

Attachment A

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2022 Annual Progress Report
Monterey County
2010 General Plan Implementation
(Non-Coastal) and 1982 (Coastal)
General Plan Implementation
And
2015–2023 Housing Element Progress

Prepared by: Monterey County Housing and Community Development Department

March 10, 2023

Contents

2022 Annual Progress Report	1
Monterey County	1
2022 Annual Progress Report Summary (April 2022 –March 31, 2023)	1
2022 Annual Progress Report – General Plan Working Progress Tasks	4
Exhibit 1 Summary 2022 Annual Progress Matrix	6
2022 Annual Progress Report – Housing Element Working Progress Tasks	9

2022 Annual Progress Report Summary (April 2022 – March 31, 2023)

Introduction

Government Code Section 65400 requires Housing and Community Development (HCD) to provide an annual report to the legislative body by April of each year, regarding the progress of General Plan implementation, progress in meeting the County’s share of regional housing needs, implementation of the housing element (for details see attached Exhibit 2) and compliance of the General Plan (GP) with the General Plan Guidelines adopted by the Governor’s Office of Planning and Research(OPR).

A total of **57** General Plan tasks have been implemented or adopted since the adoption of the 2010 General Plan.

Background

- 1965: Monterey County’s first adopted General Plan
- 1982: Comprehensive update to the County’s General Plan adopted, including 12 Area Plans, Master Plans. Coastal Land Use Plans adopted between 1982 and 1986.
 - June 15, 2010 - 2009-2014 Housing Element adopted
 - August 24, 2010 - 2009-2014 Housing Element certified by California Department of Housing and Community Development (CA-HCD)
 - January 26, 2016 - 2015-2023 Housing Element adopted; CA-HCD certified the Housing Element on May 10, 2016
- October 26, 2010: Monterey County Board of Supervisors adopted the 2010 General Plan (GP) for the non- coastal unincorporated areas of the County.
- November 26, 2010: the 2010 General Plan became effective.
- January 25, 2011: The BOS adopted a General Plan Implementation Work Program addressing policies that require the drafting of over 100 new ordinances, plans and programs to implement the goals of the General Plan. Staff estimated this would be a multi-year program, with a cost of about \$8 million. The process involves interdepartmental coordination, obtaining technical information from county consultants, and scoping with stakeholders through extensive public outreach.
- December 13, 2011: Board of Supervisors approved a Professional Services Agreement (PSA) with EMC Planning Group Inc. to provide technical support for development of certain priority GP implementation documents for an amount not to exceed about \$1 million through June 30, 2015. Since the approval of the PSA staff has submitted budgetary updates to the Board regarding consultant expenditure.
- In response to settlement agreements related to litigation over the General Plan EIR, General Plan Amendments were adopted in 2013 and are described below in the Litigation section.

2010 General Plan

California Planning and Zoning Law requires each jurisdiction to prepare and adopt “...a comprehensive, long term general plan for the physical development of the... county...” Gov. Code section 65300. The 2010 Monterey County General Plan complies with state law and with the OPR General Plan Guidelines. State law requires that General Plans

address a range of issues. The mandatory elements of a general plan are land use, circulation, housing, conservation, open space, noise and safety. These elements provide the County’s objectives, goals and policies to guide land development decisions. General plans may include additional elements that are necessary as directed by the governing legislative body and must be consistent with Government Code Section 65300 et seq.

The 2010 Monterey County General Plan (GP) contains the following required elements:

- Land Use Element (LU); adopted 10/26/2010
- Circulation Element (CIRC); adopted 10/26/2010
- Conservation and Open Space Element (C/OS); adopted 10/26/2010
- Safety Element (S) (Note: Includes Noise Element); adopted 10/26/2010
- Housing Element 2015-2023, adopted 01/26/2016, certified by HCD05/10/16
- Public Service Element (PS); adopted 10/26/2010, amended 02/12/13
- Agriculture Element (AG); adopted 10/26/2010
- Economic (ED); adopted 10/26/2010

Area/Master Plans for the following Planning Areas:

- Cachagua Area Plan (CACH); adopted 10/26/2010
- Carmel Valley Master Plan (CV); adopted 10/26/2010, amended 2/12/13
- Central Salinas Valley Area Plan (CSV); adopted 10/26/2010
- Greater Monterey Peninsula Area Plan (GMP); adopted 10/26/2010
- Fort Ord Master Plan (FO); adopted 2001 and certified by Fort Ord Reuse Authority (update to FO adopted 10/26/2010 not certified by Fort Ord Reuse Authority)
- Greater Salinas Area Plan (GS); adopted 10/26/2010
- North County, Inland Area Plan (NC); adopted 10/26/2010
- South County Area Plan (SC); adopted 10/26/2010
- Toro Area Plan (T); adopted 10/26/2010
- Agricultural and Winery Corridor Plan (AWCP); adopted 10/26/2010

Litigation

Following adoption of the 2010 General Plan, four lawsuits were filed in late 2010 against the County challenging the certification of the 2010 General Plan Environmental Impact Report and approval of the 2010 General Plan. The County engaged in settlement negotiations for about two years, resulting in settlement of two of the lawsuits. This settlement agreement resulted in the County adopting amendments to the General Plan.

The lawsuits settled or pending on the 2010 General Plan include:

- 1) Carmel Valley Association, Inc. v. Board of Supervisors of the County of Monterey (Monterey Superior Court case no. M109442); case settled. General Plan amended consistent with terms of the Settlement Agreement (February 12, 2013).
- 2) Salinas Valley Water Coalition et al v. County of Monterey (Monterey Superior Court case no. M109451); case settled. General Plan amended consistent with terms of the Settlement Agreement (February 12, 2013).
- 3) LandWatch Monterey County v. County of Monterey (Monterey Superior

Court case no. M109434). Supplemental petition challenging February 12, 2013, General Plan amendment filed March 21, 2013. Settlement Agreement entered in early 2015. The litigation has not been dismissed but is inactive.

- 4) The Open Monterey Project (TOMP) v. Monterey County Board of Supervisors (Monterey Superior Court case no. M109441). Supplemental petition challenging February 12, 2013, General Plan amendment filed March 21, 2013. Settlement Agreement entered in early 2015. The litigation has not been dismissed but is inactive.

The County adopted two General Plan Amendments as related to the litigation:

County initiated amendment of the Carmel Valley Master Plan pursuant to terms of a settlement agreement responding to litigation filed by the Carmel Valley Association: Resolution approving Addendum No. 1 to Final Environmental Impact Report (FEIR) #07-01, SCH#2007121001, and amending Policies CV-1.6 (Residential Build-out), CV-2.17 (Traffic evaluation/methodology), CV-2.18 (Carmel Valley Traffic Improvement Program), CV-3.11 (Tree Protection), and CV-3.22/CV-6.5 (Non-agricultural Development on slopes).
Resolution No. 13-029: Adopted by the Board of Supervisors on February 12, 2013

County initiated amendment of the Public Services Element pursuant to terms of a settlement agreement responding to litigation filed by the Salinas Valley Water Coalition:

Resolution approving Addendum No. 2 to FEIR #07-01, SCH#2007121001, and amending Policies PS-3.1 (Long-Term Sustainable Water Supply), PS-3.3 (Domestic Wells) and PS-3.4 (High-Capacity Wells).

Resolution No. 13-028: Adopted by the Board of Supervisors on February 12, 2013.

Fort Ord

The Fort Ord Reuse Authority (FORA) was established by state law in 1994 for the former Fort Ord area. (Government Code section 67650 et seq.) FORA dissolved by operation of law June 30, 2020. (Government Code section 67700.) While FORA was in existence, FORA adopted the Fort Ord Base Reuse Plan (BRP), and local jurisdictions were required to submit their general plans to FORA for a finding of consistency with the BRP and FORA's plans and policies.

In 2001, Monterey County amended the County's 1982 General Plan to incorporate a Fort Ord Master Plan with relevant sections of the BRP. In 2002, FORA certified that the Fort Ord Master Plan is consistent with the BRP. In 2010, the County adopted an updated Fort Ord Master Plan as part of the 2010 General Plan, but the Fort Ord Reuse Authority had a tie vote on whether the 2010 Fort Ord Master Plan was consistent with the BRP. Accordingly, that 2010 Plan was not certified by FORA. The Fort Ord Reuse Authority (FORA) no longer exists, and duties previously performed by FORA staff have been transferred to local governments having jurisdiction over lands within the former Fort Ord area.

