

Exhibit B

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County of Monterey Planning Commission

Item No.4

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

Legistar File Number: PC 25-034

April 09, 2025

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REF250006 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

- a. Consider the 2024 Annual Progress Report for the Monterey County General Plan(s);
- b. Consider the 2024 Annual Progress Report for the 2024-2031 Housing Element;
- c. Receive a verbal update on the pipeline of new housing development in unincorporated Monterey County; and
- d. Consider and provide direction regarding priorities for the 2025-2026 Long-Range Planning Work Program.

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 Board of Supervisors:

- a. Find that submitting these annual reports is not a project subject to CEQA per Section 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines;
- b. Consider the 2024 Annual Progress Report for the Monterey County General Plan(s) (**Exhibit A**);
- c. Consider the 2024 Annual Progress Report for the 2024-2031 Housing Element (**Exhibit A**);
- d. Receive a verbal update on the pipeline of new housing development in unincorporated Monterey County; and
- e. Consider and provide direction regarding priorities for the 2025-2026 Long-Range Planning Work Program (**Exhibit C**).

SUMMARY:

Pursuant to California Government Code Section 65400, after the Board of Supervisors has adopted all or part of a general plan, the planning agency (in this case the County of Monterey Housing & Community Development Department or "HCD") shall do both of the following:

- 1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan; and
- 2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes relevant in part:

- a. The status of the plan and progress in its implementation;
- b. Progress toward meeting the Regional Housing Needs Allocation (RHNA);
- c. Applications for housing in the prior year, the number of units applied for, and the number of units approved or disapproved;
- d. Revisions and Rezones to accommodate RHNA;
- e. Progress toward consultation with Native American Tribes; and
- f. Information about density bonuses and incentives granted in the prior year.

County of Monterey HCD staff maintains a list of projects known as the Long-Range Planning Work Program (Work Program) that contains General Plan implementation measures, revisions required pursuant to law, and responses to referrals from the Board of Supervisors and other appointed bodies to serve effective and orderly growth and development in the County. The Work Program is attached as **Exhibit C**. Staff is seeking Planning Commission direction and recommendation to the Board on the priorities for HCD in FY 2025-26.

Staff proposes to continue to advance priority tasks as outlined in the Work Program and as resources allow in the following general prioritization:

- 1) State or federal legally mandated activities;
- 2) Board policy priorities;
- 3) Tasks with awarded grant funds;
- 4) General Plan implementation priorities (policies with completion dates); and
- 5) Other tasks as time and resources allow.

Work Program tasks are assigned to an Advanced Planning team member (currently 6 staff with one vacancy). For tasks that are assigned and underway, HCD management makes every effort to maintain active progress through to completion, unless a formal determination is made that other tasks take higher priority. Tasks that have not been assigned to staff but remain a high priority will be assigned as staff availability opens up.

When new requests or referrals are submitted to HCD, staff looks to the Board, and Planning Commission, when appropriate, for clear direction regarding the level of priority and urgency assigned to new tasks in relation to approved Work Program tasks.

General Plan Annual Progress Report

Annually, HCD prepares a combined Annual Progress Report (APR) on the status of the General Plan and progress toward meeting Housing Element policies, including RHNA. **Exhibit A** to this report contains the 2024 Annual Progress Report for the 2010 General Plan Implementation (2024 GPI APR) and the 2024-2031 Housing Element Progress (2024 Housing APR). In 2024, there were two amendments to the Local Coastal Program, which falls under the County's 1982 General Plan (Coastal). One amended added a historic resources zoning overlay to a property in Del Monte Forest and the other amended the land use designation on a property in Moss Landing.

For the reporting period from April 1, 2024, through March 31, 2025, one 2010 General Plan Implementation (GPI) task was completed and progress was made on a number of other included in the County's 2024 GPI APR to the state are listed below (noted by an *) in the Long-Range Planning

Work Program (Work Program) section.

Long-Range Work Program

Included with this report is the draft Long-Range Work Program for Fiscal Year 2024-25. This Work Program lays out a path forward to ensure the highest priority tasks, studies and ordinances are successfully advanced/completed, while identifying high priority activities that will be required to realize the policies of the General Plan as well as other priority policies, plans and major projects managed by or with substantial collaboration with HCD. The Work Program is summarized, including task prioritization, in **Exhibit C**.

