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**County of Monterey
Long Range Planning &
General Plan Implementation
Five-Year Work Program
FYs 2022/23 through 2026/27**



Monterey County
Housing and Community Development Department
Planning Services
March 2022

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Executive Summary

Overview






Government Code Section 654200 (a)(2) requires cities and counties to provide an annual report by April 1st each year to the legislative body regarding the status of the General Plan and progress in its implementation, Progress meeting the county's share of regional housing needs, implementation of the housing element, 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). This Long-Range Planning Work Program (LRPWP) includes General Plan Implementation (GPI) tasks as well as other long-range planning activities to support the County's housing goals and other tasks that arise during the course of the year (e.g. change in State law, board referrals, etc.).

The Long-Range Planning Work Program

The LRPWP is managed by the Monterey County Housing and Community Development Department (HCD). HCD staff work together and consult other departments/agencies to review and prioritize by year based on board directive, staff availability and funding. HCD presents the draft LRPWP to the Planning Commission and Board of Supervisors for review and approval of the priorities. The final approved GPI portion of the LRPWP then gets submitted to OPR and the State Department of Housing and Community Development, before April 1st.

Over 100 tasks have been in process since the adoption of the 2010 General Plan. In prior years the Board would be presented with a list of tasks where the status was updated. This document provides more detail on the scope and status of each LRPWP task and what is anticipated to be completed each year based on implementation priority and resources available. The Program includes progress on implementing General Plan Amendments/Updates, ordinances, and/or Housing Element objectives and is updated annually. Tasks include map updates, ordinances, plans, major projects and programs.

Tasks are divided into five Program Years:

-  **Exhibit 1** Year 1 (FY22/23) Tasks (Attached)
-  **Exhibit 2:** Year 2 (FY23/24) Tasks (Attached)
-  **Exhibit 3:** Year 3 Tasks
-  **Exhibit 4:** Year 4 Tasks
-  **Exhibit 5:** Year 5 Tasks

Tasks are anticipated to occur within the identified Priority Year. Multi-Year projects are presented in the first year that work is anticipated to occur, based on the task's priority.

Funding

The matrix includes estimates costs for completing each LRPWP task. Funding includes General Funds (e.g. augmentation) and/or local, state, and federal grants. Costs for staff funded by General Fund are not reflected in the source of funds.

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Exhibit 1
Priority Year 1

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County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Ordinance **Project No.:** REF200029 (Ordinances), REF210034 (Coastal Submittal)

Project Type: State Mandate **Task No.:** 21-18

Project Team: County **Project Phase:** Coastal Certification

Project Area: Coastal Unincorporated **Estimated Cost:** \$ **25,000**

Policy/Statute/Ordinance/Mandate

Ordinances Adopted by Board of Supervisors September 15, 2021. Inland Ordinance (No. 5341) effective Oct. 15, 2021. Coastal Ordinance (No. 5343) pending Coastal Commission Certification.

Project Description

Revise MCC in accordance with State housing regulations.

Project Status and Goals to be Completed

FY 2022/23: Coastal Commission consider and certify ordinance. Staff develop interpretation and needed outreach materials to facilitate implementation of the inland and coastal ordinances.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 25,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 25,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 25,000	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Ag Lands Mitigation & Conservation Program **Project No.:** REF160008
Project Type: General Plan Implementation **Task No.:** 154, 43
Project Team: Consultant + County **Project Phase:** Development
Project Area: Inland **Estimated Cost:** \$ 101,000

Policy/Statute/Ordinance/Mandate

State Code (AB 823); 2010 GP Policies LU-2.17, LU-2.8, AG-1.12, AG-1.2, AG-2.17, OS-1.7, OS-1.8

Project Description

Identify policy and program amendments to the GP for conservation of ag lands designated Prime, of Statewide Importance, Unique, or Local Importance; require mitigation of the loss of these ag lands at a 1:1 ratio or higher; and establish regulations for well-defined buffer areas as designated Agricultural Conservation Easement. This is a strategic investment to protect ag lands from conversion to more intensive GHG emissions uses, in accordance with the provisions of the Strategic Growth Council's Affordable Housing and Sustainable Communities Program which administers the Sustainable Agricultural Lands Conservation (SALC) grant.

Project Status and Goals to be Completed

FY 2022/23 (Year 2): Ag Commission Staff to review prior draft Ag Buffer Ordinance, make edits as appropriate, and submit to HCD-Advanced Planning staff. HCD-Advanced Planning staff will prepare updates to the draft ordinance, and bring before the AAC Ad Hoc Subcommittee for review and receive recommendation from the AAC. Conduct CEQA analysis. Bring final ordinance before the Board of Supervisors.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 70,000	\$ -	\$ -	\$ -	\$ -
Agricultural Commissioner	\$ 26,000	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant		\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 101,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
SALC Grant (\$182,366 award)	\$ 75,750	\$ -	\$ -	\$ -	\$ -
General Fund (County match funds)	\$ 25,250	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 101,000	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Big Sur Coast Land Use Plan Update **Project No.:** REF130060 (Original), REF210024 (2021 Update)

Project Type: Long Range Planning Work Program **Task No.:** 21-08

Project Team: County + Consultant **Project Phase:** Development

Project Area: Big Sur Coast Land Use Plan **Estimated Cost:** \$ 66,500

Policy/Statute/Ordinance/Mandate

1982 GP (Coastal)/ Title 20

Project Description

Update the Big Sur Coast Land Use Plan.

Project Status and Goals to be Completed

FY 2022/23: Planning Commission Ad Hoc Committee to update draft plan and bring to the Planning Commission. Finalize draft plan and conduct CEQA analysis. Bring final plan to Board of Supervisors for approval and submit application to California Coastal Commission to certify the plan.

