

Exhibit A

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2025 Annual Progress Report
County of Monterey
2010 General Plan Implementation
(Non-Coastal) and 1982 General Plan
Implementation (Coastal)
And
2024-2031 Housing Element Progress
Report

Prepared by: County of Monterey Housing and Community Development Department

April 1, 2026

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2024 Annual Progress Report Summary (April 2025 – March 31, 2026)

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 60 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; California Department of Housing and Community Development (CA-HCD) certified the Housing Element on August 24, 2010.
- 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. This PSA has since expired and staff continues to implement the General Plan with support of consultants as needed.
- 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.
- January 26, 2016 - 2015-2023 Housing Element adopted; CA-HCD certified the Housing Element on May 10, 2016

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, amended 12/15/2020
- Safety Element (S) (Note: Includes Noise Element); adopted 10/26/2010
- Housing Element 2015-2023, adopted 01/26/2016, certified by HCD 05/10/16
- Public Service Element (PS); adopted 10/26/2010, amended 02/12/13

The General Plan also contains two optional elements:

- Agriculture Element (AG); adopted 10/26/2010
- Economic Development Element (ED); adopted 10/26/2010

Policies specific to unique geographic areas in Monterey County are addressed in Area/Master Plans which include the following:

- 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 resulting in settlement of all the lawsuits. The settlement agreements resulted in the County adopting certain amendments to the General Plan. The 2010 General Plan lawsuits include:

- 1) Carmel Valley Association, Inc. v. Board of Supervisors of the County of Monterey, et al. (Monterey Superior Court Case No. M109442); case dismissed.
- 2) Salinas Valley Water Coalition et al. v. County of Monterey (Monterey Superior

Court Case No. M109451); case dismissed.

- 3) LandWatch Monterey County v. County of Monterey (Monterey Superior Court Case No. M109434). Settlement Agreement entered in early 2015. The litigation has not been dismissed but is inactive.
- 4) The Open Monterey Project v. Monterey County Board of Supervisors, et al. (Monterey Superior Court Case No. M109441). Settlement Agreement entered in early 2015. The litigation has not been dismissed but is inactive.

The County adopted two amendments to the General Plan related to the litigation:

County initiated amendment of the Carmel Valley Master Plan pursuant to terms of the above referenced settlement agreements: 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 the above referenced settlement agreements:

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 Amendment Native American Tribal Consultation

The County of Monterey is in the process developing its Housing Element Sixth Cycle Update (2023-2031). On December 1, 2022, the County sent formal notification of the Housing

Element update to Native American Tribes in Monterey County pursuant to Public Resources Code Section 65352.3 *et seq.* The Esselen Tribe of Monterey County (ETMC) and the Ohlone Costanoa Esselen Nation (OCEN) requested consultation, and staff met with both tribes. The County of Monterey has a Native American and Archaeological Resources Technical Advisory Panel (NAARTAP) established per Monterey County Code Chapter 2.95. During this reporting period, ETMC and OCEN, were provided the opportunity to comment on the second draft sites inventory.

The County is preparing a new Environmental Justice Element. Notification is anticipated to be sent to Monterey County Native American Tribes for development of the Environmental Justice Element spring/summer 2026.

The County is also updating the Big Sur Coast Land Use Plan (BSLUP) and pursuant to Public Resources Code Section 65352.3 *et seq.* met with OCEN in June 3, 2025 and June 16, 2025.

General Plan Implementation

Since the adoption of the 2010 General Plan, 60 ordinances, plans and programs have been implemented or adopted. In 2025 for the reporting period, the items listed below have been in process. The 2025 Annual Report Summary Matrix, attached as Exhibit 1, indicates the work completed in 2025, references to the corresponding General Plan policies, and the next steps to take on specific tasks.

To track General Plan implementation, a Long-Range Planning (General Plan Implementation) Work Program (Program) is established, which allocates priority projects and funding to for the upcoming year and identifies a complete list of long-range planning and General Plan implementation activities still pending.

The General Plan Implementation Fee (GPUI) is a surcharge added on all land use entitlement applications received by the County. The surcharge is 10% of the entitlement fee. 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 2023-24 (July 1, 2023 to June 30, 2024) a total of \$851,683 was collected in GPUI fees, Fiscal Year 2023-24 (July 1, 2024 to June 30, 2025) a total of \$831,306 was collected, and fiscal year to date GPUI revenues are \$638,279.

2025 Annual Progress Report – General Plan Working Progress Tasks

Following is a summary of General Plan Implementation (GPI) activities completed or advanced in the 2025 report period. The full Monterey County Long-Range Planning Work Program may be found at [General Plan Implementation and Housing Element Annual Progress Report and Five-Year Long-Range Planning Work Program | County of Monterey, CA](#) and was approved by the Board of Supervisors on April 23, 2024 (Attachment C, REF 240009).