For the reporting period from April 1, 2024, through March 31, 2025, progress was made on 29 Work Program tasks, four of which were completed, plus two state mandated annual reports were submitted - See Exhibit C and Exhibit E for more information.

Work Program Tasks Completed

1. Salinas Valley (Zone 2C) Groundwater Basin Investigation* [Tasks 80, 192, 155; REF140088] - Board accepted the study; Amendment to 2010 General Plan Policy PS-3.1 and implementation measures anticipated in 2025 [Task 26-01].
2. East Garrison Final Phase Amendment [Task 21-22a; PLN030204-AMD2] - Approved by Board in June 2024; Approved by Department of Finance in fall 2024.
3. Restrictive Covenants Education Project and Racial Equity Timeline [Task 23-12] - Published three StoryMaps (timelines), distributed educational materials to public libraries, and restrictive covenants map developed.
4. Vacation Rental Ordinances (Inland) [Task 21-06; REF100042(Inland)] - Ordinances adopted by Board and Final Environmental Impact Report (EIR) certified; Inland ordinances are in effect.

Since adoption of the 2010 General Plan, a total of 77 Work Program tasks have been completed, 59 of which were GPI tasks. The HCD's Advanced Planning Team currently has six of the seven assigned positions filled and seeks to fill the remaining Principal Planner vacancy in April 2025.

Work Program Highest Priorities for 2025-2026

HCD proposes to continue to advance active projects/tasks on the Work Program during FY 2025-26. Tasks may be prioritized by the Board of Supervisors, with input and recommendation from the Planning Commission, of the top 10-12 projects/tasks to focus on in the 2025-26 Fiscal Year. Prioritized projects will receive necessary staff resources and funding allowing for the completion, or significant advancement toward completion, of those priorities. Other Work Program tasks will continue to be advanced during FY 2025-26, as time and resources allow. Please see **Exhibit C** for the full list.

- 1) Housing Element 6th Cycle Update, Rezoning and Implementation;
- 2) Permit Process Streamlining;
- 3) Castroville Community Plan Update;
- 4) Moss Landing Community Plan Update;
- 5) Chualar Community Plan
- 6) Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE) Project;

- 7) Safety Element Update;
- 8) Environmental Justice Element;
- 9) Vacation Rental Ordinances (Coastal certification)
- 10) Accessory Dwelling Unit Ordinances & Land Use Plans (Coastal certification; Inland)
- 11) Big Sur Coast Land Use Plan Update; and
- 12) Fort Ord Habitat Resource Management Plan.

Staff requests that the Planning Commission provide input and recommendation to the Board of Supervisors regarding the FY 2025-26 Work Program priorities.

Housing Element Annual Progress Report

Calendar year 2024 was the first full reporting year of the 6th Cycle Housing Element period. On the first Housing Element Annual Progress Report of the new Cycle, the County is reporting 89 low-income units and 192 above moderate-income units. Table B from the 2024 Housing APR, tracks RHNA compliance by affordability level, and is included as **Exhibit B**. The County is required to report on progress in implementing policies and programs in the Housing Element as part of General Plan implementation efforts. Because the County does not have an adopted 6th Cycle Housing Element, progress implementing the programs adopted during the previous housing element cycle are reported. The 6th Cycle Housing Element will include new policies and programs aimed at accommodating RHNA numbers issued for the 2024-2031 planning horizon and progress toward these policies and programs will be reported in future years.

The full 2024 Housing APR can be found at:

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/housing-programs/housing-element>

The California Department of Housing & Community Development has created a variety of dashboards that allow users to access data reported during the Fifth Housing Element Cycle for all jurisdictions in the state. These dashboards can be accessed at:

<https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard>

Housing Pipeline Report

Exhibit D to this report contains a table showing housing units, broken down by income category, that have been applied for or approved, but no building permits have been issued for the construction, so these units are not included in the progress toward RHNA. This table is referred to as our “Housing Pipeline Report.” The table includes subdivisions and discretionary permits approved but not constructed, projects with applications for subdivisions or new housing units that have been applied for and are under review, and Builder’s Remedy applications. Within the pipeline there are 1,251 housing units approved or pending a decision but not constructed.