FY 2023/24: Final plan certified by Coastal Commission.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 40,000	\$ 10,000	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 1,500	\$ 15,000	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 41,500	\$ 25,000	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 41,500	\$ 25,000	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 41,500	\$ 25,000	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Carmel Lagoon Scenic Road Protective Structure (SRPS) and Ecosystem Protective	
Project Name: Barrier (EPB) Project	Project No.: REF120051
Project Type: Applicant Requested	Task No.: 21-21
Project Team: County	Project Phase: Draft EIR
Project Area: Carmel Area Land Use Plan	Estimated Cost: SEE CIP

Policy/Statute/Ordinance/Mandate

2010 GP

Project Description

A multi-objective, multi-year, multi-organizational effort to improve habitat for threatened and endangered species in the lower Carmel River and Lagoon, improve natural floodplain function, and protect public infrastructure, while maintaining or improving flood risk to existing developed areas.

Project Status and Goals to be Completed

FY 2022/23: Spring and summer 2022, staff will meet conduct outreach and public review of the draft EIR, 30% SRPS design, and third technical study. The EIR to be brought to the Board. FY 2023/24: Finalize project design and fund seeking.

COST - SEE CIP	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
See Capital Improvement Plan	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING - SEE CIP	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
	\$ -	\$ -	\$ -	\$ -	\$ -
See Capital Improvement Plan	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ -	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE)

Project Name: Project	Project No.: REF140048
Project Type: Applicant Requested	Task No.: 21-20
Project Team: County	Project Phase: Final Design, Permitting
Project Area: Carmel Valley Master Plan	Estimated Cost: SEE CIP

Policy/Statute/Ordinance/Mandate

2010 GP

Project Description

A green infrastructure project that will recreate hydrological connectivity, restore habitat, and significantly reduce flood hazards in the lower Carmel River Watershed. The Environmental Impact Report (EIR) for this project was accepted and certified by the Monterey County Board of Supervisors in January 2020, and the Project was selected and approved in June 2021.

Project Status and Goals to be Completed

FY 2022/23 the Project will begin initial floodplain restoration efforts to the east of State Route 1. FEMA \$25.3 million award anticipated. FY 2023/24 CAWD begin undergrounding pipelines. Final CRFREE plans will be developed.

COST - SEE CIP	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
See Capital Improvement Plan	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING - SEE CIP	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
See Capital Improvement Plan	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ -	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Chualar Community Plan	Project No.: REF TBD
Project Type: General Plan Implementation	Task No.: 46
Project Team: Consultant + County	Project Phase: Conception
Project Area: Central Salinas Valley AP	Estimated Cost: \$ 318,000

Policy/Statute/Ordinance/Mandate

2010 GP Policies LU-2.21.c & LU-2.23

Project Description

Prepare a draft community plan based upon establishment of a specific Community Area boundary, not to exceed 350 acres over the life of the plan (20 years), and developed consistent with the Settlement Agreement between Chualar Area Concerned Citizens et al v. County of Monterey (Superior Court Case No. 107519), executed on or about October 16, 2001.

Project Status and Goals to be Completed

FY 2022/23 (Year 1): Develop scope of services, RFP, and hire consultants. Assess current conditions and conduct community outreach. Prepare preliminary draft plan and bring draft plan to hearing before the Planning Commission. FY 2023/24 (Year 2): Bring final draft plan to hearing before the Planning Commission and Board of Supervisors. Draft and finalize CEQA documents. Bring final plan before the Board of Supervisors

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 23,000	\$ 10,000	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ 10,000	\$ 2,000	\$ -	\$ -	\$ -
Water Resources Agency	\$ 10,000	\$ 2,000	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ 5,000	\$ 2,000	\$ -	\$ -	\$ -
Consultant	\$ 150,000	\$ 100,000	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 200,000	\$ 118,000	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
TBD *	\$ 150,000	\$ 100,000	\$ -	\$ -	\$ -
General Fund	\$ 40,000	\$ 16,000	\$ -	\$ -	\$ -
Outside Agency Funding	\$ 10,000	\$ 2,000	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 200,000	\$ 118,000	\$ -	\$ -	\$ -

*NOTE: LEAP & SB2 funds may be available, pending final costs for Castroville Community Plan.



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Castroville Community Plan + Nexus Study **Project No.:** REF220010
Project Type: General Plan Implementation **Task No.:** 21-03
Project Team: Consultant + County **Project Phase:** Development
Project Area: North County AP and LUP **Estimated Cost: \$** 938,000

Policy/Statute/Ordinance/Mandate

State Code, Board Referral 2018.28

Project Description

Update the Community Plan to reflect land use and transportation changes and current needs for improvements. Nexus Study to revise the development impact fees (e.g., traffic fees) reflecting changes.

Project Status and Goals to be Completed

FY 2022/23 (Year 2): Complete scope and negotiations and hire consultants. Consultants will develop draft plan and begin public outreach and complete nexus study. Draft plan to be brought to hearing before the Planning Commission. FY 2023/24 (Year 3): Bring draft plan to hearing before the Board of Supervisor hearings. Draft and finalize CEQA documents. Bring final plan before the Board of Supervisors.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 70,000	\$ 15,000	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ 10,000	\$ 2,000	\$ -	\$ -	\$ -
Water Resources Agency	\$ 10,000	\$ 2,000	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ 20,000	\$ 5,000	\$ -	\$ -	\$ -
Consultant	\$ 600,000	\$ 200,000	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 712,000	\$ 226,000	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
LEAP Grant (Pending contract negotiation)	\$ 400,000	\$ 100,000	\$ -	\$ -	\$ -
SB2 Funding (Pending contract negotiation)	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Castroville Traffic Mitigation Fund (TBD*)	\$ 70,000	\$ 105,000	\$ -	\$ -	\$ -
General Fund	\$ 82,000	\$ 19,000	\$ -	\$ -	\$ -
Outside Agency Funds	\$ 10,000	\$ 2,000	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 712,000	\$ 226,000	\$ -	\$ -	\$ -

*NOTE: Staff tentatively confirmed that these funds can appropriately be used for traffic-related aspects of plan.