General Plan Implementation

Since the adoption of the 2010 General Plan, 57 ordinances, plans and programs have been implemented or adopted. In 2022 for the reporting period, the items listed below have been in process. The 2022 Annual Report Summary Matrix, attached as Exhibit 1, indicates the work completed in 2022, references to the corresponding General Plan policies, and the next steps to take on specific tasks.

To implement this task, a Five-Year Long-Range Planning (General Plan Implementation) Work Program (Program) is established, which allocates projects over a five-year timeframe, and allocates priority projects and funding to the first year. A total of approximately \$1,580,000 in state grant funds have been awarded for work during FY 2021-22 into next FY 2023-24.

In addition, new land use application fees adopted in 2019 increased the General Plan Implementation Fee (GPU) for all land use entitlements to 10%. Funds collected from this fee are intended for Long-Range Planning resources, such as staff to work on implementation of the General Plan. In Fiscal Year 2021-22 (July 1, 2021 to June 30, 2022) a total of \$741,364 was collected in GPU fees. For the current Fiscal Year 2022-23 (July 1, 2022 to June 30, 2023), fiscal year to date GPU revenues are \$624,021.

2022 Annual Progress Report – General Plan Working Progress Tasks

Following is a summary of activities on GPI tasks for the 2022 report period and planned for 2023. The full Monterey County Long-Range Planning Work Program may be found at <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/advance-planning/ordinances-plans-under-development> under the “2022 General Plan Implementation and Housing Element Annual Progress Report and Five-Year Long-Range Planning Work Program 2024-2028 (REF230003)” item.

Salinas Valley Zone 2C - Salinas Valley Groundwater Basin Study, LRWP Task No. 155 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. Year 4 (of the 5-year study) work program was provided in 2018. 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.

Agricultural Land Mitigation Program (REF160008), LRWP Task No. 154

Policy No. AG-1.12 requires preparation, adoption and implementation of a program that requires projects involving a change of land use designation resulting in the loss of Important Farmland (as mapped by the Department of Conservation (DOC) Farmland Mapping and Monitoring Program) to mitigate the loss of that farmland. In 2016, the County of Monterey RMA-Planning received a Sustainable Agricultural Lands Conservation Program (SALC) grant award from the State of California up to \$182,366. 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. Currently the SALC grant is set to expire June 14, 2023. During the 2022 reporting period, staff conducted extensive public outreach and developed a draft Agricultural Land Mitigation Ordinance. A final Agricultural Land Mitigation Ordinance is anticipated in 2023. Additionally, staff received feedback and conducted preliminary work regarding the development of an Agricultural Buffer Ordinance, which staff anticipates conducting outreach and developing a draft and final ordinance for adopting during the 2023 report period.

Water Conservation and Energy Efficient Landscape Ordinance (REF210007; REF110056), LRWP Task No. 42, 47 (portion), 61, 89, 97 (Complete)

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 Local Coastal Program and 2010 General Plan. Specifically:

1. Policy No. OS-5.6, which requires utilization of native, native compatible and drought resistant species in landscaping requirements.
2. Policy Nos. OS-5.14 and 5-4.28, which encourage exclusion of invasive plants and requires the County to provide a list of acceptable plants.
3. Policy No. PS-2.8, which requires all projects to be designed to increase runoff retention, protect water quality, and enhance groundwater recharge water impoundments, protection and planting of vegetation, and use of permeable paving materials, bioswales, water gardens, and cisterns.
4. Policy No. PS-3.11, which requires the County to establish an ordinance identifying conservation measures that reduce potable water demand.
5. Policy No. PS-3.12, which requires the County to maximize the use of recycled water.
6. Policy No. PS-5.4, which requires the County to promote the maximum use of solid waste source composting and environmentally safe transportation of wastes.

The North County Land Use Plan, Big Sur Coast Land Use Plan, Carmel Area Land Use Plan, Del Monte Forest Land Use Plan and accompanying Coastal Implementation Plan contain policies and regulations requiring incorporation of water conserving landscape measures; planting of native, native compatible, and drought resistant vegetation; and the prohibition and eradication of invasive plant species. Regulations contained in this ordinance address these objectives and are therefore consistent with the Land Use Plans. During the 2022 reporting period, staff completed the roll out of this policy and established a public website to facilitate.