See **Exhibit D** - Housing Pipeline Summary.

Staff recommends the Planning Commission consider this report and recommend that the Board of

Supervisors accept the 2024 General Plan Implementation and Housing Element Annual Progress Report and authorize the HCD Director to submit as required to the state. Staff also recommends that the Planning Commission receive the housing pipeline report and requests direction regarding the Long-Range Planning Work Program and priorities.

DISCUSSION

See **Exhibit E** - Detailed Discussion.

ENVIRONMENTAL REVIEW:

Staff finds that progress reports are not a project as defined by the California Environmental Quality Act (CEQA), Guidelines Sections 15060(c)(3) 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 and 2010 General Plans and the 2015 Housing Element, which were subject to CEQA review. In addition, CEQA will be addressed, as appropriate, with each task as it is completed.

OTHER AGENCY INVOLVEMENT:

Implementation of the 2010 General Plan (Non-Coastal) and the 1982 General Plan (Coastal) involves close coordination between all the land use departments and agencies (Planning, Building, Housing, Engineering/Public Works, Environmental Services, Environmental Health, County Administrative Office, Fire Districts, and Water Resources Agency). In addition, County Counsel's office actively participates in the legal review of ordinances and plans prepared as part of GPI and Work Program implementation.

Prepared by: Shandy Carroll, Management Analyst III, 831-784-5643 and Darby Marshall, Housing Programs Manager

Prepared and Reviewed by: Melanie Beretti, AICP, Chief of Planning 831-755-5285

Approved by: Craig Spencer, HCD Director

The following Exhibits are on file with the Clerk of the Board:

Exhibit A - 2024 General Plan & Housing Element Annual Progress Reports

Exhibit B - 2024 Housing APR Table B

Exhibit C - Draft Long-Range Planning Work Program Overview

Exhibit D - Housing Pipeline Summary

Exhibit E - Detailed Discussion

cc: Front Counter Copy; Fenton & Keller; Brian Finegan Law Office (Michael Harrington); Grower-Shipper Association (Christopher Valadez); 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 Colleen Courtney; 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; Craig Spencer (HCD); Ashley Paulsworth (CAO); Kelly Donlon (County Counsel); Planning File No. REF250006.

Exhibit A

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2024 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, 2025

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

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 59 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. The NAARTAP has also reviewed the first draft Housing Element update sites inventory. The NAARTAP as well as ETMC and OCEN will have opportunity to comment on the second draft sites inventory and policies in the Housing Element relevant to areas of tribal interest in spring 2025.

The County is also updating the Safety Element and preparing a new Environmental Justice Element. On March 18, 2025, the County sent formal notification of the Safety Element update to Native American Tribes in Monterey County pursuant to Public Resources Code Section 65352.3 *et seq.*. Notification is anticipated to be sent to Monterey County Native American Tribes for development of the Environmental Justice Element spring 2025. 

The County is updating the Moss Landing Community Plan, which is a chapter of the North County Land Use Plan within it's Local Coastal Program. In November 2024, the County initiated tribal consultation pursuant to Public Resources Code sections 65352.3 *et seq.* and 21080.3.1 *et seq.*. The County conducted consultation with the OCEN on December 10, 2024, and is scheduled to conduct consultation with ETMC in spring 2025.

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 the Esselen Tribe of Monterey County on March 13, 2025, and with OCEN on January 14, 2025 and February 11, 2025.

General Plan Implementation

Since the adoption of the 2010 General Plan, 59 ordinances, plans and programs have been implemented or adopted. In 2024 for the reporting period, the items listed below have been in process. The 2024 Annual Report Summary Matrix, attached as Exhibit 1, indicates the work completed in 2024, 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) \$773,808 was collected, and fiscal year to date GPUI revenues are \$517,483.

2024 Annual Progress Report – General Plan Working Progress Tasks

Following is a summary of General Plan Implementation (GPI) activities completed or

advanced in the 2024 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 Study, LRWP Task No. 155 - Complete

Amendment to GP Policy PS-3.1 in 2013, resulting from a settlement agreement, included language requiring a five-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. 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 in late Summer 2025, which will include amending GP Policy PS-3.1.

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 2024, and work is anticipated to commence once again in 2025.