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Community Climate Action Plan **Project No.:** REF120045
Project Type: State Mandate **Task No.:** 14
Project Team: CAO-Sustainability **Project Phase:** Development + Env. Review
Project Area: Countywide **Estimated Cost:** \$ 375,000

Policy/Statute/Ordinance/Mandate

State Code; 2010 GP Policy OS-10.11

Project Description

Develop a Greenhouse Gas (GHG) Reduction Plan/Climate Action Plan to implement State legislative goals.

Project Status and Goals to be Completed

FY 2022/23 (Year 2): Conduct community outreach, and hold public hearings to finalize the plan. Conduct CEQA analysis and documentation and hold final public hearings to adopt the plan.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
CAO*	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Ag. Commissioner	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 7,000	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 325,000	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 375,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
SALC Grant	\$ 100,000	\$ -	\$ -	\$ -	\$ -
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
TBD (Augmentation Requested**)	\$ 275,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 375,000	\$ -	\$ -	\$ -	\$ -

*NOTE: This cost estimate includes staff time and the equity panel participating in review of the project.

**NOTE: Augmentation requested being processed with Fiscal Year 2022-23 Budget development - pending approval.



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2023/24 through 2026/27

Project Name: Update Renewable Energy Requirement for Indoor Cannabis Cultivation **Project No.:** REF150048
Project Type: Long Range Planning Work Program **Task No.:** 21-05
Project Team: County **Project Phase:** COMPLETE
Project Area: Countywide **Estimated Cost:** \$ -

Policy/Statute/Ordinance/Mandate

Ch. 20.67 (Coastal) of Title 20, and Ch. 21.67 (Inland) of Title 21

Project Description

Amend MCC Chapters 20.67 and 21.67 to require onsite renewable energy generation either with purchase of carbon credits or participation in a program that ensures energy provision from 100% renewable sources.

Project Status and Goals to be Completed

FY 2021/22: Ordinance No. 5350 adopted 5/18/2021. COMPLETE

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ -	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ -	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ -	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ -	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Outdoor Commercial Cannabis Cultivation Pilot Program Update **Project No.:** REF150048
Project Type: Long Range Planning Work Program **Task No.:** 21-04
Project Team: County **Project Phase:** Coastal Certification
Project Area: Countywide **Estimated Cost:** \$ 10,000

Policy/Statute/Ordinance/Mandate

Ch. 20.69 (Coastal) of Title 20, and Ch. 21.69 (Inland) of Title 21

Project Description

Amend MCC Chapters 20.67 and 21.67 to extend outdoor pilot program duration from 5 to 8 years, reduce setback requirement from 500 to 250 feet, and increase max. allowable canopy from 10,000 to 20,000 square feet; and amend Ch. 21.67 to broaden outdoor cultivation pilot program to Central Salinas Valley Area Plan (in addition to Cachagua Area and Carmel Valley Master Plan areas), and allow outdoor cannabis cultivation within grazing land zoning districts of the Central Salinas Valley Area and Cachagua Area.

Project Status and Goals to be Completed

FY 2021/22: Ordinance No. 5350 adopted 5/18/2021. FY 2022/23: Staff will submit the Board approved ordinance to the California Coastal Commission for certification.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ -	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 10,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 10,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 10,000	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Desalinization Ordinance Update **Project No.:** REF220006
Project Type: Long Range Planning Work Program **Task No.:** 21-14
Project Team: County **Project Phase:** Development + Env. Review
Project Area: Countywide **Estimated Cost:** \$ 32,000

Policy/Statute/Ordinance/Mandate

Board Referral 2021.13, MCC 10.72

Project Description

Revise MCC Section 10.72.030 to remove the requirement that "...each facility will be owned and operated by a public entity", allowing both public and private ownership and operation of water desalinization treatment facilities within the county. All other requirements of Chapter 10.72 would remain in effect.

Project Status and Goals to be Completed

FY 2022/23: Complete CEQA analysis and bring ordinance before the Board of Supervisors for approval, anticipated spring of 2022.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 2,000	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 32,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 12,000	\$ -	\$ -	\$ -	\$ -
TBD*	\$ 20,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 32,000	\$ -	\$ -	\$ -	\$ -

*NOTE: If funding is needed, staff will process request to the Board at such time as needed.



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Development Evaluation System **Project No.:** REF120030
Project Type: Long Range Planning Work Program **Task No.:** 35
Project Team: County + Consultant **Project Phase:** Development + Env. Review
Project Area: Inland **Estimated Cost:** \$ 22,500

Policy/Statute/Ordinance/Mandate

LU-1.19

Project Description

Establish regulations in Monterey County Code for implementation of 2010 GP Policy LU-2.19.

Project Status and Goals to be Completed

FY 2022/23: Staff to integrate Board direction to finalize DES and complete CEQA.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 22,500	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 22,500	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 22,500	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: <u>East Garrison Development Project - Former Redevelopment</u>	Project No.: <u>REF030204</u>
Project Type: <u>Former Redevelopment</u>	Task No.: <u>21-22</u>
Project Team: <u>County</u>	Project Phase: <u>Implementation</u>
Project Area: <u>Greater Monterey Peninsula Area Plan</u>	Estimated Cost: <u>SEE CIP</u>

Policy/Statute/Ordinance/Mandate

Former Redevelopment, 2010 GP

Project Description

Subdivision to develop 1,400 housing units (affordable and market rate), a mixed-use commercial town center, neighborhood and community parks and open space, and public facilities including a fire station and library with sheriff field office. Former redevelopment obligations are identified in the Disposition and Development Agreement (DDA) and related agreements for the development.

Project Status and Goals to be Completed

FY 2022/23: Staff to monitor progress of Phase 2 affordable apartments and process reimbursement payments for CHISPA. Staff continue working with Master Developer to consider architectural modifications to remaining Town Center with likely inclusion of a Library/Sheriff Field Office and Phase 3 housing. Construction to commence on Town Center. Staff, Master Developer and Artspace to reinstate planning for the Phase 3 Affordable Rental Housing Development. FY 2023/24: Phase 2 affordable apartments construction complete. Phase 3 affordable apartments design review and fund seeking well underway.

