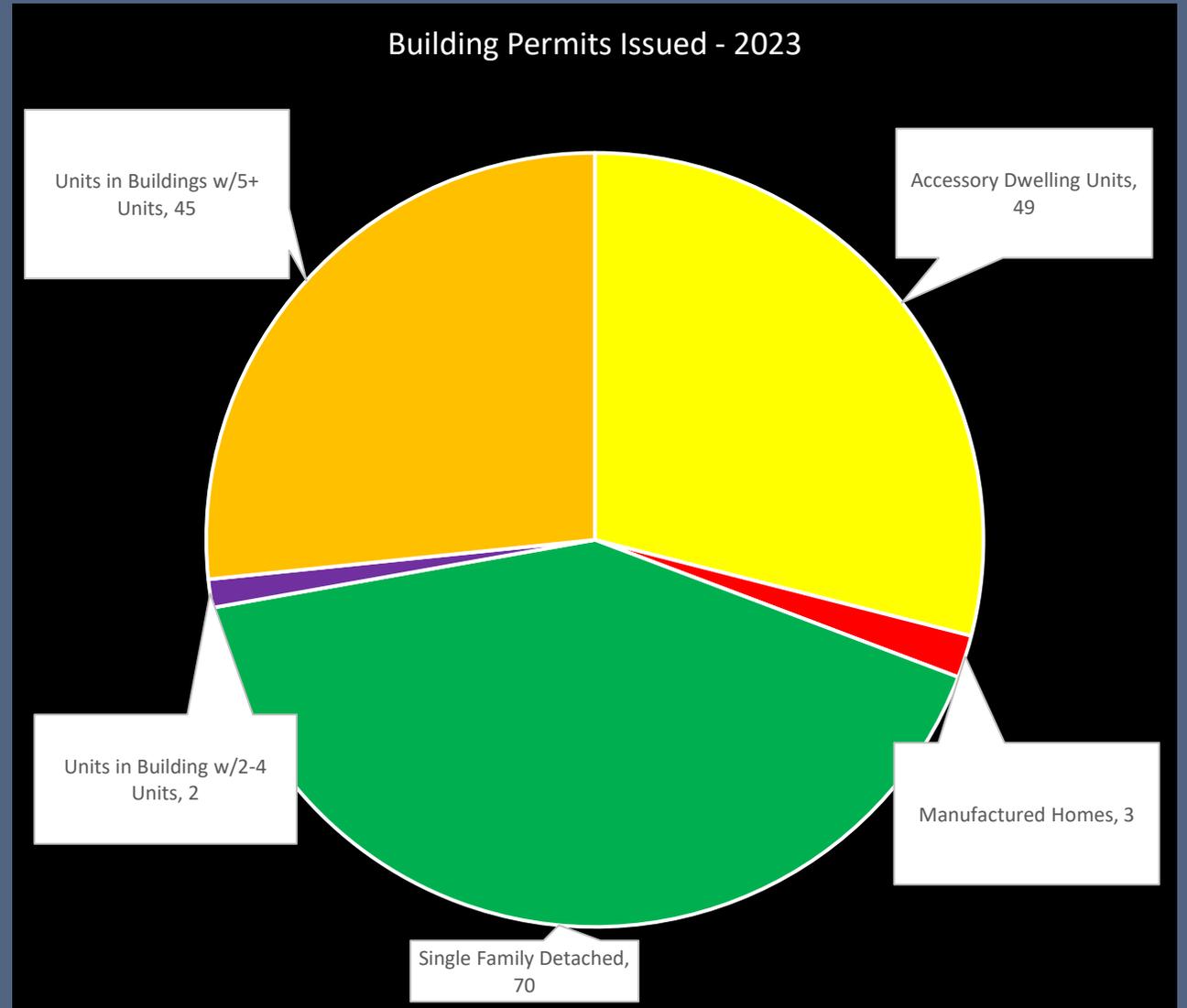
2023 Annual Report Overview

- 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)

2023 Housing Element Progress

- 135 Units (or Lots) Entitled
- 169 Building Permits Issued

- 143 Permits Finaled for Occupancy



5th Cycle Housing Element (2015-2023)

Table 2				
5th Housing Element Cycle				
Net New Housing Units Permitted				
	RHNA Allocation	Building Permits Issued	RHNA Remaining	% RHNA Remaining
Very Low-Income	374	138	236	63%
Low-Income	244	269	-25	
Moderate-Income	283	73	210	74%
Above Moderate-Income	650	1,448	-798	
Total	1,551	1,928		

2023 General Plan Amendments

- 2010 General Plan
 - None
- 1982 General Plan
 - Amendment to Del Monte Forest Land Use Plan to change the land use designation and zoning classification of a 0.487 acres parcel from open space/resource conservation to medium density residential (LCP-3-MCO-23-0043-1-Part A)
 - Amendment to the North County Land Use Plan, Moss Landing Community Plan to change the land use designation and description of a 1.13 acre parcel (Assessor's Parcel Number 133-212-008-000) (LCP-3-MCO-23-0043-1-Part B).