Zoning Maps & Classifications 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 (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 is anticipated to be considered by the Planning Commission and the Board of Supervisors in spring/summer 2025. This project remains a high priority and staff expect to complete this project by summer 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 (REF#TBD), 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 has been developed and will be considered by the Agricultural Advisory Committee, Planning Commission, then Board of Supervisors in 2025.

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 April of 2025 and adopted Summer 2025.

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). On February 1, 2024, staff published a Request for Proposal (RFP) to solicit proposals for consultant firms to assist in the development of the Chualar Community Plan. Staff negotiated a Professional Services Agreement with the selected consulting firm for community plan preparation and associated environmental review that was approved by the County Board of Supervisors on February 25, 2025. Immediate next steps are initiation of Community outreach and preparation of plan draft.

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 was provided to County and MPC in March 2025, and is under review. The Final Plan is anticipated to come before the Board of Supervisors by the end of 2025.

Exhibit 1 Summary 2024 Annual Progress Matrix

Task	Reference No.	GP Policy or Other Mandate	Program Area/MCC/Title	Work Completed in 2024 -2025 (April 2024 to March 2025)	Work Anticipated in 2025-2026
2024 General Plan Implementation and Housing Element Annual Progress Report	REF250006	State Code	Countywide	Annual Plan Complete and Submitted to Planning Commission 4/9/2025 and Board of Supervisors 4/22/2025 for consideration and acceptance.	2025 GPI/HE APR
Long Term Sustainable Water Supply and Salinas Valley Zone 2C - Salinas Valley Groundwater Basin Study	REF140088	AG-1.7, 2.1, 2.2, PS-3.1, PS-3.2; Board Referral 2014.01	2010 GP (Inland)/Title 21	Final Report Accepted by Board December 2024.	COMPLETE – Implementation tasks to be tracked separately.
Development Evaluation System	REF120030	LU 1.19	2010 GP (Inland)/Title 21	No Activity.	Final Ordinance. CEQA
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	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;	2010 GP (Inland)/Title 21	Research and review of land use and zoning maps complete. Staff conducted an informational workshop at the Planning Commission on March 13, 2024. Staff expects to return to the Planning Commission and Board of Supervisors in spring/summer of 2025 for adoption.	Final updated zoning maps. Draft and final ordinance. CEQA.
Agricultural Winery Corridor Plan Ordinance & Map	TBD	AWCP-4.4	2010 GP (Inland)/Title 21	Draft ordinance.	Final updated ordinance and map. CEQA.
Chualar Community Plan	REF240012	LU-2.21.c, LU-2.23	2010 GP (Inland)/Title 21	Contract with consultant approved.	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	No activity.	Develop Administrative Interpretation. Final clarifying amendments to Chapter 21.66.030.
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	MOU with MPC for fair share contribution to CEQA analysis.	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

DRAFT

2024 Annual Progress Report – Housing Element Work in Progress Tasks

Housing Element Annual Progress Report

The HE APR consists of 12 data tables, 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 113 housing development applications that proposed creating 327 new residential lots or units during 2024.

Table A2 – Annual Building Activity Report Summary

During 2024 the County:

Approved entitlements for 115 housing development applications proposing 326 new residential lots or units, including a 132-unit lower-income project on County-owned property in Salinas, 77-units of employer sponsored housing for farmworkers classified as low-income, and 3 very low-income units approved pursuant to the density bonus.
Issued building permits for 166 new units, including 44-units of employer sponsored housing for farmworkers classified as low-income.
Finaled building permits for 140 new units, including 45-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. Within the 5th Cycle Housing Element, capacity for new housing units was available with existing zoning. For the draft 6th Cycle Housing Element, sites have been identified that will be rezoned to accommodate housing, however, the 6th Cycle Housing Element has not been adopted yet.

Table D – Program Implementation Status

This table has been completed with implementation efforts and impacts of 5th Cycle Housing Element Programs.

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 5th Cycle Housing Element Sites

Inventory. Affordable Housing development has been approved on County owned property at 855 E. Laurel in Salinas. This project 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.

The full 2024 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>.

