

MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

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From: Melanie Beretti, AICP, Principal Planner

Subject: 2021 Annual Progress Report on the Monterey County 2010 General Plan Implementation and 2021 Annual Housing Progress Report

Enclosed, please find the 2021 Annual Progress Report for the Monterey County 2010 General Plan Implementation and 2021 Annual Housing Progress Report. This report was presented to and recommended for acceptance by the Monterey County Planning Commission on March 9, 2022. On March 22, 2022, this report was presented to and accepted by the Monterey County Board of Supervisors.

cc: Erik Lundquist, AICP, HCD Director
Craig Spencer, Chief of Planning
Darby Marshall, Acting Housing Program Manager
Planning File No. REF220014

Annual Progress Report
Monterey County
2010 General Plan Implementation
(Non-Coastal) and 1982 (Coastal)
General Plan Implementation
And
2015–2023 Housing Element Progress

Prepared by: Monterey County Housing and Community Development Department

March 17, 2022

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2021 Annual Progress Report Summary (April 2020 – March 31, 2021)

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 **56** 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
 - August 24, 2010 - 2009-2014 Housing Element certified by California Department of Housing and Community Development (CA-HCD)
 - January 26, 2016 - 2015-2023 Housing Element adopted; CA-HCD certified the Housing Element on May 10, 2016
- 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. Since the approval of the PSA staff has submitted budgetary updates to the Board regarding consultant expenditure.
- 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.

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
- Safety Element (S) (Note: Includes Noise Element); adopted 10/26/2010
- Housing Element 2015-2023, adopted 01/26/2016, certified by HCD05/10/16
- Public Service Element (PS); adopted 10/26/2010, amended 02/12/13
- Agriculture Element (AG); adopted 10/26/2010
- Economic (ED); adopted 10/26/2010

Area/Master Plans for the following Planning Areas:

- 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 for about two years, resulting in settlement of two of the lawsuits. This settlement agreement resulted in the County adopting amendments to the General Plan.

The lawsuits settled or pending on the 2010 General Plan include:

- 1) Carmel Valley Association, Inc. v. Board of Supervisors of the County of Monterey (Monterey Superior Court case no. M109442); case settled. General Plan amended consistent with terms of the Settlement Agreement (February 12, 2013).
- 2) Salinas Valley Water Coalition et al v. County of Monterey (Monterey Superior Court case no. M109451); case settled. General Plan amended consistent with terms of the Settlement Agreement (February 12, 2013).
- 3) LandWatch Monterey County v. County of Monterey (Monterey Superior

Court case no. M109434). Supplemental petition challenging February 12, 2013, General Plan amendment filed March 21, 2013. Settlement Agreement entered in early 2015. The litigation has not been dismissed but is inactive.

- 4) The Open Monterey Project (TOMP) v. Monterey County Board of Supervisors (Monterey Superior Court case no. M109441). Supplemental petition challenging February 12, 2013, General Plan amendment filed March 21, 2013. Settlement Agreement entered in early 2015. The litigation has not been dismissed but is inactive.

The County adopted two General Plan Amendments as related to the litigation:

County initiated amendment of the Carmel Valley Master Plan pursuant to terms of a settlement agreement responding to litigation filed by the Carmel Valley Association: 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 a settlement agreement responding to litigation filed by the Salinas Valley Water Coalition:

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 Implementation

Since the adoption of the 2010 General Plan, 56 ordinances, plans and programs have been implemented or adopted. In 2021 for the reporting period, the items listed below have been in process. The 2021 Annual Report Summary Matrix, attached as Exhibit 1, indicates the work completed in 2021, references to the corresponding General Plan policies, and the next steps to take on specific tasks.

In 2019, the County retained Citygate Associates, LLC (Citygate) to conduct a review of the County Resource Management Agency (RMA) with the objective to review current conditions, evaluate existing and future service demands, and analyze opportunities for organizational changes and process improvements to enhance customer service and stakeholder satisfaction. On July 28, 2020, the Board of Supervisors accepted the July 22, 2020, Citygate report including seventy-six (76) proposed recommendations. The Board authorized the County Administrative Officer (CAO) to reorganize the RMA by creating two (2) separate departments: Housing and Community Development Department (HCD) and Community Services Department (CS). The new Department of Housing and Community Development was created 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, a five-year General Plan Implementation Program is proposed. The Program is modeled on the Five-Year Capital Improvement Plan, which allocates projects over a five-year timeframe, and allocates priority projects and funding to the first year. Approximately \$1,000,000 in state grant funds was allocated to the 2021 implementation program, however, due to staffing limitations only approximately \$60,000 is anticipated to be expended. An estimated \$940,000 in state grant funds are allocated to the 2022 implementation program.