Development Evaluation System (REF120030), LRWP Task No. 35

The 2010 General Plan identifies Community Areas, Rural Centers and Affordable Housing Overlay Districts as areas of top priority for development. Outside of those areas, Policy LU-1.9 of the General Plan requires a Development Evaluation System (DES) be established to provide a systematic, consistent, predictable and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments that will have the equivalent or greater impact on traffic, water or wastewater. Staff has been working on developing the evaluation system and has received input from various stakeholders since the adoption of the 2010 General Plan, including multiple workshops with the Planning Commission. Staff held the final Planning Commission workshop on the DES in 2019. The draft DES, as recommended by the Planning Commission, was presented to the Board of Supervisors in August 2020. The Board directed further revisions. Due to other conflicting priorities and limited staffing resources, no progress was made on the DES in 2022, and work is anticipated to commence once again in 2023.

Zoning Maps Update (REF140023), LRWP Task No. 44

This task requires both an update to the zoning maps and the development of new zoning regulations within the inland zoning ordinance (Title 21) to develop new zoning and overlay districts that were established by the 2010 General Plan. In 2020, the Board of Supervisors adopted an ordinance establishing regulations applicable to Mixed Use Zoning Districts. Lists of zoning updates have been compiled but due to other conflicting priorities and limited staffing resources, staff began revising the 2010 General Plan for consistency with existing zoning maps in 2022. Work is anticipated to begin in earnest in 2023.

Community Climate Action Plan (REF120045), LRWP Task No. 14

Significant progress was made on the Community Climate Action Plan (CCAP) in 2021. In late 2020, the County was notified that it was awarded a \$175,000 grant from the State to provide funding for a two-year planning program. The County 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.

Exhibit 1 Summary 2022 Annual Progress Matrix

Task	Reference No.	GP Policy or Other Mandate	Program Area/MCC/Title	Work Completed in 2022 -2023 (April 2022 to March 2023)	Work Anticipated in 2023-2024
2022 General Plan Implementation and Housing Element Annual Progress Report	REF230003	State Code	Countywide	Annual Plan Complete and Submitted to Planning Commission 3/8 and Board of Supervisors 3/21 for consideration and acceptance.	2023 GPI/HE APR
Long Term Sustainable Water Supply and Salinas	REF140088	AG-1.7, 2.1, 2.2, PS-3.1, PS-3.2; Board	2010 GP (Inland)/Title 21	Contractor developed calibration of the Seawater Intrusion	Complete study.

Valley Zone 2C - Salinas Valley Groundwater Basin Study		Referral 2014.01		Model. Completed 5-year study of Zone 2C expected by end of June 2023.	
Ag Lands Mitigation & Conservation Program – Agricultural Mitigation Ordinance	REF160008	State Code (AB 823), LU-2.17, LU-2.8, AG-1.12, OS-1.7, OS-1.8	2010 GP (Inland)/Title 21	Public and targeted stakeholder outreach complete. Draft ordinance under review by Agricultural Advisory Committee and its subcommittee. Ongoing consultation with the Salinas Valley cities and Local Area Formation Commission of Monterey County regarding agricultural mitigation for projects to annex into a city.	Final Ag Mitigation Ordinance. CEQA.
Ag Lands Mitigation & Conservation Program – Agricultural Buffer Ordinance	REF130045	State Code (AB 823), LU-2.17, LU-2.8, AG-1.12, OS-1.7, OS-1.8	2010 GP (Inland)/Title 21	Preliminary research and scoping for developing the Agricultural Buffer Ordinance.	Final Ag Buffer Ordinance. CEQA.
Development Evaluation System	REF120030	LU 1.19	2010 GP (Inland)/Title 21	No Activity.	Final Ordinance. CEQA
Community Climate Action Plan	REF120045	State Code, OS-10.11	2010 GP (Inland)/Title 21	Sequestration analysis release, community profiles for GHG emissions developed, and emission reductions calculated for strategies. Conducted 17 public engagement meetings.	Final Greenhouse Gas Reduction Plan/Climate Action Plan. CEQA.
Water and Energy Efficient Landscape Ordinance (WEELO)	REF110056 (Original) REF210007 (WEELO) REF220005 (Outreach Materials)	State Code (SB 1383), OS-5.6, OS-5.14 ,OS, PS-2.8, PS 3.11, PS 3.12, PS 5.4.	Countywide MCC 16.63	Complete. Policies rolled, website established and needed outreach materials complete.	N/A – Complete.

