

Attachment E

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ATTACHMENT E – 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 2024 Annual Progress Report for the County’s General Plan Implementation (GPI) and the 2015-2024 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 2015-2024 Housing Element, countywide. **Attachment A** to the staff report includes the 2024 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 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 annual 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.

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 **Attachment 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.

The Work Program is primarily implemented by the HCD's Advanced Planning team of seven (with 1 current vacancy), 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. 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 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.

Long-Range Planning Work Program – 2024 Accomplishment Summary

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 Attachment C and Attachment E for more information.

Since adoption of the 2010 General Plan, a total of 77 Work Program tasks have been completed, 59 of which were GPI tasks.

Work Program Tasks Completed

1. Salinas Valley (Zone 2C) Groundwater Basin Investigation¹ [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.

¹ 2010 General Plan Implementation task.

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.

Work Program Tasks Progress

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] – Approved by the Board and submitted to CA HCD for review then will be sent to California Coastal Commission (CCC) for certification [REF210034].
2. Agricultural Winery Corridor Plan Ordinance and Map Updates* [Task 44, 24-07] – Draft ordinance and map complete March 2025; Consideration by Agricultural Advisory Committee anticipated spring 2025 then Planning Commission and Board summer 2025.
3. Big Sur Coast Land Use Plan Update [Task 21-08; REF210024] – Draft plan circulated and Planning Commission Ad Hoc Committee and workshops conducted throughout 2024; Final plan anticipated to the Board for consideration in 2025.
4. Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE) Project [Task 21-20; REF140048] - Completed various long term agreements and received over \$6 million; final funding and contractor selection anticipated by end of 2025 for construction to commence spring 2026.
5. Carmel Lagoon Scenic Road Protective Structure (SRPS), Ecosystem Protective Barrier (EPB), and Interim Sandbar Management Plan (ISMP) Project [Task 21-21; REF120051]– Final EIR and project selection approved by the Board in June 2024.
6. Castroville Community Plan Update and Nexus Study [Task 21-03; REF220010] – Administrative Draft plan and nexus study complete; Public review draft anticipated summer 2025.
7. Chualar Community Plan* [Task 46; REF240012] – Consultant selected spring 2025; Preliminary analysis and community outreach to commence spring 2025, pending funding.
8. 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 2025, final plan anticipated to the Board summer 2025, and implementation commencing summer 2025.
9. 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 will commence in spring 2025.
10. East Garrison Library with Sheriff's Field Office [Task 23-08] – Design and permitting is anticipated to be complete spring 2025 and construction to commence early 2026.
11. East Garrison Historic Arts District [Task 23-14] – Non-profit development partner withdrew from project in December 2024; In 2025, staff anticipate to release a request for proposals and to conduct community outreach for redevelopment of historic district.
12. 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 Board in summer 2025.
13. Environmental Justice Element [Task 21-10; REF220017] – Administrative draft underway and public review draft anticipated summer 2025.

14. 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.
15. 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 anticipated to be submitted to CCC for certification in spring 2025.
16. Housing Element Sixth Cycle Update (HEU6) [Task 21-02; REF220020] – Public draft and California Department of Housing and Community Development (CA HCD) first 90-day review complete. Notice of Preparation for Programmatic EIR released and administrative draft EIR underway.
17. 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 2025.
18. North County Wildfire Protection and Eucalyptus Removal Pilot Program [Task 23-15] – Pilot program implemented via the Resource Conservation District of Monterey County to utilize state pass-through funding for eucalyptus removal is approximately 80% complete and anticipated to be complete in summer 2025.
19. 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).
20. Permit Process Efficiency Improvements to Standard Operating Procedures [23-05] – Completed four SOPs and two administrative interpretations drafted; Standard checklists and updated initial study, staff report and resolution templates under development.
21. Safety Element Update [Task 21-11, 49; REF220018]– Administrative draft underway and public review draft anticipated summer 2025.
22. Surface Mining and Reclamation Ordinance Update [Task 24-08] – Administrative draft ordinance amending MCC Chapter 16.04 complete; Final ordinance anticipated to the Board in summer 2025.
23. Vacation Rental Ordinances (Coastal) [Task 21-06; REF130043(Coastal)] – Ordinances adopted by Board and Final Environmental Impact Report (EIR) certified; Coastal ordinances submitted to California Coastal Commission (CCC) for certification anticipated July 2025.
24. Water Allocation Policy [Task 24-10] – A countywide water allocation policy is in draft and anticipated to come before the Board in spring 2025.
25. Zoning Ordinance and Map Updates for 2010 General Plan* [Task 44; REF140023] – Draft ordinance and maps anticipated to Planning Commission and Board spring 2025.

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 **Attachment 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

Attachment 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 **Attachment D** – Housing Pipeline Summary.

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