Salinas Valley Zone 2C - Salinas Valley Groundwater Basin Investigation

Implementation, LRWP Task No. 26-01

In December 2024 staff presented the report to the Board of Supervisors, and the report was accepted by the Board. The Board of Supervisors provided direction to staff to coordinate efforts with the Groundwater Sustainability Agencies and present implementation steps to the Board at a future date with implementation steps and coordination efforts with the GSA, which will include amending GP Policy PS-3.1. Additional coordination efforts with the GSA occurred during this reporting period.

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 2025. Work is anticipated to commence in 2026 as part of Housing Element Implementation.

Zoning Maps & Classifications Update (REF140023), LRWP Task No. 44 - Complete

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 (Chapter 21.17). During the 2024 reporting period, staff completed its research and review of land use and zoning maps. The current project scope includes:

- Updates to the County's zoning maps to implement the 2010 General Plan land use designations.
- Amendment to Chapter 21.08 (Establishment and Designation of Zoning Districts) to codify the transition from Sectional District Maps to GIS shapefiles.
- Amendment to Chapter 21.39 (Community Plan Zoning District) to codify this section is applicable to adopted Community Plans and Master Plans.
- Amendment to Chapter 21.50 (Urban Reserves Zoning District) to codify that staff needs to review Board adopted Memorandum of Agreements and Memorandum of Understanding between the County and cities for applicable development occurring in the unincorporated County.
- Implementation of the Agricultural and Winery Corridor Plan (AWCP) will result in a new Chapter being added to Title 21 [Tasks 44 and 24-07].

Staff conducted an informational workshop at the Planning Commission on March 13, 2024. Updated zoning maps and an ordinance to amend Title 21 was considered by the Planning Commission on April 30, 2025 with a recommendation of approval of the update forwarded to the Board of Supervisors. The Board of Supervisors approved the changes on

August 12, 2025.

The Agricultural Winery Corridor Plan portion of this task is being implemented separately (see below). Future portions of the project to be implemented separately include:

- Implementation of the Affordable Housing Overlay (AHO) may result in a General Plan amendment and a new Chapter being added to Title 21.
- Updates to the Fort Ord Master Plan (FOMP), associated land use designation, and zoning maps.

Agricultural Winery Corridor Plan Ordinance and Map Updates (REF250009), LRWP Task No. 44 & 24-07

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 implement the Agricultural Winery Corridor Plan policies of the 2010 General Plan. A draft ordinance was considered by the Agricultural Advisory Committee on April 24, 2025. Staff anticipate bringing forward a revised ordinance to the Planning Commission in Spring 2026 and to the Board of Supervisors in Spring/Summer 2026.

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

The County resumed efforts on the Community Climate Action and Adaptation Plan (CCAAP) in early 2024 and has made significant process. On August 13, 2024, the Board of Supervisors received an update on the CCAAP and provided direction to staff including an order to focus on community outreach for the remaining project period. During this reporting period, staff have hosted 13 public meetings and community outreach events, internally reviewed draft strategies, and are preparing the draft CCAAP for public review over a 60-day comment period. The draft CCAAP is expected to be released in Spring 2026 and adopted Summer 2026.

Chualar Community Plan (REF240012), LRWP Task No. 46

The 2010 Monterey County General Plan designates Community Areas to be actively supported as the County's primary planning priorities. Developing a Community Plan for Chualar is one of the highest priorities (LU-2.23). Staff worked with the consultant team during Spring and Summer of 2025 to develop Existing Conditions and Community Assessment Key Findings, Preliminary Chualar Community Plan Growth Area Concepts, Land Use, Economic Development, Mobility, and Initial Community Planning Principles which bore out of an Existing Conditions Report. A technical walking audit with elected and appointed officials, affiliated internal County agencies, and external state and federal agencies was conducted in July 2025. Staff worked alongside community members to establish a Community Advisory Committee (CAC), holding the first CAC meeting in September 2025. With the initial community feedback on key planning principles in Chualar, Staff and the consultant team released a community survey in December 2025 and held a community walking audit in January 2026. It is anticipated that a second CAC meeting will be held in Spring 2026. Additional workshops with the Planning Commission and Board of Supervisors anticipated in Spring/Summer 2026.

Fort Ord Habitat Resource Management Plan (REF220022), LRWP Task No. 21-12

Developing the Fort Ord Habitat Resource Management Plan (RMP) for County-owned and

Monterey Peninsula College-owned (MPC) lands on the former Fort Ord is required by deed restriction and the 1997 Installation-wide Habitat Management Plan, and implements various program/policies identified in the County Fort Ord Master Plan. During the reporting period staff finalized a Memorandum of Understanding (MOU) with the Monterey Peninsula College (MPC) to contribute a fair share for the development of the CEQA analysis. The Administrative Draft RMP has been completed. Public review draft plan is anticipated in the Summer of 2025. The Final Plan is anticipated to come before the Board of Supervisors by the end of 2025.