Zoning Ordinance and Map Updates	REF140023	LU-2.8, 2.11, 2.12, 2.17, 2.18, 2.21, 2.24, 2.28, 2.33, 2.34, 3.1, 4.1, 5.1, 6.1, 6.2, 9.4; AG-1.7, 2.1, 2.9, 3.3, 4.3; PS-3.13, 12.12; CACH-1.2, 1.5, 3.1; CV-1.6, 1.12, 1.20, 1.22, 1.23, 1.25, 1.26, 1.27, 3.1, 3.13; CSV-1.1, 1.3, 1.4, 1.5, 1.6, 1.7, 3.1; GMP-1.1, 1.6, 1.7, 1.8, 1.9, 3.2, 3.3; GS-1.1, 1.2, 1.3, 1.9, 1.10, 1.11, 1.13; NC-1.5, 3.1, 3.6 ; T-1.4, 1.7; SC-6.1; AWCP-4.4	2010 GP (Inland)/Title 21	Consistency review of 2010 General Plan land use maps to existing Zoning Map complete.	Final updated zoning maps. Draft and final ordinance. CEQA.
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Key	
BOS	Board of Supervisors
CCC	California Coastal Commission
DOC	Department of Conservation
DOF	Department of Finance
GP	2010 General Plan
HEU	Housing Element Update
LCP	Local Coastal Program
Ord No.	Ordinance Number
Res No.	Resolution Number

2022 Annual Progress Report – Housing Element Working Progress Tasks

The Housing Element Annual Progress Report is made up of 9 data tables, a Summary Sheet, and Local Early Action Planning (LEAP) Reporting table. Summary information on each of the tables is found below. The full Housing Element Annual Progress Report may be found at <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/housing> under the Housing Related Documents Housing Element tab.

Table A – Housing Development Applications Submitted. Table A captures all the land use and building permit applications to construct housing during the during the calendar year and the disposition of those applications at the end of the calendar year. Applications may be reported as Approved, Disapproved, Pending, or Withdrawn. Applications that are Approved have been through the land use entitlement process but have not necessarily cleared all conditions of approval required to being construction.

Table A2 – Annual Building Activity Report Summary. Table A2 provides detailed information on all the applications that cleared their conditions of approval, were issued building permits, or when the County “finaled” building permits. The following table summarizes the activity reported in Table A2.

Units Entitled		Units Issued Building Permits		Unit’s w/Building Permit Final	
Single Family Attached	0	Single Family Attached	0	Single Family Attached	0
Single Family Detached	4	Single Family Detached	67	Single Family Detached	33
Manufactured Home	0	Manufactured Home	8	Manufactured Home	11
2-4 Units	0	2-4 Units	0	2-4 Units	0
5+ Units	0	5+ Units	66	5+ Units	0
Accessory Dwelling Units	1	Accessory Dwelling Units	45	Accessory Dwelling Units	13
Total Entitled Units	5	Total Permits Issued	186	Total BP Final	

Table A2 also provides information on projects that requested expedited review and approval based on SB 35, details of financial assistance provided to income restricted units, replacement units and application of the state Density Bonus law. The County has not received any applications that met the requirements of SB 35. Approximately 120 of the units built during the current Housing Element cycle have been replacement units for complete tear down/remodels or units destroyed by a fire. Beginning with the 2022 HE APR, the state has begun collecting information on the use of state and local density bonus laws. This includes information on the number and types of incentives, concessions, waivers, or other modifications (excluding parking modifications, which are reported separately) granted in return for including deed restricted affordable units in projects. The County has not entitled or issued building permits for any project that has requested density bonus consideration.