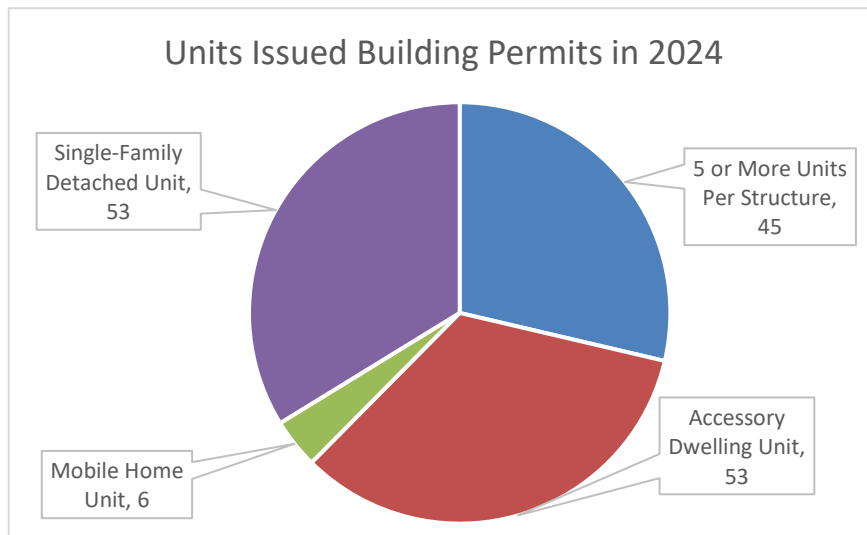
Building Permits Issued – 2024

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 2024 compared to the annual average between 2018-2023. Because the state report issues credits for all building permits that are issued, it can overstate the actual number of new housing units produced. In 2024, the County issued building permits for 21 units that were either replacements for units destroyed by a natural disaster or the property owner wanted to start with a clean slate. The 13% of new housing units these permits represent is slightly higher than the 2018-2023 average of 9% annually.

Permits Issued by Housing Type	Annual Average	2024
2-, 3-, and 4-Plex Units per Structure	5	
5 or More Units Per Structure	76	45
Accessory Dwelling Unit	27	56
Mobile Home Unit	4	7
Single-Family Attached Unit	39	
Single-Family Detached Unit	109	58
	197	166

6th Cycle RHNA Performance

During 2024, the first year of the 6th RHNA Cycle, County issued building permits for 166 new units. This included 44 units of non-deed restricted low-income housing for farmworkers in employer sponsored 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, and December 15, 2023, through December 31, 2023.



Housing Element

A detailed account of progress towards the Housing Element and Regional Housing Needs Allocation (RHNA) numbers can be found in the staff report **Attachment A**, and a summary is provided below.

The RHNA process requires the County to identify enough land with appropriate zoning to accommodate specific numbers of housing units at four affordability levels. The affordability levels are Very Low- Income (households earning less than 50% of Area Median Income [AMI]), Low-Income (households earning less than 85% of AMI; Moderate-Income (households earning less than 120% of AMI; and, Above Moderate-Income (households earning more than 120% of AMI. While not a part of the RHNA Allocation, the County is also expected to meet the housing demand for extremely low-income households (households earning less than 30% of AMI). The expectation is that 50% of the very low-income units will be available to extremely low-income households. Table 1 summarizes the County's RHNA performance by affordability level to date.

	Table 1		
	RHNA Allocation	Permitted to Date	RHNA Remaining
Very Low-Income	1,070		1,070
Low-Income	700	89	611
Moderate-Income	420		420
Above Moderate-Income	1,136	192	944
Total Units	3,326	281	3,045
Extremely Low-Income Housing Need	535		535

During 2023, the County issued building permits for 44-units of employer sponsored housing adjacent to the City of Salinas. These units are presumed to be affordable to low-income households.

- Pursuant to Government Code sec. 65400.1, County reports that zero sites owned by the County and included in the inventory of land in the Housing Element were sold, leased, or otherwise disposed of in the prior year.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs), often seen as part of the solution to addressing the chronic housing shortage accounted for 29% of the units permitted in 2024, and 34% of all building permits issued since 2018. Junior ADUs, which create a slimmed down ADU within an existing home accounted for about 8% of all ADUs permitted between 2018 and 2024. 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 28% of ADU permits during the 2018-2024 period. New construction of ADUs accounted for about 64% of the units permitted during this period. The Castroville Community Plan area accounted for 11% of ADU permits countywide but 27% of JADU and ADU conversion permits.