In addition, new land use application fees adopted in 2019 increased the General Plan Implementation Fee (GPU) for all land use entitlements to 10%. Funds collected from this fee are intended for Long-Range Planning resources, such as staff to work on implementation of the General Plan. As part of the Fiscal Year 2021-22 budget the Board of Supervisors authorized funding to add two assistant/associate level to work on Advanced Planning. HCD has an open recruitment for planners to fill 4 vacant Advanced Planning positions in 2022.

2021 Annual Progress Report – General Plan Working Progress Tasks

Salinas Valley Zone 2C - Salinas Valley Groundwater Basin Study, LRWP

Task No. 155 Amendment to GP Policy PS-3.1 in 2013, resulting from a settlement agreement, included language requiring a 5- 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. Year 4 (of the 5-year study) work program was provided in 2018. The Salinas Valley Integrated Groundwater and Surface Water Hydrologic Model (SVIHM) being developed by USGS has been delayed and is now anticipated to be complete in 2022. A hydrogeologic conceptual model has been prepared and a calibration of the Sea Water Intrusion (SWI) Model that, in 2021, was identified to be expanded to include the Salinas Valley Groundwater Basin and Zone 2C is being developed. The SVIHM model and expanded

SWI Model will enable the County's contracted consultant to complete the Salinas Valley Groundwater Basin Study, which is anticipated to be completed in December 2022. The County's consultant will use the SVIHM to complete the reassessment of Zone 2C and the Salinas Valley Observational Model (SVOM) to evaluate future conditions. The consultant has been working to evaluate data and prepare input for the modeling that will be needed to complete the final report. This work includes, but is not limited to, developing strategies for assessing future water demands, formulating urban pumping estimates for 2030, analyzing future water use coefficients, refining methods for updating land use, and implementing projected 2030 land use to include specific crop types.

Agricultural Land Mitigation Program (REF160008), LRWP Task No. 154

Policy No. AG-1.12 requires preparation, adoption and implementation of a program that requires projects involving a change of land use designation resulting in the loss of Important Farmland (as mapped by the Department of Conservation (DOC) Farmland Mapping and Monitoring Program) to mitigate the loss of that farmland. In 2016, the County of Monterey RMA-Planning received a Sustainable Agricultural Lands Conservation Program (SALC) grant award from the State of California up to \$182,366. On June 27, 2017, the Board of Supervisors accepted the grant award and issued resolutions of support to the Ag Land Trust for five easement proposals to the California Department of Conservation SALC program. In 2018, a draft workplan was submitted to the state, and the grant was extended. In 2021, staff conducted policy research and analysis, developed a web-based GIS map, and developed a public outreach strategy. Draft policies and public outreach are anticipated in 2022.

Water Conservation and Energy Efficient Landscape Ordinance (REF210007; REF110056), LRWP Task No. 42, 47 (portion), 61, 89, 97

On December 7, 2021, the Monterey County Board of Supervisors adopted Ordinance No. 5367 which enacted a new Chapter 16.63 of the Monterey County Code. The code amendment incorporates the state requirements for Water and Energy Efficiency Landscaping and implements multiple policies of the Local Coastal Program and 2010 General Plan. Specifically:

1. Policy No. OS-5.6, which requires utilization of native, native compatible and drought resistant species in landscaping requirements.
2. Policy Nos. OS-5.14 and 5-4.28, which encourage exclusion of invasive plants and requires the County to provide a list of acceptable plants.
3. Policy No. PS-2.8, which requires all projects to be designed to increase runoff retention, protect water quality, and enhance groundwater recharge water impoundments, protection and planting of vegetation, and use of permeable paving materials, bioswales, water gardens, and cisterns.
4. Policy No. PS-3.11, which requires the County to establish an ordinance identifying conservation measures that reduce potable water demand.
5. Policy No. PS-3.12, which requires the County to maximize the use of recycled water.
6. Policy No. PS-5.4, which requires the County to promote the maximum use of solid waste source composting and environmentally safe transportation of wastes.