COST - SEE CIP	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
See Capital Improvement Plan	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING - SEE CIP	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
See Capital Improvement Plan	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ -	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Environmental Justice Element **Project No.:** REF220004 (RFP Only), REF220017

Project Type: State Mandate **Task No.:** 21-10

Project Team: County + Consultant **Project Phase:** Development

Project Area: Countywide **Estimated Cost*:** \$ 22,000

Policy/Statute/Ordinance/Mandate

State Code (SB 1000)

Project Description

Prepare an Environmental Justice (EJ) Element for adoption required before the end of 2023. The EJ Element shall identify disadvantaged communities in the County and develop objectives and policies to reduce exposure to pollution and health risks; and promote access to public facilities and services, healthy food, safe and sanitary homes, and physical activity. The EJ Element shall be prepared in accordance with the provisions of Govt. Code Sec.65302(h).

Project Status and Goals to be Completed

FY 2022/23 (Year 2): Issue RFP and hire consultant. The consultant will prepare a draft environmental justice element. Consultant to conduct public meetings and hearings before Planning Commission. FY 2023/24 (Year 3): Consultant to conduct public hearings before the Board of Supervisors, and perform CEQA analysis. Anticipated adoption by December 2023.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 10,000	\$ 5,000		\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 5,000	\$ 2,000	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant*	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 15,000	\$ 7,000	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 15,000	\$ 7,000	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 15,000	\$ 7,000	\$ -	\$ -	\$ -

*NOTE: See Housing Element for consultant costs as they are a combined RFP for Housing/Env.Justice/Safety Elements



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Fire Resistant Plants & Defensible Space
 Outreach Materials **Project No.:** REF210021

Project Type: General Plan Implementation **Task No.:** 89

Project Team: County **Project Phase:** Development

Project Area: Countywide **Estimated Cost:** \$ 21,500

Policy/Statute/Ordinance/Mandate

State Code; 2010 GP Policies S-4.28, OS-5.14; MCC Chapters 16.63 & 18.09

Project Description

Prepare comprehensive plant list that integrates provisions of MCC Chapter 16.63 Landscaping Requirements, state requirements for Fire Defensible Space landscaping, invasive plant species abatement, and adjustments for appropriate use of plant species within individual County environments and microclimates (e.g. Coastal or Inland, endemic or native, shade or sun, etc.)

Project Status and Goals to be Completed

FY 2022/23: Staff will conduct stakeholder outreach on content and format of outreach material. Staff will develop draft and final outreach materials to be available electronically as a webpage on the HCD website.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 1,500	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 21,500	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 21,500	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 21,500	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Fire Safety Regulations **Project No.:** REF210021
Project Type: State Mandate **Task No.:** 21-09
Project Team: County + Consultant **Project Phase:** Development
Project Area: Countywide **Estimated Cost:** \$ 27,500

Policy/Statute/Ordinance/Mandate

2010 GP Policy S-4.23

Project Description

Amend County land use regulations in accordance with updates to fire safety regulations by the Board of Forestry.

Project Status and Goals to be Completed

FY 2022/23: Staff to amend land use regulations to include applicable changes in state law. Bring ordinances to Planning Commission and Board of Supervisors.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 7,500	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 27,500	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 27,500	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 27,500	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Forest Health and Fire Resilience Public Works Program (PWP) - Coastal County of Monterey
Project No.: REF220009

Project Type: Long Range Planning Work Program
Task No.: 21-23

Project Team: Resource Conservation District-Monterey County (RCDMC) + California Coastal Commission + County
Project Phase: Development

Project Area: Coastal Unincorporated
Estimated Cost: \$ **49,500**

Policy/Statute/Ordinance/Mandate

Project Description

RCDMC is developing a programmatic compliance pathway for applicants in the Coastal zone of Monterey County to design a project critical to improving the health and resiliency of the forest and supporting landscape that would be consistent with the California Coastal Act. Under the guidance of RCDMC, projects that are consistent with the requirements of the PWP would not be required to apply for a Coastal Development Permit from the County of Monterey.

Project Status and Goals to be Completed

FY 2022/23: RCDMC to prepare draft PWP for review by the County. Bring before the Board for consideration and adoption. RCDMC to present adopted PWP to the CCC for consideration and certification.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 32,000	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 49,500	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 17,500	\$ -	\$ -	\$ -	\$ -
TBD (Augmentation requested *)	\$ 32,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 49,500	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Fort Ord Habitat Resource Mgmt. Plan **Project No.:** REF220022
Project Type: Regulatory Mandate **Task No.:** 21-12
Project Team: County + Consultant **Project Phase:** Development
Project Area: Greater Monterey Peninsula Area Plan **Estimated Cost:** \$ 321,500

Policy/Statute/Ordinance/Mandate

Deed Restriction

Project Description

Project to develop a Habitat Resource Management Plan (RMP) for County-owned lands on the former Fort Ord, as required by deed restriction and the 1997 Installation-wide Habitat Management Plan. RMP scope also includes Monterey Peninsula College (MPC) lands, pending fair share funding contributions.

Project Status and Goals to be Completed

FY 2022/23: Develop draft plan and conduct community outreach. Bring draft plan to hearing before the Planning Commission and Board of Supervisors. Conduct CEQA and bring final plan to Board. Deadline for completion is within 6 months after accepting properties.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 7,500	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 308,000	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 321,500	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Fund 029 - Habitat Management	\$ 321,500	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 321,500	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Fort Ord Oak Woodland Conservation Area, Plan, and Policies **Project No.:** REF220021

Project Type: General Plan Implementation **Task No.:** 21-24

Project Team: County + Consultant **Project Phase:** Development

Project Area: Greater Monterey Peninsula Area Plan **Estimated Cost:** \$ **34,000**

Policy/Statute/Ordinance/Mandate

FO - RP C-1, E-2.1, FO - BRP B-2, C-2, C-2.3, D-2.3

Project Description

Implementing biological policies in the Fort Ord Master Plan related to establishing an Oak Woodland Conservation Area, developing a Management and Monitoring Plan for the area, and amendments to oak woodland policies for the Fort Ord area.