Exhibit 1 Summary 2025 Annual Progress Matrix

Task	Reference No.	GP Policy or Other Mandate	Program Area/MCC/Title	Work Completed in 2025 - 2026(April 2025 to March 2026)	Work Anticipated in 2026-2027
2025 General Plan Implementation and Housing Element Annual Progress Report	REF250009	State Code	Countywide	Annual Plan Complete and Submitted to Planning Commission 3/11/2026 and Board of Supervisors 3/24/26 for consideration and acceptance.	2026 GPI/HE APR
Salinas Valley Zone 2C - Salinas Valley Groundwater Basin Investigation Implementation	REF140088, LRWP Task No. 26-01	AG-1.7, 2.1, 2.2, PS-3.1, PS-3.2; Board Referral 2014.01	2010 GP (Inland)/Title 21	On-going meeting and coordination with GSA on Implementation of Final Report Accepted by the Board in December 2024.	On-going meeting and coordination with GSA on Implementation of Final Report Accepted by the Board in December 2024.
Development Evaluation System	REF120030	LU 1.19	2010 GP (Inland)/Title 21	No Activity.	Housing Element Implementation, including review of LU-1.19.
Community Climate Action and Adaptation Plan	REF120045	State Code, OS-10.11	2010 GP (Inland)/Title 21	Drafted initial Greenhouse Gas (GHG) mitigation strategies.	Final Greenhouse Gas Reduction Plan/Climate Action Plan. CEQA.

Zoning Ordinance and Map Updates	REF140023	<p>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;</p> <p>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;</p> <p>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;</p>	2010 GP (Inland)/Title 21	Staff brought the item to the Planning Commission on April 30, 2025 and Board of Supervisors on August 12, 2025 for adoption.	COMPLETE
Agricultural Winery Corridor Plan Ordinance & Map	REF250009	AWCP-4.4	2010 GP (Inland)/Title 21	Draft ordinance presented to AAC in April 2025.	Final updated ordinance and map. CEQA.
Chualar Community Plan	REF240012	LU-2.21.c, LU-2.23	2010 GP (Inland)/Title 21	Existing Conditions Reports drafted. First CAC meeting held. Community walking audits and technical walking audits were conducted. First community survey released.	Continue to conduct community outreach and draft plan.
Agricultural Buffer Regulations	REF130045	State Code (AB 823), LU-2.17, LU-2.8, OS-1.7, OS-1.8	2010 GP (Inland)/Title 21	Determined that an interpretation and comprehensive ordinance was not needed.	No activity. Item will continue to be tracked as part of Long-Range Work Program.
Fort Ord Habitat Resource Management Plan	REF220022	1997 Habitat Management Plan/Deed Restriction, Various Fort Ord Master Plan programs/policies	2010 GP (Inland)/Fort Ord Master Plan	Continued drafting of the Plan and coordination with consultant team and agency partners.	Draft and Final Plan. CEQA.

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

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2025 Annual Progress Report – Housing Element Working Progress Tasks

Housing Element Annual Progress Report

The HE APR consists of 13 data tables and a summary screen and a screen for Local Early Action Planning (LEAP) Grant reporting. The tables and data reported on each are:

Table A – Housing Development Applications Submitted

The County received 103 housing development applications that proposed creating 190 new residential lots or units.

Table A2 – Annual Building Activity Report Summary

During 2025 the County:

Approved entitlements for 94 housing development applications proposing 264 new residential lots or units, including a 132-unit lower-income project on County-owned property in Salinas, 28-units of apartments in the moderate deed restricted category.

Issued building permits for 121 building permits for 193 new units, including 76 apartment units classified as 4 very low income, 4 low-income, 6 moderate income and 62 above moderate.

Finalized building permits for 174 new units, including 44-units of employer sponsored housing for farmworkers classified as low-income.

Table B – Regional Housing Needs Allocation Progress

This table is compiled by state Housing and Community Development from HE APRs submitted during the 6th Housing Element Cycle.

Table C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

The County has not identified or rezoned any sites to accommodate shortfall housing need or to comply with the No Net-Loss law.

Table D – Program Implementation Status

This table has been completed with implementation efforts and impacts of 5th Cycle Housing Element Programs as the County's 6th Cycle Housing Element is not yet certified.

Table E – Commercial Development Bonus Approved

The County has not approved any commercial development with density bonus approvals.

Table F – Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites

The County has not rehabilitated or otherwise preserved housing units to provide alternative sites. There are statutory limitations on when the County counts these units toward RHNA.