Table B – Regional Housing Needs Allocation Progress. Table B, as the title implies, provides summary information from 2015 through 2021 about the County’s progress towards meeting its Regional Housing Allocation Needs (RHNA) obligations. The state credits the County with a

unit when the building permit is issued, not when the unit is available for occupancy. The following table summarizes the County’s RHNA and performance to date:

Income Level	RHNA Allocation	Total Units to Date	RHNA Obligation Remaining
Extremely Low-Income	187	7	180
Very Low	374	226	148
Low	244	247	0
Moderate	283	35	248
Above Moderate	650	1,526	0
Total RHNA/Units	1,551	2,034	396

Table B provides greater detail by breaking down the number of building permits issued by year and differentiating between deed restricted and non-deed restricted affordable units. Deed restricted units are the “gold standard” because they carry long-term, enforceable, restrictions on affordability. These units are usually constructed with public funds to subsidize the ongoing costs of operation and replacement or to comply with the County’s Inclusionary Housing Ordinance. Non-deed restricted units are not subject to the same level of scrutiny or ongoing income restrictions as deed restricted units.

The County has satisfied its low-income RHNA by counting reported employer-sponsored housing for farmworkers (H2A visa program) as non-deed restricted affordable units. These units are counted based on the number of “doors” and not the number of employees housed and assumes the units are occupied 9 months out of the year. The affordability level is based on Employment Development Department wage data for farmworkers.

Approximately 40% of the Above Moderate-Income units are attributable to development at East Garrison. All of the Extremely Low- and Moderate-Income units are also attributable to development at East Garrison. The Extremely Low-Income category was not part of the original 5th Cycle RHNA. HCD began tracking and summarizing these units as part of the HE APR in 2022 without looking at prior years.

Table C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law. Table C is a required table if the County rezoned or allowed fewer units than a parcel could accommodate with its current zoning. The County did not trigger the requirements to identify new parcels to accommodate housing shortfalls.

Table D – Program Implementation Status. The Housing Element included 18 programs that are intended to remove governmental constraints to the maintenance, improvement, and development of housing. The County continues to work on implementing all 18 programs to some degree and progress made on each program is reported in Table D.

Table E – Commercial Development Bonus Approved. The County has not entered into any commercial development bonus agreements during the current Housing Element cycle.

Table F – Units Rehabilitated, Preserved, and Acquired for Alternative Adequate Sites. This is an optional table that allows County to report on any affordable units with expiring

affordability terms where it was able to renew the term of affordability and units that have been rehabilitated from being uninhabitable to habitable. Depending on the circumstance the units may or may not count towards RHNA. The County has not substantially rehabilitated or preserved any units that would be reported on Table F.

Table F2 – Above Moderate-Income Units Converted to Moderate-Income Pursuant to Government Code Section 65400.2. The County did not record new deed restrictions on and existing Above Moderate-Income units that would restrict occupancy or ownership to moderate-income households.

Table G – Locally Owned Lands Included in the Housing Element Sites Inventory That Have Been Sold, Leased, or Otherwise Disposed Of. The County’s Housing Element did not include any locally owned lands in the Housing Element Sites Inventory.

Table H – Locally Owned Surplus Sites. The County has identified an approximate 5-acre portion of the County Corporation Yard located at 855 Laurel Dr. in Salinas as Surplus-Exempt. In February 2023, the Board of Supervisors approved an Exclusive Negotiating Agreement with Eden Housing. It is anticipated that development of a 100% affordable housing development at this location could yield between 50 and 150 units for large families.

Table I – Units Constructed Pursuant to Government Code Section 65852.21 and Applications for Lot Splits Pursuant to Government Code Section 66411.7 (SB). The County did not receive any applications for units or lot splits authorized by SB9.

Table J – Student Housing Development for Lower Income Students for Which a Density Bonus Was Granted. The County did not grant any density bonuses for student housing.

Summary – This table summarizes the information found in Tables A, A2, and B. In addition to summarizing the number of units applied for, entitled, permitted, and completed, the Summary includes information on applications that were submitted to SB 35 Streamlining.

Building Permits Issued by Affordability Level – from Table A2		
	Income Level	Current Year
Very Low	Deed Restricted	7
	Non-Deed Restricted	0
Low	Deed Restricted	58
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		121
Total Units		186

Note: Units serving extremely low-income households are included in the very low-income permitted units totals.