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Exhibit B

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Jurisdiction	Monterey County - Unincorporated	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023- 12/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,070	-	-	-	-	-	-	-	-	-	-	-	1,070
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	700	-	-	-	-	-	-	-	-	-	-	89	611
	Non-Deed Restricted		45	-	44	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	420	-	-	-	-	-	-	-	-	-	-	-	420
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		1,136	68	5	119	-	-	-	-	-	-	-	192	944
Total RHNA		3,326												
Total Units			113	5	163	-	-	-	-	-	-	-	281	3,045
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		535		-	-	-	-	-	-	-	-	-	-	535

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

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Exhibit D

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Housing Pipeline

	PLN	Employer Sponsored	Very Low-Income	Low-Income	Moderate -Income	Workforce Income	Above Market	Total Units
Total Units Approved		58	149	285	191	179	2,092	2,954
Units Constructed to Date		24	43	150	52	64	1,370	1,703
Units Remaining to Construct		34	106	135	139	115	722	1,251
845 E. Laurel Dr. - Affordable Housing	PLN 230321		60	72				132
Laguna Seca Apartments	PLN 210180		4	4	6	4	2	20
Nicola Employer Sponsored Housing & Density Bonus Units	PLN 200203	31	1	31	2	1	3	69
Roberts	PLN 190414						3	3
	PLN 190287					1	4	5
	PLN 190337						9	9
Carmel Valley Ranch	PLN 180516			1	1		10	12
Esselen South Coast Employee Housing	PLN 150337	3						3
Riverview at Las Palmas	PLN 150372						13	13
September Ranch	PLN 050001				15	7	15	37
Perez	PLN 070192				2		18	20
Kennedy	PLN 060014				1		74	75
Rancho Canada	PLN 040061				28	12	63	103
Harper Canyon	PLN 000696			1	1		93	95
Quail Hills	PLN 020016				48	14	83	145
Country Lake Estates	PLN 040103				2		43	45
East Garrison	PLN 030204		41	24	33	76	209	383
Post Ranch Employee Housing	PLN 970492			2				2
Santa Lucia Preserve	PC 94-067						68	68
Tehama	PC 95-065						12	12
Approved Units to Build		34	106	135	139	115	722	1,251

Builder's Remedy Applications Under Review								
	PLN	Employer Sponsored	Very Low-Income	Low-Income	Moderate -Income	Workforce Income	Above Market	Total Units
Blue Sky Lodge Reuse	PLN250002		1	2	3		18	24
Carmel Rio Road Multifamily	PLN 240322		5	6	8		81	100
Olmsted Rd - Monterey Airport Affordable Housing Overlay	PLN 240299			20			80	100
Carmel 1, Inv. LLC	PLN 240105			15			59	74
PLP Pajaro	PLN 240268		9	9	13		129	160
Carmel Assisted Living, LLC	PLN 240092			11			41	52
Builder's Remedy Units Under Review		0	15	63	24	0	408	510

	PLN	Employer Sponsored	Very Low-Income	Low-Income	Moderate -Income	Workforce Income	Above Market	Total Units
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Other Projects Under Review								
	PLN	Employer Sponsored	Very Low-Income	Low-Income	Moderate -Income	Workforce Income	Above Market	Total Units
York School	PLN 230239	60	3	4	4	4	45	60
De La Torre Mixed Use	PLN 220144				1		6	7
Toro Ranch	PLN 220166		14	14	18	12	174	231
Gard	PLN 210223				3		13	16
Castroville Oaks	PLN 150248		56	56	75	27		214
Charolais Ranch	PLN 050692						26	26
LaTourette Subdivision	PLN 020090		1	1	1	2	15	19
Other Projects Under Review		60	74	75	102	44	278	573

6th Cycle Housing Element Progress							
		Employer Sponsored	Very Low- Income	Low- Income	Moderate -Income	Above Market	Total Units
6th Cycle Housing Element Allocation			1,070	700	420	1,136	3,326
2024 Units Reported				89		192	281
Approved Units to Build		34	106	135	139	837	1,251
Builder's Remedy Projects Under Review		0	15	63	24	408	510
Other Projects Under Review		60	74	75	102	322	573
6th Cycle H.E. Units Remaining			875	338	155	-623	711

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