The North County Land Use Plan, Big Sur Coast Land Use Plan, Carmel Area Land Use Plan, Del Monte Forest Land Use Plan and accompanying Coastal Implementation Plan contain policies and regulations requiring incorporation of water conserving landscape measures;

planting of native, native compatible, and drought resistant vegetation; and the prohibition and eradication of invasive plant species. Regulations contained in this ordinance address these objectives and are therefore consistent with the Land Use Plans.

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.

Zoning Maps 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. Lists of zoning updates have been compiled but no additional progress has been made on this task due to staffing constraints.

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

Significant progress was made on the Community Climate Action Plan (CCAP) in 2021. In late 2020, the County was notified that it was awarded a \$175,000 grant from the State to provide funding for a two-year planning program. In 2021, the Board of Supervisors also adopted an amendment to the General Plan policy OS-10.11 to update the policy language concerning the Greenhouse Gas Reduction Plan in line with state targets. Also, in 2021, an RFP was issued and consultant selected to draft the CCAP. Current tasks include completing a greenhouse gas inventory and community engagement process.

Exhibit 1 Summary 2021 Annual Progress Matrix

Task	Reference No.	GP Policy or Other Mandate	Program Area/MCC/Title	Work Completed in 2021 -2022 (April 2021 to March 2022)	Work Anticipated in 2022-2023
2021 General Plan Implementation and Housing Element Annual Progress Report	REF220014	State Code	Countywide	Annual Plan Complete and Submitted to Planning Commission 3/9 and Board of Supervisors 3/22 for consideration and acceptance.	2022 GPI/HE APR
Long Term Sustainable Water Supply and Salinas Valley Zone 2C - Salinas Valley	REF140088	AG-1.7, 2.1, 2.2, PS-3.1, PS-3.2; Board Referral 2014.01	2010 GP (Inland)/Title 21	Contractor prepared hydrogeologic conceptual model portion of the report.	Complete study, draft ordinances.

Groundwater Basin Study					
Ag Lands Mitigation & Conservation Program	REF160008	State Code (AB 823), LU-2.17, LU-2.8, AG-1.12, OS-1.7, OS-1.8	2010 GP (Inland)/Title 21	Mapping, Policy Analysis, and Preliminary Outreach Plan complete.	Community outreach, draft and final ordinance/program. CEQA.
Development Evaluation System	REF120030	LU 1.19	2010 GP (Inland)/Title 21	Board of Supervisors considered the draft ordinance and provided direction to staff. Ordinance is under review by staff.	Final Ordinance. CEQA
Community Climate Action Plan	REF120045	State Code, OS-10.11	2010 GP (Inland)/Title 21	Consultant hired and a greenhouse gas inventory and community engagement process is underway.	Develop a draft and Final Greenhouse Gas Reduction Plan/Climate Action Plan. CEQA.
Water and Energy Efficient Landscape Ordinance (WEELO)	REF110056 (Original) REF210007 (WEELO) REF220005 (Outreach Materials)	State Code (SB 1383), OS-5.6, OS-5.14 ,OS, PS-2.8, PS 3.11, PS 3.12, PS 5.4.	Countywide MCC 16.63	Board of Supervisors adopted Ordinance No. 5367 on December 7, 2021.	Final Guidebook.
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; AWCP-4.4	2010 GP (Inland)/Title 21	No activity	Final updated zoning maps. Draft and final ordinance. 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

2021 Annual Progress Report – Housing Element Working Progress Tasks

The Housing Element Annual Progress Report is made up of 9 data tables, a Summary Sheet, and Local Early Action Planning (LEAP) Reporting table. Summary information on each of the tables is found below. The full Housing Element Annual Progress Report may be found at <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/housing> under the Housing Related Documents Housing Element tab.

Table A – Housing Development Applications Submitted. Table A captures all the land use and building permit applications to construct housing during the during the calendar year and the disposition of those applications at the end of the calendar year. Applications may be reported as Approved, Disapproved, Pending, or Withdrawn. Applications that are Approved have been through the land use entitlement process but have not necessarily cleared all conditions of approval required to being construction.