Project Status and Goals to be Completed

FY 2022/23: Re-engage consultant to coordinate with City of Seaside and other partners, conduct public outreach, and bring final draft oak woodland conservation area, plans and policies before the Board of Supervisors. Conduct CEQA and finalize plans/policies.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 19,000	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 34,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Former FORA CFD Funds	\$ 19,000	\$ -	\$ -	\$ -	\$ -
General Fund	\$ 15,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 34,000	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: General Plan Implementation and Housing Element Annual Progress Report **Project No.:** REF220014 (2021); TBD (2023-2027)

Project Type: State Mandate **Task No.:** 21-26

Project Team: County **Project Phase:** Under Review by PC & Board

Project Area: Countywide **Estimated Cost:** \$ 53,750

Policy/Statute/Ordinance/Mandate

Government Code Section 65400

Project Description

Annual effort to track and prepare state mandated General Plan Implementation and Housing Element Annual Progress Report as well as Five-Year Long-Range Planning Work Program update.

Project Status and Goals to be Completed

Annual Plan Complete and Submitted to Planning Commission 3/9 and Board of Supervisors 3/22 for consideration and acceptance.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 10,750	\$ 10,750	\$ 10,750	\$ 10,750	\$ 10,750

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 10,750	\$ 10,750	\$ 10,750	\$ 10,750	\$ 10,750
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 10,750	\$ 10,750	\$ 10,750	\$ 10,750	\$ 10,750



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Housing Element (6th Cycle 2023-2031) **Project No.:** REF220004 (RFP only),
REF220020

Project Type: General Plan Implementation **Task No.:** 21-02

Project Team: Consultant + County **Project Phase:** Planning

Project Area: Countywide **Estimated Cost*:** \$ 1,286,000

Policy/Statute/Ordinance/Mandate

State Code, Board Referral 2018.28

Project Description

Update the Housing Element from the current 5th Cycle. The 6th Cycle Housing Element will incorporate revised RHNA amounts from AMBAG and analysis of County land use policies for consistency with State HCD requirements for housing production in unincorporated County.

Project Status and Goals to be Completed

FY 2022/23 (Year 2): Issue RFP and hire consultant. The consultant will prepare a preliminary draft housing element. Consultant to conduct public meetings and hearings before Planning Commission. FY 2023/24 (Year 3): Consultant to conduct public hearings before the Board of Supervisors, and perform CEQA analysis. Anticipated adoption by December 2023.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 20,000	\$ 10,000	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 15,000	\$ 5,000	\$ -	\$ -	\$ -
Public Works, Facilities, Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant*	\$ 900,000	\$ 336,000	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 935,000	\$ 351,000	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
REAP Grant	\$ 340,000	\$ 106,000	\$ -	\$ -	\$ -
General Fund	\$ 35,000	\$ 15,000	\$ -	\$ -	\$ -
TBD (Augmentation Requested**)	\$ 560,000	\$ -	\$ -	\$ -	\$ -
TBD	\$ -	\$ 230,000	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 935,000	\$ 351,000	\$ -	\$ -	\$ -

*NOTE: Combined estimated consultant costs for Housing/Env.Justice/Safety Elements as is joint RFP

**NOTE: Augmentation requested being processed with Fiscal Year 2022-23 Budget development - pending approval.



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: <u>Inclusionary Housing Ordinance Revision</u>	Project No.: <u>REF220019</u>
Project Type: <u>Program Development</u>	Task No.: <u>21-01</u>
Project Team: <u>Consultant + County</u>	Project Phase: <u>Planning</u>
Project Area: <u>Countywide</u>	Estimated Cost: \$ <u>87,000</u>

Policy/Statute/Ordinance/Mandate

MCC Chapter 18.41, 2010 GP Policies LU-1.19, LU-2.11, LU-2.13

Project Description

Amend MCC Chapter 18.41 to align with GP policies (LU-1.19 Development Evaluation System, LU-2.11 Affordable Housing Overlay, and LU-2.13 Affordable Housing Ordinance), address changes in State legislation, and provide consistency with the 6th Cycle Housing Element.

Project Status and Goals to be Completed

FY 2022/23 (Year 2): Public engagement continues and the consultant would draft the ordinance and conduct public review. Conduct CEQA analysis and bring draft and final ordinance before Board of Supervisors.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Community Services Department	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 62,000	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 87,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
REAP Grant	\$ 62,000	\$ -	\$ -	\$ -	\$ -
General Fund	\$ 25,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 87,000	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Lot Merger Ordinance **Project No.:** REF210015
Project Type: Applicant Requested **Task No.:** 21-16
Project Team: County **Project Phase:** Development
Project Area: Countywide **Estimated Cost:** \$ 27,000

Policy/Statute/Ordinance/Mandate

Title 19 (Coastal + Inland)

Project Description

Amend MCC Ch 19.11 of the County Subdivision Regulations to rename the section from Reversion to Acreage to Reversion to Acreage and Voluntary Merger, and add a new section 19.11.060 Voluntary Merger of Contiguous Parcels, to permit property owners of two or more acres of land under common ownership to merge recorded parcels without the property reverting to acreage and extinguishment of the subdivision (pursuant to the State Subdivision Map Act Chapter 6, Article 1, Sections 66499.11-20.3).

