

Attachment D

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ATTACHMENT D– DISCUSSION

Background

Government Code Section 65400(a)(2) requires cities and counties to provide an annual report to the legislative body regarding the status of a general plan and progress in its implementation and the degree to which the General Plan is consistent with the General Plan Guidelines adopted by the Governor’s Office of Planning and Research (OPR). The Planning Agency shall provide by April 1 an annual report to the legislative body (Board of Supervisors), State Office of Planning and Research (OPR) and State Department of Housing and Community Development (CA-HCD). “Planning Agency” as defined by Monterey County Code includes the Board of Supervisors (Board), Planning Commission, Housing and Community Development Department (HCD) and other hearing bodies.

County HCD is lead for preparing the 2025 Annual Progress Report for the County’s General Plan Implementation (GPI) and the 2024-2031 Housing Element Progress Report to be submitted to the state. Specific requirements pertain to the Housing Element portion of the Annual Report. As such, this Annual Report includes a separate report section identifying how the County of Monterey’s housing efforts conform to specific content requirements from the State. Both reports are due to OPR and CA-HCD by April 1st of each year.

Annual reports are required to: provide status of the General Plan and progress in its implementation; evaluate progress in meeting the Regional Housing Needs Allocation (RHNA); and list sites owned by the County and included in the inventory of land in the Housing Element that have been sold, leased or otherwise disposed of in the prior year; and identify the degree to which the approved General Plan complies with state guidelines. For the County of Monterey, annual reports are required for: 2010 General Plan, as amended, for inland areas; 1982 General Plan and certified Land Use Plans, as amended, for coastal areas; and 2024-2031 Housing Element, countywide. **Attachment A** to the staff report includes the 2025 Annual Reports for the Board’s consideration.

Overview

On July 28, 2020, the Board of Supervisors accepted the July 22, 2020, Citygate report including 76 proposed recommendations. The Citygate report led to the dissolution of the Resource Management Agency (RMA) and the creation of the County of Monterey Housing and Community Development Department (HCD) on November 30, 2020. Key among the recommendations of the Citygate Report is direction to implement the remaining tasks and policies of the 2010 General Plan. To implement this task, HCD developed and maintains a Long-Range Planning Work Program (Work Program) that it presents to the Planning Commission and Board of Supervisors annually for direction and approval, which includes implementation tasks for the 2010 General Plan and other priority policies, plans and major projects managed by or with contribution by HCD.

The Work Program is primarily implemented by the HCD’s Advanced Planning team of seven (with 2 current vacancies), Chief of Planning and HCD Director. In addition, certain Work

Program activities are led by other departments in collaboration with HCD, including the County Administrative Office's (CAO) Sustainability and Cannabis units.

Long-Range Planning Work Program – 2025 Accomplishment Summary

For the reporting period from April 1, 2025, through March 31, 2026, progress was made on 28 Work Program tasks, three 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. Accessory Dwelling Unit (Coastal) Ordinances [Task 21-18; REF200029] and Land Use Plan (Big Sur Coast, Carmel Area, North County) updates [Tasks 23-09, 22-07, 24-06; REF240016] – California Coastal Commission certified the Coastal ADU Ordinance and associated Local Coastal Program amendments on October 10, 2025 and the Board of Supervisors subsequently approved final adoption of the regulations on November 18, 2025. [REF210034]
2. Noise Ordinance Update [Task 24-05] - Amended Monterey County Code (MCC) Chapter 10.60 is anticipated to go before the Board of Supervisors for a first reading in March 2026. Staff is anticipating that this item will be completed during the reporting period.
3. North County Wildlife Protection and Eucalyptus Removal Pilot Program [Task 23-15] - Completed and implemented a pilot program to fund wildfire protection and eucalyptus removal in North Monterey County in FY25-26.
4. Vacation Rental Ordinances (Coastal) [Task 21-06. REF130043 (Coastal)] - California Coastal Commission certified the Coastal Vacation Rental Ordinance and associated Local Coastal Program amendments on August 13, 2025 and the Board of Supervisors subsequently approved final adoption of the regulations on September 23, 2025.
5. Zoning Ordinance and Map Updates for 2010 General Plan* [Task 44; REF140023] – Zoning map updates and draft ordinance were considered by the Planning Commission on April 30, 2025 and were formally adopted by the Board of Supervisors on August 12, 2025.