Table F2 – Above Moderate-Income Units Converted to Moderate Income

The County has not converted any above moderate-income units to moderate-income units.

Table G – Locally Owned Lands Included in the Housing Element Sites Inventory that Have Been Sold, Leased, or Otherwise Disposed of

The County did not include any locally owned lands in the Housing Element Sites Inventory. The County negotiated a Development and Disposition Agreement for 835 E.

Laurel in Salinas. The property will be leased to Eden Housing, Inc. for a period of between 55 and 99 years.

Table H – Locally Owned Surplus Sites

The County has not identified any locally owned surplus sites.

Table J – Student Housing Development for Lower Income Students for Which Was Granted a Density Bonus

The County has not approved or granted density bonuses for any student housing.

Table K – Tenant Preference Policy

The County has not adopted a tenant preference policy.

Table L – Historical Resources

The County did not add any sites to a National, State, or Local register of historic places within the reporting year.

The full 2025 Housing Element APR may be accessed from the County’s webpage at <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/housing-programs/housing-element>.

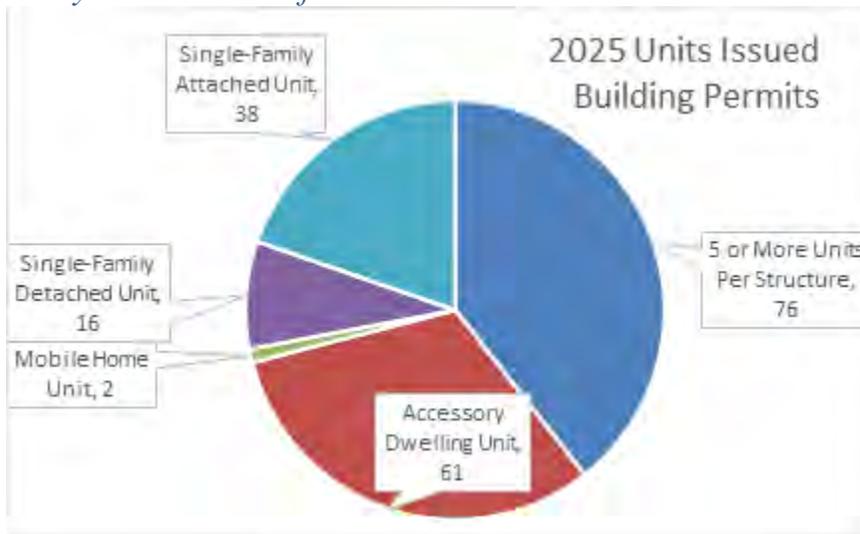
Permits Issued by Housing Type	Annual Average	2025
2-, 3-, and 4-Plex Units per Structure	1	0
5 or More Units Per Structure	5	4
Accessory Dwelling Unit	43	61
Mobile Home Unit	8	2
Single-Family Attached Unit	55	38
Single-Family Detached Unit	14	16
	126	121

Building Permits Issued – 2025

The County receives RHNA credit for a unit when a building permit is issued during a calendar year. This information is reported on Table A2 of the APR. The adjacent chart shows the number and types of units that were issued building permits during 2025 compared to the annual average between 2020-2024. A building permit issued for a multifamily project may represent multiple units. For example, a 6-plex may be built on 1 building permit but results in 6 units. Therefore, the number of building permits is not always an indicator of the number of units permitted.

The state report issues a credit for all building permits that are issued, which can overstate the actual number of new housing units produced. In 2025, the County issued building permits for 18 units that were either replacements for units destroyed by a natural disaster or the property owner wanted to start with a clean slate. The 9% of new housing units these permits represent is in line with the 2018-2023 average of 9% annually.

6th Cycle RHNA Performance



During 2025, the third year of the 6th RHNA Cycle, County issued building permits for 193 new units. This included 14 units of deed restricted very low to moderate-income housing. Table B of the HE APR summarizes building permits issued by year, affordability level, and if the affordability is enforceable through a deed restriction. Table B also includes units issued between June 30 and December 14, 2023, which is the projection period and December 15, 2023 to December 31, 2025.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are often seen as part of the solution to addressing the chronic housing shortage accounted for 32% of the units permitted in 2025, and 37% of all building permits issued since 2020. Junior ADUs, which create a slimmed down ADU within an existing home accounted for about 8% of all ADUs permitted between 2020 and 2025. ADUs that are created out of buildings, not permitted for habitation, e.g., adding a kitchen to a guest house or full bath and kitchen to a barn, accounted for about 36% of ADU permits during the 2020-2025 period. New construction of ADUs accounted for about 62% of the units permitted during this same period. The Castroville Community Plan area accounted for 20% of ADU permits countywide but 13% of JADU and ADU conversion permits.