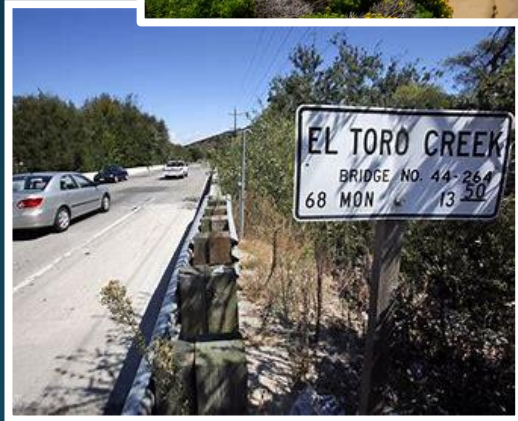


# Monterey County Housing and Community Development – Advanced Planning

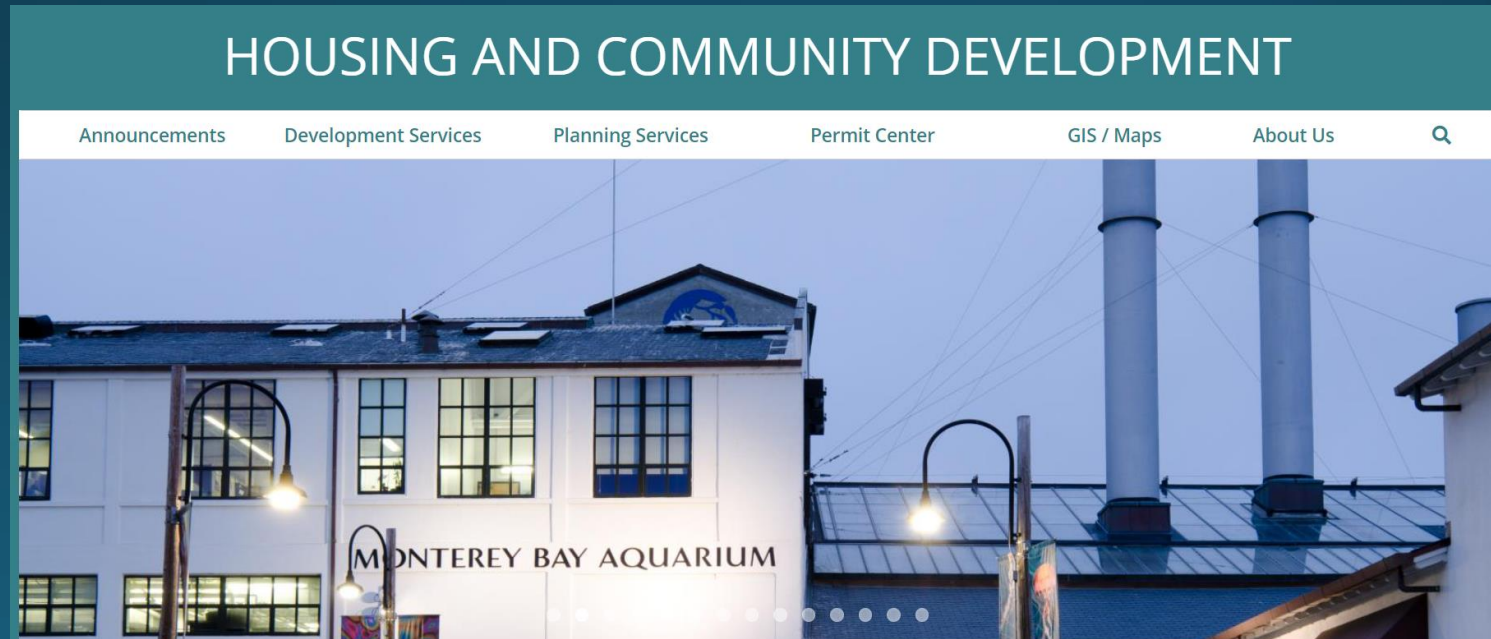


Salinas Valley Basin Groundwater Sustainability Agency

August 26, 2022

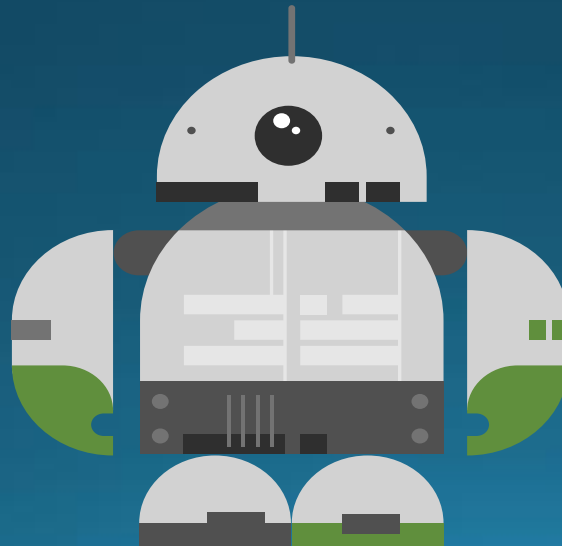
# Housing and Community Development

- Housing and Community Development (HCD) brings together a range of Land Use services including Housing, Planning, Building, Engineering, and Environmental Services to ensure reasonable and safe development, plan needs of the County, manage infrastructure and County facilities, and protect natural resources.



# Advanced Planning

- Advanced Planning oversees long-range planning for unincorporated Monterey County.
- Advanced Planning staff support County planning efforts related to housing, economic development, sustainability, agriculture, and land conservation.