Work Program Tasks Progress

1. Accessory Dwelling Unit (Inland) Ordinances [Task 21-18; REF200029] – Staff has drafted revised regulations to bring inland regulations in alignment with recently certified Coastal ADU regulations and State ADU Law. Consideration of draft ordinance by the Planning Commission anticipated spring 2026.
2. Agricultural Winery Corridor Plan Ordinance and Map Updates* [Task 44, 24-07] – Draft regulations considered by Agricultural Advisory Committee in Spring 2025; Consideration of draft ordinance and map amendments by the Planning Commission anticipated Spring 2026.
3. Battery Energy Storage Systems (BESS) Ordinance [Task 25-01; Board Referral No. 2025.15] Preliminary referral response was provided to the Board of Supervisors on October 28, 2025; Board of Supervisors approved allocation of \$100,000 in Measure AA funds to support development of a countywide BESS Ordinance on February 3, 2026;

development of an RFP is underway; community outreach and draft regulations anticipated before the Planning Commission in Spring 2026.

4. Big Sur Coast Land Use Plan Update [Task 21-08; REF210024] – Conducted workshop with the Planning Commission on revisions to the Big Sur LUP in response to REF22.02(A); continued to meet with the Planning Commission Ad Hoc Committee on draft revisions throughout 2025; Final plan updates anticipated to the Planning Commission for consideration in 2026.
5. Cannabis Consumption Lounge Ordinance [Task 24-11] - Workshop held with the Cannabis Committee on October 21, 2025; workshop on draft ordinance regulation anticipated with the Planning Commission February 2026; adoption hearings with the Planning Commission and Board anticipated in Summer 2026.
6. Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE) Project [Task 21-20; REF140048] - Completed FEMA environmental review process, and necessary easement agreements; final funding pending final federal approval and if funded, construction contractor selection anticipated by end of 2026 for construction to commence late winter or early spring 2027.
7. Carmel Lagoon Scenic Road Protective Structure (SRPS), Ecosystem Protective Barrier (EPB), and Interim Sandbar Management Plan (ISMP) Project [Task 21-21; REF120051]– On-going coordination between Department of Emergency Management (DEM), Public Works, Facilities, Parks (PWF) and Housing Community Development to seek funding for the project approved in 2024; SRPS and home elevation program.
8. Castroville Community Plan Update and Nexus Study [Task 21-03; REF220010] – Administrative Draft plan and nexus study complete; Public review draft anticipated summer 2025.
9. Chualar Community Plan* [Task 46; REF240012] – Consultant selected spring 2025; Preliminary analysis and community outreach commenced in 2025, additional outreach, engagement, and drafting of plan documents anticipated throughout 2026.
10. Community Climate Action and Adaptation Plan* [Task 14; REF120045] - The greenhouse gas inventory was completed spring 2024 and decision to prepare an unqualified plan was approved; Public draft plan is anticipated spring 2026, final plan anticipated to the Board summer 2026, and implementation commencing summer 2026.
11. East Garrison Phase III Affordable Rental Housing Project [Task 21-22a]– In 2024 with approval of the Final Phase Amendment, the Phase III Project will be constructed on top of the Town Center; Preconstruction planning and fund raising efforts are underway.
12. East Garrison Library with Sheriff’s Field Office [Task 23-08] – Design and permitting is complete and construction to commence summer 2026.
13. East Garrison Historic Arts District [Task 23-14] – Non-profit development partner withdrew from project in December 2024. Staff anticipates bringing a professional services contract for the Board’s consideration spring 2026 to conduct community outreach and develop a Historic Arts District Master Plan to update the redevelopment concept of the historic district.
14. Environmental Enhancement Streamline Program for a Programmatic Restoration permit (aka Partners in Restoration Master Permit) [21-17; PLN220112] – Public Draft Initial Study/Mitigated Negative Declaration (IS/MND) circulated; Programmatic Restoration Permit and IS/MND anticipated to come before the Planning Commission in Spring/Summer 2026.