Table A2 – Annual Building Activity Report Summary. Table A2 provides detailed information on all the applications that cleared their conditions of approval, were issued building permits, or when the County “finaled” building permits. The following table summarizes the activity reported in Table A2.

Units Entitled		Units Issued Building Permits		Unit’s w/Building Permit Final	
Single Family Attached	0	Single Family Attached	0	Single Family Attached	0
Single Family Detached	29	Single Family Detached	60	Single Family Detached	68
Manufactured Home	1	Manufactured Home	4	Manufactured Home	3
2-4 Units	0	2-4 Units	0	2-4 Units	8
5+ Units	60	5+ Units	0	5+ Units	160
Accessory Dwelling Units	9	Accessory Dwelling Units	31	Accessory Dwelling Units	14
Total Entitled Units	99	Total Permits Issued	95	Total BP Final	253

Table A2 data combined with data reported in prior years indicates that 714-days elapsed between the issue of a building permit and the building permit to be final for homes completed in 2021 and located in East Garrison. Overall, these same homes took approximately 995-days to go from approval of the development to occupancy. Units at East Garrison took an average of 184-days to go from building permit issuance to being final.

Table A2 also provides information on projects that requested expedited review and approval based on SB 35, details of financial assistance provided to income restricted units, replacement units and application of the state Density Bonus law. The County has not received any applications that met the requirements of SB 35. Approximately 120 of the units built during the current Housing Element cycle have been replacement units for complete tear down/remodels or units destroyed by a fire. The County is processing reviewing the first application submitted pursuant to the state’s Density Bonus law. This application was submitted in 2020.

Table B – Regional Housing Needs Allocation Progress. Table B, as the title implies, provides

summary information from 2015 through 2021 about the County’s progress towards meeting its Regional Housing Allocation Needs (RHNA) obligations. The state credits the County with a unit when the building permit is issued, not when the unit is available for occupancy. The following table summarizes the County’s RHNA and performance to date:

Income Level	RHNA Allocation	Total Units to Date	RHNA Obligation Remaining
Very Low	374	219	155
Low	244	189	55
Moderate	283	35	248
Above Moderate	650	1,405	0
Total RHNA/Units	1,551	1,848	458

Table B provides greater detail by breaking down the number of building permits issued by year and differentiating between deed restricted and non-deed restricted affordable units. Deed restricted units are the “gold standard” because they carry long-term, enforceable restrictions on affordability. These units are usually constructed with public funds to subsidize the ongoing costs of operation and replacement or to comply with the County’s Inclusionary Housing Ordinance. Non-deed restricted units are not subject to the same level of scrutiny or ongoing income restrictions as deed restricted units. The County has reported employer-sponsored housing for farmworkers (H2A visa program) as non-deed restricted affordable units.

Table C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law. Table C is a required table if the County rezoned or allowed fewer units than a parcel could accommodate with its current zoning. The County did not trigger the requirements to identify new parcels to accommodate housing shortfalls.

Table D – Program Implementation Status. The Housing Element included 18 programs that are intended to remove governmental constraints to the maintenance, improvement, and development of housing. The County continues to work on implementing all 18 programs to some degree and progress made on each program is reported in Table D.

Table E – Commercial Development Bonus Approved. The County has not entered into any commercial development bonus agreements during the current Housing Element cycle.

Table F – Units Rehabilitated, Preserved, and Acquired for Alternative Adequate Sites. This is an optional table that allows County to report on any affordable units with expiring affordability terms where it was able to renew the term of affordability and units that have been rehabilitated from being uninhabitable to habitable. Depending on the circumstance the units may or may not count towards RHNA. The County has not substantially rehabilitated or preserved any units that would be reported on Table F.

Table G – Locally Owned Lands Included in the Housing Element Sites Inventory That Have Been Sold, Leased, or Otherwise Disposed Of. The County’s Housing Element did not include any locally owned lands in the Housing Element Sites Inventory.

Table H – Locally Owned Surplus Sites. The County has not identified any surplus sites.

Summary – This table summarizes the information found in Tables A, A2, and B. In addition to summarizing the number of units applied for, entitled, permitted, and completed, the Summary includes information on applications that were submitted to SB 35 Streamlining.