# Advanced Planning Active Projects

- General Plan - 6<sup>th</sup> Cycle Housing Element (REF220004)
- General Plan - Safety Element (REF220004)
- General Plan - Environmental Justice Element (REF220004)
- Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Ordinance (REF 200029 [Ordinances] & REF 210034 [Coastal Submittal])
- Community Climate Action Plan & Greenhouse Gas Reduction Plan (REF120045)
- Development Evaluation System (REF120030)
- Moss Landing Community Plan Update (GPZ090005)
- Vacation Rental (aka Short-Term Rental) Ordinances (REF130043& REF100042)
- Agricultural Conservation Mitigation Program Inland (REF220044)

# General Plan Elements

- 6<sup>th</sup> Cycle Housing Element (Update)
- Safety Element (Update)
- Environmental Justice Element (New)
  
- Professional Agreement with Contractor – September 2022
- Research and Outreach Commences – October 2022
  
- Housing Element – Complete by 12/2023
- Safety & Environmental Justice Elements – Complete by 06/2024

# Vacation Rental Ordinances

- Allows Vacation Rentals on properties zoned for agriculture
- Requires property manager reside on-site while rented, if active ag operation
- Notice of Preparation of an EIR with Initial Study – Public Review 8/29-9/28
- Scoping Meetings 9/6 & 9/18

# Agricultural Mitigation Program

- Agricultural Land Mitigation Ordinance
  - Research & Outreach – Underway to be complete September 2022
  - Policy Workshops & Policy Drafting – October to December 2022
  - Final Ordinance – Early 2023
- Agricultural Buffer Ordinance – Pending Ag Mitigation Ordinance drafting

# Join the Discussion

To follow the policy development, provide comment and feedback:

Sign In today – include your email & check the box

Or email - [hcdcomments@co.monterey.ca.us](mailto:hcdcomments@co.monterey.ca.us)

Questions?

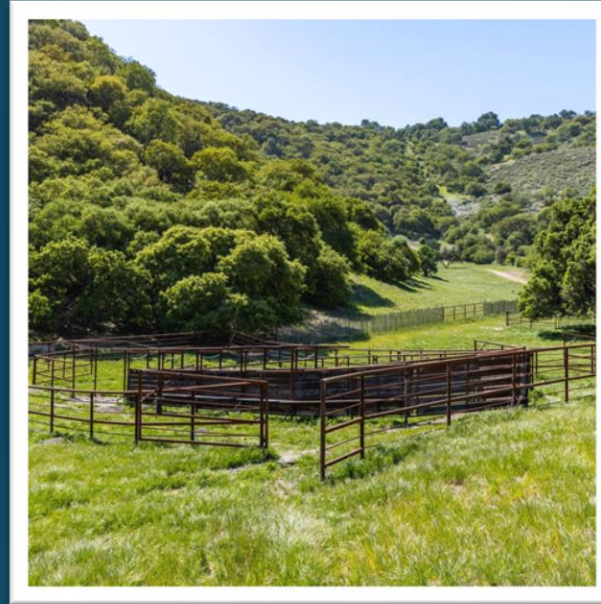
Contact Melanie Beretti, AICP, Principal Planner

Phone | 831-755-5285      Email | [berettim@co.monterey.ca.us](mailto:berettim@co.monterey.ca.us)



# Policy Framework – Agricultural Conservation Mitigation Program

- 2010 General Plan: Preserve, protect, and enhance farmland in order to maintain the productivity and viability of the County's agricultural industry.
- Agricultural Element: Promote the long-term protection, conservation and enhancement of productive and potentially productive agricultural lands.
- Agricultural Conservation Mitigation Program: Mitigate loss of farmland to development



# What does mitigation look like?

- Purchase of Permanent Agricultural Conservation Easement
- Payment of In-Lieu Fees
- Select Supplemental Mitigation Tools
  - Conservation of Soil at Development Sites
  - Improve or Create Farmland via Preservation of Prime Soils
  - Density Dependent Development



# Policy Input

- Agricultural Conservation Mitigation Program Purpose (Draft)
- Key Definitions to be Developed
  - Prime Farmland
  - Development and Conversion
- Meaningful measure or “Value” of Loss of Agricultural Land
- Eligibility Criteria of Mitigation Receiving Site
- Exceptions or Special Considerations
- Alternative Protection Measures



# Program Purpose & Goals (Draft)

## Purpose

- Provide clear and consistent policies to mitigate the loss of agricultural land due to development or conversion to non-agricultural uses

## Goals

- Promote the long-term protection, conservation, and enhancement of productive and potentially productive agricultural lands
- Ensure the commercial viability of Monterey County's agricultural industry
- Support growth management policies that encourage growth in or near developed or developing areas and away from valuable agricultural land

# Policy Input - Water

- Adequate water supply & quality for agricultural use
- LESA Water Resource Availability Scoring

**Table 5. Water Resource Availability Scoring**

Option	Non-Drought Years			Drought Years			WATER RESOURCE SCORE
	RESTRICTIONS			RESTRICTIONS			
	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?	
1	YES	NO	NO	YES	NO	NO	100
2	YES	NO	NO	YES	NO	YES	95
3	YES	NO	YES	YES	NO	YES	90
4	YES	NO	NO	YES	YES	NO	85
5	YES	NO	NO	YES	YES	YES	80
6	YES	YES	NO	YES	YES	NO	75
7	YES	YES	YES	YES	YES	YES	65
8	YES	NO	NO	NO	--	--	50
9	YES	NO	YES	NO	--	--	45
10	YES	YES	NO	NO	--	--	35
11	YES	YES	YES	NO	--	--	30
12	Irrigated production not feasible, but rainfall adequate for dryland production in both drought and non-drought years						25
13	Irrigated production not feasible, but rainfall adequate for dryland production in non-drought years (but not in drought years)						20
14	Neither irrigated nor dryland production feasible						0