From Table A2

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	4	67	33
2 to 4	0	0	0
5+	0	66	0
ADU	1	45	13
MH	0	8	11
Total	5	186	57

Housing Applications Summary

Total Housing Applications Submitted:	13
Number of Proposed Units in All Applications Received:	13
Total Housing Units Approved:	7
Total Housing Units Disapproved:	0

Use of SB35 Streamlining Provisions – from Table A2

Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB35 Streamlining Permits – from Table A2

Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

LEAP Reporting – The Local Early Action Planning (LEAP) grant program was established to provide a funding source for local jurisdictions to fund plans and studies that would encourage or support the development of housing. The County’s LEAP grant included funding for the Castroville Community Plan Update, the Chualar Community Plan, and CEQA Analysis Necessary to Support the Affordable Housing Overlays. The County is negotiating an agreement to prepare the Castroville Community Plan Update. The County is proposing to shift funding from the Chualar Community Plan to complete the Castroville Community Plan because the proposals came in much higher than originally budgeted. The County worked with the owner of property within the Airport Affordable Housing Overlay area to prepare a water availability analysis to determine the number of units that could be supported. The results of the study indicated that there is no water available to support any housing at this time.

Housing Development Pipeline

There are approximately 18 large (more than 10 new lots or unit) subdivisions that have been approved but are not built out. The following section provides a brief update on the status of these projects.

Monterra Ranch (Greater Monterey Peninsula Plan Area) This subdivision was approved in 1987. Twenty-six units permitted during the 5th Cycle were in this subdivision, representing 2% of all permitted units.

Tehama (PC95-065, Greater Monterey Peninsula Plan Area) This project was approved on August 22, 1995. The horizontal infrastructure has been constructed and lots been developed. Of the 90-lots approved for residential development, approximately 55 remained undeveloped as of October 2020.

Santa Lucia Preserve (PC94-067, Greater Monterey Peninsula Area Plan) This project was approved on February 6, 1996. Of the 350 units approved for development, approximately 175 remain undeveloped, including 33 units for moderate-income households. During the 5th Housing Element Cycle, the County has issued building permits for 45-units in this subdivision.

Post Ranch Employer Sponsored Housing (PLN9770492, Coastal Big Sur) This project was approved June 25, 2002, and included 24 units of employer-sponsored housing. Twelve units remain to be constructed.

Rancho Los Robles (PLN970159) North County Coastal Area) This 52-unit subdivision was approved January 22, 2009. The project includes 2 very low-income units, 3 low-income units, 4 moderate-income units, and 3 workforce units. According to LandWatch, this project is currently in litigation.

Harper Canyon (PLN000696, Toro) This project was approved April 7, 2006, and included 15 market rate lots, and lots for 1 low- and 1 moderate-income household. This project is currently subject to litigation.

Quail Hills (PLN020016, South County) This subdivision was approved February 14, 2006, and includes 254-market rate lots, 14-lots for workforce I households, and 48 lots for moderate-income households. The subdivider is actively working to clear the conditions of approval and is planning to record the final map in 2023.

Butterfly Village/Rancho San Juan (PLN020470) This 1,147-unit subdivision was approved July 30, 2008. The project includes 65 very low-income, 71 low-income, 93 moderate-income, and 138 workforce units. The project is in the condition compliance phase, but the subdivider does not appear to be taking any actions to clear them. The Development Agreement expires in 2024.

East Garrison Housing Development– (PLN030204, Greater Monterey Peninsula Area Plan) On October 4, 2005, the Board of Supervisors approved entitlements to allow development of the

East Garrison area within the former Fort Ord Army Base. The entitlements included adoption of the East Garrison Specific Plan (EGSP) and a Combined Development Permit. The EGSP outlines distribution, location and extent of land uses and major infrastructure components and includes implementation measures and design guidelines for development. The Combined Development Permit included a vesting tentative map for the creation of parcels and construction of approximately 1400 residential dwelling units (plus option for 70 additional carriage units), commercial and public uses, and public facilities.

