



Monterey County Planning Commission

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Agenda Item No. 4

February 24, 2021

Legistar File Number: PC 21-006

Introduced: 2/10/2021

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

- a. Discussion continued from January 27, 2020 meeting to consider the 2020 draft Annual Progress Report for the 1982 General Plan (coastal) and 2010 Monterey County General Plan (non-coastal),
- b. Consider the 2020 draft Annual Progress Report for the 2015-2023 Housing Element;
- c. Consider a draft 5-Year General Plan Implementation Work Program, including 2021 Long Range Planning and General Plan Implementation Priority Tasks, and
- d. Make a recommendation to the Board of Supervisors.

Proposed CEQA Action: Not a project per Sections 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines.

RECOMMENDATIONS

It is recommended that the Planning Commission:

- a. 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;
- b. Recommend that the Board approve the 2020 Annual Progress Reports pursuant to Government Code Section 65400 for;
 1. 1982 General Plan (coastal) and 2010 Monterey County General Plan (non-coastal) (**Attachment A, Exhibit 1**),
 2. 2015-2023 Housing Element (**Attachment A, Exhibit 2**);
- c. Provide direction for a recommendation to the Board of Supervisors 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**).

SUMMARY/DISCUSSION

At the last Planning Commission meeting of January 27, 2021, the Commission continued the discussion on the General Plan Annual Report and Draft Five-Year Long-Range Planning Work Program to February 24, 2021. The Commission requested that staff return with an analysis as to how the Draft Work Program implemented the overall strategies and specific priorities of the General Plans.

Staff has found that the Draft 2021-2026 Five-Year Long Range Planning Work Program does directly implement the goals, strategies and policy priorities of the General Plans. For instance, in the first-year staff would initiate projects proposed and funded by grants including the Community Plans for Chualar and Castroville, together with the associated finance plans and impact fees. Also, included in the first year are projects addressing the Affordable Housing Overlay district and initiation of an update to the Housing Element, as required by state legislation.

Completion of the Development Evaluation System (DES) and the initiation of the grant funded Community Climate Action Plan are also high priorities in the first year. The grant funded Sustainable Agricultural Lands Conservation Program and Agriculture Buffer Ordinance work effort also address the Plan's high priority for furthering the County's agricultural economy. Additional year-one projects include furthering work on draft land use plans for Moss Landing and Big Sur, and updates to the Zoning Maps and regulations, as directed by the Plans. Year one also includes completion of the high priority Zone2c Sustainable Water Supply Study.

The second year of the draft work program proposes to complete the Castroville and Chualar Community Plans. In the third year, staff would initiate preparation of the Pajaro and Boronda Community Plans and Rural Centers. These plans were prioritized in the third year because funding has not been secured and/or allocated.

As described above, the draft work program is aligned with the overall strategies and specific priorities of the General Plans. A more detailed analysis is found in **Exhibit 1-A**. Also attached is the staff report, and attachments A, B, C, D, and E from the planning Commission meeting of January 27, 2021.

ENVIRONMENTAL ANALYSIS

Staff finds that progress reports are not a project as defined by the California Environmental Quality Act (CEQA), Guidelines Sections 15060(c)(1) and 15378. These reports are an administrative activity that will not result in direct or indirect physical changes to the environment. They are for information purposes only. Activities identified in these reports implement policies of the 1982/2010 General Plans and the 2015 Housing Element, which were subject to CEQA review. In addition, CEQA compliance will be achieved for each task, as appropriate.

OTHER AGENCY INVOLVEMENT

Implementation of the 2010 General Plan involves close coordination between all the land use departments/agencies (Planning, Building, Housing, Engineering/Public Works, Environmental Services, Environmental Health, Fire, and Water Resources Agency). Implementation of the Housing Element relates to activities being undertaken by Housing and Community Development Department. In addition, the County Counsel's office actively participates in the legal review of ordinances and plans prepared as part of the General Plan Implementation (GPI) and other needed updates.

FINANCING

Staff intends to perform as much of the implementation work as possible. Some outside funds have been acquired (e.g. SALC), but there has been no General Plan Implementation (GPI) augmentation to the General Fund for contracted support services since 2015. There are aspects of the work that require technical expertise that is only available through outside consultants. Approximately \$1,149,867 (excludes anticipated estimated) has been expended for outside consultant assistance, 2011-2015 when funds were allocated for that purpose. Staff continues to seek grant funding, where available, to help with implementation.

The proposed General Plan Implementation and Long-Range Planning Work Program for FY 2021-2022 includes approximately \$1,000,000 of the approximately \$1,580,000 awarded or

anticipated state grant funding for the next two years, as detailed in **Attachment C** and summarized as follows:

SB-2 Grant: \$200,000 for: 1) Castroville Development Impact Fee Nexus Study; and 2) Chualar Community Plan, Year 1

SALC Grant: \$182,366 for Sustainable Agricultural Lands Conservation Program, Year 1
\$175,000 for Community Climate Action Plan

LEAP Grant: \$500,000 for: 1) Chualar Community Plan Year 1; 2) Castroville Community Plan Update Year 1; and 3) CEQA analysis for Affordable Housing Overlay Zones.

REAP Grant: \$530,000 for: 1) Update to Housing Element; and 2) Inclusionary Housing Ordinance.

In addition, the General Plan Implementation fee was updated in 2020, and is levied on all development and planning permits. This fee generated approximately \$300,000 in FY 2020 and will provide funding for additional resources.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely reporting on the implementation of the Monterey County General Plan(s) to our RMA customers. This report provides the County accountability for proper management of our land resources.

Check the related Board of Supervisors Strategic Initiatives:

☐ Economic Development

☒ Administration

☐ Health & Human Services

☐ Infrastructure

☐ Public Safety

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Approved by: Mike Novo, AICP, Interim Director, Department of Housing and Community Development *MN*

The following Attachments are on file with the HCD:

Exhibit 1A - General Plan Priorities and Strategies

Exhibit 1B - Staff Report Planning Commission meeting of January 27, 2021

Attachment A - Annual Progress Report for 2010 General Plan Implementation:
Exhibit 1 - 2020 Annual Progress Report Summary Matrix
Exhibit 2 - 2020 Annual Housing Element Progress Report

Attachment B - Detailed Discussion

Attachment C - 2021 FY 2001-2002 Long Range Planning and General Plan Implementation Priority Tasks, and Funding Source

Attachment D - 5-Year Long Range Planning and General Plan Implementation Program

Attachment E - Detailed Five-Year Planning Task Work Program

CC: Front Counter Copy; Fenton & Keller (David C. Sweigert); Brian Finegan Law Office (Michael Harrington); Grower-Shipper Association (Jim Bogart); Law Offices of Michael D. Cling (Michael Cling); Monterey County Farm Bureau (Norm Groot); Salinas Valley Water Coalition (Nancy Isakson); Prunedale Neighbors Group (Ed Mitchell); Anthony Lombardo and Associates (Dale Ellis); Horan Lloyd Law Firm (Pamela Silkwood); Big Sur Multi-Agency Advisory Council c/o Kathleen Lee; Highway 68 Coalition (Mike Weaver); Carmel Residents Association; Carmel Valley Association; Marjorie Kay; The Open Monterey Project (Molly Erickson); LandWatch (Michael DeLapa); Janet Brennan; John H. Farrow; Carl Holm; Wendy Strimling; Planning File No. REF210005.