Building Permits Issued by Affordability Level – from Table A2		
	Income Level	Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		95
Total Units		95

Note: Units serving extremely low-income households are included in the very low-income permitted units totals.

From Table A2			
Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	29	60	68
2 to 4	0	0	8
5+	0	0	0
ADU	8	31	13
MH	1	4	3
Total	38	95	92

Housing Applications Summary	
Total Housing Applications Submitted:	40
Number of Proposed Units in All Applications Received:	99
Total Housing Units Approved:	99
Total Housing Units Disapproved:	0

Use of SB35 Streamlining Provisions – from Table A2	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB35 Streamlining Permits – from
Table A2

Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

LEAP Reporting – The Local Early Action Planning (LEAP) grant program was established to provide a funding source for local jurisdictions to fund plans and studies that would encourage or support the development of housing. The County’s LEAP grant included funding for the Castroville Community Plan Update, the Chualar Community Plan, and CEQA Analysis Necessary to Support the Affordable Housing Overlays. The County is negotiating an agreement to prepare the Castroville Community Plan Update. The County is proposing to shift funding from the Chualar Community Plan to complete the Castroville Community Plan because the proposals came in much higher than originally budgeted. The County is working with the owner of the land within the Airport Affordable Housing Overlay area to prepare a water availability analysis to determine the number of units that could be supported.

Housing Development Pipeline

There are approximately 18 large (more than 10 new lots or unit) subdivisions that have been approved but are not built out. The following section provides a brief update on the status of these projects.

Monterra Ranch (Greater Monterey Peninsula Plan Area) This subdivision was approved in 1987. The horizontal infrastructure has been constructed and lots been developed. There were approximately 22 undeveloped lots remaining as of October 2020.

Tehama (PC95-065, Greater Monterey Peninsula Plan Area) This project was approved on August 22, 1995. The horizontal infrastructure has been constructed and lots been developed. Of the 90-lots approved for residential development, approximately 60 remained undeveloped as of October 2020.

Santa Lucia Preserve (PC94-067, Greater Monterey Peninsula Area Plan) This project was approved on February 6, 1996. Of the 350 units approved for development, approximately 175 remain undeveloped, including 33 units for moderate-income households.

Post Ranch Employer Sponsored Housing (PLN9770492, Coastal Big Sur) This project was approved June 25, 2002, and included 24 units of employer-sponsored housing. Twelve units remain to be constructed.

Rancho Los Robles (PLN970159) North County Coastal Area) This 52-unit subdivision was approved January 22, 2009. The project includes 2 very low-income units, 3 low-income units, 4 moderate-income units, and 3 workforce units. According to Landwatch, this project is currently

in litigation.

Harper Canyon (PLN000696, Toro) This project was approved April 7, 2006, and included 15 market rate lots, and lots for 1 low- and 1 moderate-income household. This project is currently subject to litigation.

Quail Hills (PLN020016, South County) This subdivision was approved February 14, 2006, and includes 254-market rate lots, 14-lots for workforce I households, and 48 lots for moderate-income households. The subdivider is actively working to clear the conditions of approval and is planning to record the final map in 2022.

Butterfly Village/Rancho San Juan (PLN020470) This 1,147-unit subdivision was approved July 30, 2008. The project includes 65 very low-income, 71 low-income, 93 moderate-income, and 138 workforce units. The project is in the condition compliance phase, but the subdivider does not appear to be taking any actions to clear them. The Development Agreement expires in 2024.

East Garrison Housing Development– (PLN030204, Greater Monterey Peninsula Area Plan)

On October 4, 2005, the Board of Supervisors approved entitlements to allow development of the East Garrison area within the former Fort Ord Army Base. The entitlements included adoption of the East Garrison Specific Plan (EGSP) and a Combined Development Permit. The EGSP outlines distribution, location and extent of land uses and major infrastructure components and includes implementation measures and design guidelines for development. The Combined Development Permit included a vesting tentative map for the creation of parcels and construction of approximately 1400 residential dwelling units (plus option for 70 additional carriage units), commercial and public uses, and public facilities.