The East Garrison Community includes three phases of development along with a Town Center and a Historic- Arts District. Since its approval in 2005, the Final Maps for Phases I, II, and III have been recorded. Horizontal construction (subdivision improvements) for Phases 1 and 2 has been completed, and vertical construction of new homes is under way. In June 2020, the Board of Supervisors adopted an amendment to the Development Agreement to establish a fee paid upon building permit issuance to replace FORA's CFD Special Tax. The fee funds habitat management on County land within the former Fort Ord and regional traffic improvements. Following is a summary of constructed development through February 2021 at East Garrison.

Phase I – 397 Residential units developed

332 Single Family Dwellings/Townhomes

65 Manzanita Place – low- income apartments Two (2) - Neighborhood parks.

Phase II – 405 Residential units developed

405 Single Family Dwellings/Townhomes (23 Single Family Dwellings/Townhomes pending construction)

Lincoln Community Park, a 6-acre park was completed in 2017.

In Phase II a new fire station and two (2) neighborhood parks were completed in 2018.

Community Housing Improvement and Planning Associates, Inc. (CHISPA) is the non-profit developer selected for the Phase II Rental Affordable Housing Development to construct 65 very low and low-income rental units plus one unrestricted manager's unit. Construction is well underway and anticipated to be completed by June 2023.

Phase III – 192 Residential units developed

192 Single Family Dwellings/Townhomes (12 Single Family Dwellings/Townhomes pending construction).

Two (2) neighborhood parks were completed in 2018.

A 66-unit low-income apartment complex is anticipated to be completed by 2025.

The Final Map and subdivision improvement agreement for Phase III were submitted to and accepted by the Monterey County Board of Supervisor on December 12, 2017. Phase III infrastructure construction began in 2017. Vertical Construction of Phase III began in 2018 and will include the commercial Town Center development and park,. The developer has sold all existing housing units in Phase III and has approximately 275 lots left to develop. Future Phase III projects will include a 66-unit low-income apartment complex, the restoration of an Arts-Historic District, and a new public library with planned Sheriff field office.

The developer has developed a concept proposal for changes to the final phases related to the Town

Center, Phase III Affordable Rental Housing Development, and remaining moderate and above-market rate housing units. The developer plans to submit an application in spring 2023 to amend the final phases.

Rancho Canada (PLN040061, Carmel Valley Master Plan) This 145-lot subdivision was approved December 13, 2016. The project includes 4 very low-income units, 4 low-income units, 20 moderate-income units, and 12 workforce units. The subdivider is preparing a request to the County that will further encumber the income restricted units with employer sponsored housing permits. The subdivider is actively working to clear the conditions of approval and plans to file the Final Map in 2023.

Country Lake Estates (PLN040103, South County) This 50-lot subdivision was approved April 11, 2007. The project includes 2 moderate-income units. The project is working to clear the conditions of approval.

Ferrini Ranch (PLN040758, Toro) This 185-lot subdivision was approved December 12, 2014. When built, the subdivision will include 17 moderate-income units. The project is currently in condition compliance. The original subdivider has placed the development on the market.

Valley Views (PLN040767, South County) This 33-lot subdivision was approved in 2007. The project is planned to be 100% affordable through state and federal grants and “sweat-equity” financing. The project is on indefinite hold because there is no potable water supply.

Kennedy (PLN060014, South County) This 10-lot subdivision was approved February 9, 2010, and includes 1 moderate-income lot. The subdivider does not appear to be actively working to clear the conditions of approval.

September Ranch (PLN110173) Carmel Valley Master Plan) This 95-lot subdivision was approved November 1, 2010. The project includes 15 moderate-income units and 7 workforce units. The subdivider is actively working to clear the conditions of approval and plans to file the Final Map in 2023.

Laguna Seca Office Park (PLN170765) Greater Monterey Peninsula Area Plan) This 15-unit project was approved March 16, 2021. The applicant subsequently submitted a new application (PLN210253) to develop 76-units. The County is currently working with the applicant to complete the application. The project is expected to include 4 very low-income units, 5 low-income units, 6 moderate-income units, and 4 workforce units.

The County is processing another 10 applications for multi-lot/unit projects. The projects, if approved, have the potential to add 153-market/workforce units, 216-income restricted units, and 175-units of employer sponsored housing. Most of the income restricted units are associated with CHISPA’s Castroville Oaks project and will be income restricted because of the anticipated funding sources.

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