2023 LRP Work Program - Complete

- Accessory Dwelling Unit Pre-Approved Plans & Policy Guidance –
 - <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/permit-center/accessory-dwelling-unit-plans-and-info>
- Agricultural Land Mitigation Ordinance – Board adopted Ordinance No. 5414
- Cannabis Regulations (CAO) – Board adopted Ordinance No. 5398
- East Garrison Phase 2 Affordable Rental Apartments – Complete
- Forest Health and Fire Fuel Management Work Program – 2023 Central Coast CAL-TREX training exchange
- Noise Ordinance Update – Board adopted Ordinance No. 5411
- SB 9 – Policy guidance
- State Mandated Reporting

2023 LRP Work Program - Progress

- Accessor Dwelling Units (ADUs) and Junior ADUs - Coastal Ordinance + Land Use Plan Updates reviewed by Coastal Commission staff
- Agricultural Buffer Regulations – Preliminary scoping
- Big Sur Coast Land Use Plan Update – Public draft update available and workshops conducted at Planning Commission
- Carmel Lagoon Project(s) – Revised Draft Environmental Impact Report (RDEIR) circulated
- Carmel River FREE - ~\$6 million grant funds secured and design plans updated
- Castroville Community Plan Update/Nexus Fee Study – Administrative draft developed

2023 LRP Work Program - Progress (con't)

- Climate Action Plan (CAO) – Initial Greenhouse Gas (GHG) mitigation strategies drafted and CEQA approach determined
- Chualar Community Plan – Request for Proposals
- East Garrison Development – Final Phase application review; Library and Sheriff field office designs underway; Historic Arts District community outreach and needs analysis
- Environmental Enhancement Streamline Permit Program – Initial Study and Mitigated Negative Declaration circulated
- Fort Ord Habitat Resource Management Plan – Memorandum of Agreement with Monterey Peninsula College; Administrative draft plan and cost estimates complete
- Inclusionary Housing Ordinance/Policies – Draft ordinance, commercial/industrial nexus study, and draft administrative manual

2023 LRP Work Program - Progress (con't)

- General Plan Elements Updates –
 - Housing Element 6th Cycle Update – Admin draft chapters complete and sites inventory
 - Safety Element Update – Community safety survey complete; Technical Advisory Committee convened
 - Environmental Justice Element – Environmental Justice Community Advisory Committee convened; Community environmental justice survey complete
- Moss Landing Community Plan – Climate hazard regulations and Coastal Implementation Plan updates in draft; EIR consultant contract
- Pajaro Community Recovery Planning (DEM) – Community outreach and priority recovery projects with funding

2023 LRP Work Program - Progress (con't)

- North County Wildfire Protection & Eucalyptus Removal – Pilot Program guidelines being drafted; State passthrough funding
- Permit Process Efficiency Improvements - Underway
- Vacation Rental Ordinances – Draft EIR circulated
- Zoning Ordinances & Map Updates – Preliminary research and Planning Commission workshop complete

Priority and Ranking Criteria

- ▶ Priorities (High, Moderate, Low)
 - ▶ State/federal legal mandates
 - ▶ Board policy priorities
 - ▶ Tasks with grant funding
 - ▶ General Plan implementation priorities
 - ▶ Others as time/resources allow
- ▶ Ranking in Work Program
 - ▶ 1 Active – Assigned and work is underway
 - ▶ 2 Pending Active – To be assigned to current staff within year
 - ▶ 3 Pending – Additional staff needed for work to commence

2024 Priorities (Rank 1 - Active)

- 2024 Mandated State Reporting
- Housing Element Sixth Cycle Update
- Rezoning for Housing Element
- Vacation Rental Ordinances
- Inclusionary Housing Ordinance
- Safety / Environmental Justice Elements
- Salinas Valley Groundwater Basin Investigation
- Moss Landing Community Plan Update
- Castroville Community Plan and Fee Nexus Study
- Pajaro Community Recovery Planning
- Accessory Dwelling Unit Ordinances and Coastal Plan Updates
- Carmel River Floodplain Restoration & Environmental Enhancement Project (CRFREE)

2024 Priorities (Rank 1 - Active) con't

- North County Wildlife Protection and Eucalyptus Removal Pilot Program
- Noise Ordinance Update (Ad Hoc)
- Big Sur Coast Land Use Plan Update
- Chualar Community Plan
- Carmel Lagoon Project
- Community Climate Action and Adaptation Plan (CAO)
- Zoning Ordinance and Map Updates
- Permit Process Efficiency Improvements
- East Garrison Development Project(s)
- Environmental Enhancement Streamline Permitting Program
- Fort Ord Habitat Resource Management Plan

2024 Priorities (Rank 1 - Active) con't

- Ag Land Mitigation Ordinance Implementation
- Restrictive Covenants Education Project/Equity Timeline
- 1982 General Plan Updates (as updating Land Use Plans)

2024 Priorities (Rank 2 - Pending Active)

- Senate Bill 9 Ordinance(s)
- Development Evaluation System
- Historic Preservation Plan Update
- Telecommunications Ordinance Update
- For Ord Oak Woodland Conservation Area/Plan/Policies

2024 Priorities (Rank 3 - Pending)

- Fire Safety Regulations (pending State)
- Ag Buffer Regulations
- Lot Merger Ordinance
- Vehicle Miles Travelled GP Amendment
- Outdoor Cannabis Ordinance Updates

2024 LRP Work Program – Funding

- Outside Consultant Costs:
 - \$1,191,795
- Funding Sources:
 - \$100,849 grants
 - \$316,061 outside funds (Funds 029)
 - \$774,885 augmentation requests
 - General Plan Implementation = \$625,734
 - Chualar Community Plan = \$149,151

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
- Accept the 2023 Annual Progress Report for the Monterey County General Plan pursuant to Government Code Section 65400 (**Exhibit A**);
- Accept the 2023 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 (**Exhibit C**)

This page intentionally left blank