The East Garrison Community includes three phases of development along with a Town Center and a Historic- Arts District. Since its approval in 2005, the Final Maps for Phases I, II, and III have been recorded. Horizontal construction (subdivision improvements) for Phases 1 and 2 has been completed, and vertical construction of new homes is under way. In June 2020, the Board of Supervisors adopted an amendment to the Development Agreement to establish a fee paid upon building permit issuance to replace FORA’s CFD Special Tax. The fee funds habitat management on County land within the former Fort Ord and regional traffic improvements.

Following is a summary of constructed development through February 2021 at East Garrison.

Phase I – 397 Residential units developed

332 Single Family Dwellings/Townhomes

65 Manzanita Place – low- income apartments Two (2) - Neighborhood parks.

Phase II – 405 Residential units developed

405 Single Family Dwellings/Townhomes (23 Single Family Dwellings/Townhomes pending construction)

Lincoln Community Park, a 6-acre park was completed in 2017.

In Phase II a new fire station and two (2) neighborhood parks were completed in 2018.

Community Housing Improvement and Planning Associates, Inc. (CHISPA) is the non-profit

developer selected for the Phase II Rental Affordable Housing Development to construct 65 very low and low-income rental units plus one unrestricted manager's unit. CHISPA has secured all funding and permits needed for the project. CHISPA will begin construction immediately following the close of escrow by February 21, 2022. CHISPA anticipates construction will be completed by June 2023.

Phase III – 192 Residential units developed

192 Single Family Dwellings/Townhomes (12 Single Family Dwellings/Townhomes pending construction).

Two (2) neighborhood parks were completed in 2018.

A 66-unit low-income apartment complex is anticipated to be completed by 2025.

The Final Map and subdivision improvement agreement for Phase III were submitted to and accepted by the Monterey County Board of Supervisor on December 12, 2017. Phase III infrastructure construction began in 2017. Vertical Construction of Phase III began in 2018 and will include the commercial Town Center development and park, which are anticipated to be complete in 2023. The developer has sold all existing housing units in Phase III and has approximately 275 lots left to develop. These lots have multiple products that are undergoing new architecture. New home development is anticipated to pick up again by mid- 2022. Future Phase III projects will include a 66-unit low-income apartment complex, the restoration of an Arts-Historic District, and a new public library with planned Sheriff field office.

Rancho Canada (PLN040061, Carmel Valley Master Plan) This 145-lot subdivision was approved December 13, 2016. The project includes 4 very low-income units, 4 low-income units, 20 moderate-income units, and 12 workforce units. The subdivider is preparing a request to the County that will further encumber the income restricted units with employer sponsored housing permits. The subdivider is actively working to clear the conditions of approval and plans to file the Final Map in 2022.

Country Lake Estates (PLN040103, South County) This 50-lot subdivision was approved April 11, 2007. The project includes 2 moderate-income units. The project is working to clear the conditions of approval.

Ferrini Ranch (PLN040758, Toro) This 185-lot subdivision was approved December 12, 2014. When built, the subdivision will include 17 moderate-income units. The project is currently in condition compliance. The original subdivider has placed the development on the market.

Valley Views (PLN040767, South County) This 33-lot subdivision was approved in 2007. The project is planned to be 100% affordable through state and federal grants and "sweat-equity" financing. The project is on indefinite hold because there is no potable water supply.

Kennedy (PLN060014, South County) This 10-lot subdivision was approved February 9, 2010, and includes 1 moderate-income lot. The subdivider does not appear to be actively working to clear the conditions of approval.

September Ranch (PLN110173) Carmel Valley Master Plan) This 95-lot subdivision was

approved November 1, 2010. The project includes 15 moderate-income units and 7 workforce units. The subdivider is actively working to clear the conditions of approval and plans to file the Final Map in 2022.

Laguna Seca Office Park (PLN170765) Greater Monterey Peninsula Area Plan) This 15-unit project was approved March 16, 2021. The applicant subsequently submitted a new application (PLN210253) to develop 76-units. The County is currently working with the applicant to complete the application. The new project is expected to include 4 very low-income units, 5 low-income units, 6 moderate-income units, and 4 workforce units.

The County is processing another 10 applications for multi-lot/unit projects. The projects, if approved, have the potential to add 153-market/workforce units, 216-income restricted units, and 175-units of employer sponsored housing. The majority of the income restricted units are associated with CHISPA's Castroville Oaks project and will be income restricted because of the anticipated funding sources.