Project Status and Goals to be Completed

FY 2022/23: Resource Conservation District to prepare Master Permit proposal, technical studies and submit application. County will consider application, conduct CEQA analysis, and process application for final approval.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 22,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 27,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 27,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 27,000	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: LTSWS & Zone 2C-SVGB Study **Project No.:** REF140088
Project Type: General Plan Implementation **Task No.:** 80, 192, 55
Project Team: Consultant + County **Project Phase:** Development
Project Area: Inland **Estimated Cost:** \$ 290,000

Policy/Statute/Ordinance/Mandate

2010 GP Policies AG-1.7, AG-2.1, AG-2.2, PS-3.1, PS-3.2, Board Referral 2014.01

Project Description

Complete 5-year study of Zone 2C of Salinas Valley Groundwater Basin (SVGB). Prepare Ordinance establishing criteria for defining long-term sustainable water supply (LTSWS) for development within the basin.

Project Status and Goals to be Completed

FY 2022/23: Consultant will develop calibration of the Seawater Intrusion Model. Complete 5-Year Study of Zone 2C of Salinas Valley Groundwater Basin. Prepare draft ordinance. Conduct public outreach and bring to Planning Commission. FY 2023/24: Prepare final ordinance, conduct CEQA analysis, and bring to Planning Commission and Board of Supervisors.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 30,000	\$ 15,000	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ 10,000	\$ 5,000	\$ -	\$ -	\$ -
Water Resources Agency	\$ 20,000	\$ 5,000	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 10,000	\$ 5,000	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 80,000	\$ 100,000	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 160,000	\$ 130,000	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 44,000	\$ 25,000	\$ -	\$ -	\$ -
TBD (Augmentation requested*)	\$ 96,000	\$ 100,000	\$ -	\$ -	\$ -
Outside Agency Funds	\$ 20,000	\$ 5,000	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 160,000	\$ 130,000	\$ -	\$ -	\$ -

*NOTE: Augmentation requested being processed with Fiscal Year 2022-23 Budget development - pending approval.



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Moss Landing Community Plan **Project No.:** GPZ090005
Project Type: Long Range Planning Work Program **Task No.:** 21-07
Project Team: County + Consultant **Project Phase:** Final Draft + Env. Review
Project Area: North County Land Use Plan **Estimated Cost:** \$ 66,000

Policy/Statute/Ordinance/Mandate

LCP

Project Description

Update the Moss Landing Community Plan to reflect consideration of climate change and sea-level rise effects.

Project Status and Goals to be Completed

FY 2022/23: Staff work to finalize the draft plan and CEQA document (EIR) for Planning Commission and Board of Supervisor public hearings and adoption.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 18,500	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 45,000	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 66,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 21,000	\$ -	\$ -	\$ -	\$ -
TBD*	\$ 45,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 66,000	\$ -	\$ -	\$ -	\$ -

*NOTE: If funding is needed, staff will process request to the Board at such time as needed.



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Native American and Archaeological Resource Technical Advisory Panel (NAARTAP) **Project No.:** REF220012 (NAARTAP); REF110065 (Cultural Resources Protection Guidelines)

Project Type: Long Range Planning Work Program **Task No.:** 68

Project Team: County **Project Phase:** Implementation

Project Area: Inland **Estimated Cost:** \$ 6,500

Policy/Statute/Ordinance/Mandate

2010 GP Policy OS-8.5

Project Description

The Board previously adopted an ordinance enacting Chapter 2.95 of Monterey County Code to implement this policy, which includes the composition and appointment of the panel and its duties. In 2020, Panel members were appointed. Staff will develop and implement a process for meetings (frequency, time, agenda, etc.), conducting meetings (Brown Act, minutes), staff involvement (liaison or secretary?), administrative integration (noticing, webpage, etc.)

Project Status and Goals to be Completed

FY 2022/23: Staff will work with NAARTAP members to develop the procedures so the panel may begin meeting during FY22/23.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 1,500	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 6,500	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 6,500	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 6,500	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Noise Ordinance Update **Project No.:** REF TBD
Project Type: Long Range Planning Work Program **Task No.:** 21-15
Project Team: County **Project Phase:** Development
Project Area: Countywide **Estimated Cost:** \$ 12,000

Policy/Statute/Ordinance/Mandate

Board Referral 2021.15, MCC 10.60

Project Description

Amend MCC Chapter 10.60, which regulates noise control, to amend the hours during which loud and unreasonable sound is prohibited and amend the fine for violations including adding provisions for administrative citations and associated penalties.

Project Status and Goals to be Completed

FY 2022/23: Prepare final draft ordinances reflecting Board of Supervisors' direction and conduct CEQA analysis, and anticipated spring of 2022. Present to Board of Supervisors for final approval.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 2,000	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 12,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 12,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 12,000	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Partners in Restoration - Master Permit **Project No.:** Pending Application
Project Type: Applicant Requested **Task No.:** 21-17
Resource Conservation District-Monterey County
Project Team: (RCDMC) + County **Project Phase:** Development
Project Area: Countywide **0 \$** **17,500**

Policy/Statute/Ordinance/Mandate

Project Description

The Resource Conservation District of Monterey County (RCDMC) and other conservation organizations are working to develop a proposed program to allow the RCDMC to apply for and receive a Master Permit from the County to a suite of restoration and conservation-based practices.

Project Status and Goals to be Completed

FY 2022/23: Resource Conservation District to prepare Master Permit proposal, technical studies and submit application. County will consider application, conduct CEQA analysis, and process application for final approval.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 17,500	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 17,500	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 17,500	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Safety Element Update **Project No.:** REF220004 (RFP Only), REF 220018

Project Type: State Mandate, General Plan Implementation **Task No.:** 49, 21-11

Project Team: County + Consultant **Project Phase:** Development

Project Area: Countywide **Estimated Cost*:** \$ 9,500

Policy/Statute/Ordinance/Mandate

State Code (SB 379), 2010 GP Policy S-5.16

Project Description

Update Safety Element of the General Plan to include an At-Risk Structures Inventory, and revisions in accordance with Govt. Code Sec. 65302(g).