15. Environmental Justice Element [Task 21-10; REF220017] – Administrative draft underway and public review draft received February 2026. Public review period and Planning Commission workshop anticipated March 2026.
16. Fire Preparedness/Home Hardening and Defensible Space [Task 26-02] - Board of Supervisors approved allocation of \$100,000 in Measure AA funds on February 3, 2026; development of an RFP is underway.
17. Fort Ord Habitat Resource Management Plan* [Task 21-12; REF220022] – Administrative draft plan complete; Public draft plan anticipated summer 2025 with environmental review and final plan anticipated by late 2025.
18. Fracking Prohibition Amendments to General Plan and Local Coastal Program [Task 24-09] – Required updates to the General Plan for inland areas are complete; Amendments to the LCP are drafted and submitted to CCC for certification in summer 2025. Staff coordination with CCC on comments is on-going in 2026.
19. Housing Element Sixth Cycle Update (HEU6) [Task 21-02; REF220020] – Public draft and California Department of Housing and Community Development (CA HCD) second 60-day review completed August 2025; Third HEU6 draft released for public review in February 2026; Staff anticipates resubmitting third draft HEU6 for CA HCD review by early March 2026; Notice of Preparation for Programmatic EIR released and administrative draft PEIR underway; HEU6 adoption and certification is anticipated by the Board in Summer 2026. Concurrently, Board of Supervisors approved an allocation of \$500,000 in Measure AA funds to support implementation of the HEU6 on February 3, 2026; Development of an RFP and drafting of implementing regulations is underway.
20. Moss Landing Community Plan and Coastal Implementation Plan (Part 2) for North County Update [Task 21-07; GPZ090005] – Draft Community Plan complete, climate hazard regulations, update to the CIP, and EIR underway. \$938,960 grant awarded for sea level rise and the revised Community Plan, CIP and Final EIR are anticipated to come to the Planning Commission and Board in summer 2026.
21. Pajaro Community Recovery Planning [Task 23-13] – The Department of Emergency Management is leading efforts to develop a recovery plan and distribute funding for the community of Pajaro recovery projects Phase I (complete) and Phase 2 (underway).
22. Permit Process Efficiency Improvements to Standard Operating Procedures [23-05] – Completed 6 Standard checklists and updated initial study, staff report and resolution templates under development.
23. Rooster Ordinance [Task 25-02; Board Referral No. 2024.11] - A preliminary referral response was provided on November 4, 2025 by Animal Services; development of a draft ordinance is underway and anticipated before the Planning Commission in Spring 2026.
24. Safety Element Update [Task 21-11, 49; REF220018]– Administrative draft underway and public review draft anticipated summer 2026.
25. Surface Mining and Reclamation Ordinance Update [Task 24-08] – Administrative draft ordinance amending MCC Chapter 16.04 complete; Stakeholder outreach and draft ordinance anticipated to the Planning Commission in spring 2026 for recommendation to the Board of Supervisors.
26. Vacation Rental Ordinance Amendments [Task 26-03; REF250042 (Coastal) and REF250043 (Inland)] – Workshop held with the Board of Supervisors on January 6, 2026 on vacation rental ordinance amendments; a draft ordinance was considered by the

Planning Commission at the February 11, 2026 meeting; revised ordinance anticipated for the Board in Spring 2026.

27. Water Allocation Policy (Monterey Peninsula Water Management District Service Area) [Task 24-10; REF250037] – A workshop was held with the Planning Commission in November 2025 on a draft Water Allocation Policy; a revised draft policy is anticipated to come before the Planning Commission in spring 2026.

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