Project Status and Goals to be Completed

FY 2022/23 (Year 2): Issue RFP and hire consultant. The consultant will prepare a draft safety element. Consultant to conduct public meetings and hearings before Planning Commission. FY 2023/24 (Year 3): Consultant to conduct public hearings before the Board of Supervisors, and perform CEQA analysis. Anticipated adoption by December 2023.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 4,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 1,500	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ 4,000	\$ -	\$ -	\$ -	\$ -
Consultant*	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 9,500	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 9,500	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 9,500	\$ -	\$ -	\$ -	\$ -

*NOTE: See Housing Element for consultant costs as they are a combined RFP for Housing/Env.Justice/Safety Elements



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: SB 9 Housing Legislation Map for Applicability in Unincorporated County Areas **Project No.:** REF220015
Project Type: State Mandate **Task No.:** 21-19
Project Team: County **Project Phase:** Development
Project Area: Countywide **Estimated Cost:** \$ **6,000**

Policy/Statute/Ordinance/Mandate

State Code (SB 9)

Project Description

State housing law SB 9 provides for ministerial approval of not more than two residential units on one lot that is zoned single family residential. SB 9 also provides that lot splits meeting requirements set forth in the legislation must be approved ministerially. Exceptions in the text of the law limit the applicability of SB 9 in County areas. This map will show areas in the County for which SB 9 is applicable in accordance with state law.

Project Status and Goals to be Completed

FY 2022/23: ITD will provide draft map with acquired data sets. Staff will work with ITD to refine the map product and once finalized, develop appropriate placement on the HCD website.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ -	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
ITD GIS	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 6,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 6,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 6,000	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Telecommunications Ordinance **Project No.:** REF220016
Project Type: Community Initiated **Task No.:** 21-13
Project Team: County **Project Phase:** Development
Project Area: Countywide **Estimated Cost:** \$ 20,000

Policy/Statute/Ordinance/Mandate

MCC TBD

Project Description

Update to rescind and replace section 21.64.310 of chapter 21.64 to the Monterey County Code relating to the siting, design, and construction of wireless communication facilities in unincorporated County of Monterey to: 1) be consistent with revisions to federal and state laws related to unmanned telecommunication facilities; and 2) address objective design standards.

Project Status and Goals to be Completed

FY 2022/23: Staff finalize draft ordinance and complimentary design guidelines to present to the Planning Commission. Conduct CEQA and present ordinance to Planning Commission and Board of Supervisors for approval, anticipated summer of 2022.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 20,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 20,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 20,000	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Vacation Rental Ordinances **Project No.:** REF130043 (Coastal),
REF100042 (Inland)

Project Type: Long Range Planning Work Program **Task No.:** 21-06

Project Team: County + Consultant **Project Phase:** Development + Env. Review

Project Area: Countywide **Estimated Cost:** \$ 70,000

Policy/Statute/Ordinance/Mandate

MCC Title 7 and Chapter 5.40, and Zoning Code Titles 20 & 21

Project Description

Establish regulations for the location and use of property for short-term vacation rental of residential property.

Project Status and Goals to be Completed

FY 2022/23: Complete draft ordinance to reflect Board policy direction. Complete CEQA assessment. Planning Commission recommendation to Board and Board adoption of the Ordinance.

FY 2023/24: Staff to submit application with the Board approved ordinance to the California Coastal Commission for certification.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 55,000	\$ 15,000	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -
TBD*	\$ 40,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 55,000	\$ 15,000	\$ -	\$ -	\$ -

*NOTE: If funding is needed, staff will process request to the Board at such time as needed.



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: VMT Amendment to General Plan **Project No.:** REF200043
Project Type: State Mandate **Task No.:** 21-25
Project Team: County **Project Phase:** Conception
Project Area: Inland **Estimated Cost:** \$ 10,000

Policy/Statute/Ordinance/Mandate

State Code; 2010 GP Policies C-1.1, C-1.2, C-1.4, C-1.12, PS-1.1, Table PS-1, CV-2.17, CV-2.18, CACH-2.6, Castroville Community Plan

Project Description

Amend GP policies to reflect changes in State law mandating use of VMT versus LOS (County Program)

Project Status and Goals to be Completed

FY 2022/23: Draft amended GP policies to reflect changes in State law mandating use of vehicle miles traveled (VMT) as opposed to level of service (LOS). Bring policies to the Planning Commission and Board of Supervisors. Conduct CEQA analysis and bring final policies to Board.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 8,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ -	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ 2,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 10,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 10,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 10,000	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Water and Energy Efficient Landscape Ordinance (WEELO) **Project No.:** REF110056 (Original), REF210007 (WEELO), REF220005 (Outreach Materials)

Project Type: State Mandate **Task No.:** 42, 47 + Portions of 61, 89, 97

Project Team: County **Project Phase:** Implementation

Project Area: Countywide **Estimated Cost:** \$ 12,000

Policy/Statute/Ordinance/Mandate

State Code (SB 1383), MCC Chapter 16.63

Project Description

WEELO was adopted by the Board on 12/7/2021. Implementation of the ordinance includes preparation of a Manual and webpage on the HCD website, and public outreach and education.

Project Status and Goals to be Completed

FY 2022/23: Staff to roll out policies with staff and public, develop outreach materials and webpage. Develop guidebook and bring to Board of Supervisors for approval.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ 2,000	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 12,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 12,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 12,000	\$ -	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Zoning Ordinance and Map Updates **Project No.:** REF220004
Project Type: General Plan Implementation **Task No.:** 44
Project Team: County + Consultant **Project Phase:** Conception
Project Area: Inland **Estimated Cost:** \$ 75,000

Policy/Statute/Ordinance

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

Project Description

Zoning ordinance and map to be updated for consistency with the GP land use maps and policies.

Project Status and Goals to be Completed

FY 2022/23: Complete zoning map and bring draft and final ordinance amending Zoning Code before the Planning Commission and Board of Supervisors. Conduct CEQA analysis.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ -	\$ -	\$ -	\$ -	\$ -
Community Services Department	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 65,000	\$ -	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ 75,000	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
General Fund	\$ 10,000	\$ -	\$ -	\$ -	\$ -
TBD*	\$ 65,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ 75,000	\$ -	\$ -	\$ -	\$ -

*NOTE: If funding is needed, staff will process request to the Board at such time as needed.

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Exhibit 2
Priority Year 2

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County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: CEQA Analysis of Affordable Housing Overlay Zones **Project No.:** TBD
Project Type: Long Range Planning Work Program **Task No.:** TBD
Project Team: County + Consultant **Project Phase:** Assigned/Year 2 Priority
Project Area: Countywide **Estimated Cost:** \$ 170,000

Policy/Statute/Ordinance/Mandate

Board-approved Grant

Project Description

Monterey County's zoning maps include areas defined as "Affordable Housing Overlay" (AHO). These are areas where the County has prioritized the development of housing through allowance of various types of multi-family and high-density projects in the zoning code. For developers to receive approval of a project, environmental analysis is required on a case-by-case basis pursuant to CEQA, which is an expensive and time-consuming process. Development of CEQA clearance that developers may rely on when bringing a project forward to hearing.

Project Status and Goals to be Completed

FY 2023/24 (Year 1): Staff would obtain a consultant to evaluate AHO zoned areas. FY 2024/25 (Year 2): The work would include creating a description of the types of projects covered in the CEQA clearance, performing analysis based on potential impacts, drafting the CEQA document, public circulation, response to comments, and certification by the County.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ -	\$ 20,000	\$ 10,000	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ -	\$ 10,000	\$ 5,000	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ 125,000	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ -	\$ 155,000	\$ 15,000	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
TBD (LEAP Grant pending community plans)	\$ -	\$ 125,000	\$ -	\$ -	\$ -
General Fund	\$ -	\$ 30,000	\$ 15,000	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ -	\$ 155,000	\$ 15,000	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Countywide Traffic Impact Fee Program and Nexus Study **Project No.:** REF130108
Project Type: General Plan Implementation **Task No.:** 12
Project Team: County + Consultant **Project Phase:** Assigned/Year 2 Priority
Project Area: Countywide **Estimated Cost:** \$ 245,000

Policy/Statute/Ordinance/Mandate

2010 GP Policies C-1.2.c, C-1.8

Project Description

Implement General Plan policy to conduct a Countywide impact fee study and program, in coordination with Transportation Agency for Monterey County (TMAC), to determine the tier 2 costs of future transportation projects, and develop a fee accordingly.

Project Status and Goals to be Completed

FY 2023/24: Staff to develop scope of work and obtain outside consultant.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ -	\$ 5,000		\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ 60,000	\$ -	\$ -	\$ -
Consultant	\$ -	\$ 160,000	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ -	\$ 245,000	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
TBD	\$ -	\$ 245,000	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ -	\$ 245,000	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Economic Development Strategy and Incentive Program **Project No.:** TBD
Project Type: General Plan Implementation **Task No.:** 90, 91
Project Team: CAO Economic Development + Consultant **Project Phase:** Assigned/Year 2 Priority
Project Area: Countywide **Estimated Cost:** \$ 100,000

Policy/Statute/Ordinance/Mandate

2010 GP Policies ED-2.1, ED-3.2, ED-3.4

Project Description

Implement General Plan policy that requires preparation of a Comprehensive Economic Development Strategy for the County that would enhance the competitiveness of the County's key industry clusters.

Project Status and Goals to be Completed

FY 2023/24: Staff to develop scope of work and obtain outside consultant.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ -	\$ 25,000	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ -	\$ -	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ 75,000	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ -	\$ 100,000	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
TBD	\$ -	\$ 100,000	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ -	\$ 100,000	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Paleontological Criteria Study **Project No.:** TBD
Project Type: General Plan Implementation **Task No.:** 67
Project Team: County + Consultant **Project Phase:** Assigned/Year 2 Priority
Project Area: Countywide **Estimated Cost:** \$ 20,000

Policy/Statute/Ordinance/Mandate

2010 GP Policies OS-6.2, OS-7.2, OS-8.2

Project Description

Implement General Plan policy to conduct a study to determine paleontological criteria to be used to evaluate development projects.

Project Status and Goals to be Completed

FY 2023/24: Staff to develop scope of work and obtain outside consultant.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ -	\$ 5,000	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ -	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ -	\$ -		\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ 15,000	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ -	\$ 20,000	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
TBD	\$ -	\$ 20,000	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ -	\$ 20,000	\$ -	\$ -	\$ -



County of Monterey
Long Range Planning & General Plan Implementation
Five-Year Work Program
Fiscal Years 2022/23 through 2026/27

Project Name: Rural Centers Capital Improvement and Financing Plans (CIFP) **Project No.:** TBD
Project Type: General Plan Implementation **Task No.:** TBD
Project Team: County + Consultant **Project Phase:** Assigned/Year 2 Priority
Project Area: Inland **Estimated Cost:** \$ 540,000

Policy/Statute/Ordinance/Mandate

2010 GP Policy LU-2.29

Project Description

Implement General Plan policy that requires prior to development in one of the seven Rural Centers, preparation of a Capital Improvement Finance Plan, and approval of a financing plan and mechanism to assure that needed project-related infrastructure will be provided in the Rural Centers.

Project Status and Goals to be Completed

FY 2023/24: Staff to develop scope of work and obtain outside consultant.

Estimated Project Cost Per Department by Year:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
Housing & Community Development	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Bureau of Environmental Health	\$ -	\$ 10,000	\$ -	\$ -	\$ -
Water Resources Agency	\$ -	\$ -	\$ -	\$ -	\$ -
Office Of County Counsel	\$ -	\$ 10,000	\$ -	\$ -	\$ -
Public Works, Facilities, & Parks	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Consultant	\$ -	\$ 400,000	\$ -	\$ -	\$ -
Total Estimated Project Cost:	\$ -	\$ 540,000	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27
TBD	\$ -	\$ 540,000	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Source of Funds:	\$ -	\$ 540,000	\$ -	\$ -	\$ -

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