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**County of Monterey  
Long Range Planning &  
General Plan Implementation  
Five-Year Work Program  
FYs 2023/24 through 2027/28**



Monterey County  
Housing and Community Development Department  
Planning Services  
April 2023

# Executive Summary

## Overview

Government Code Section 654200 (a)(2) requires cities and counties to provide an annual report by April 1<sup>st</sup> 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, by April 1<sup>st</sup>.

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.

This document presents the Priority Projects for LRPWP Year 1.

## 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.



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**Project Name:** General Plan Implementation and Housing Element Annual Progress Report and 5-Year Long-Range Planning Work Program

**Project No.:** REF230003

**Project Type:** State Mandate

**Task No.:** (2022) 22-06  
(2023) 23-01

**Project Team:** County

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

**Project Area:** Countywide

**Estimated Cost:** \$ **40,595**

**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**

FY 2022/23: General Plan and Housing Element Annual Progress Reports and 5-Year Long-Range Planning Work Program Complete and Submitted to Planning Commission 3/6/23 and Board of Supervisors 3/21/23 for consideration and acceptance.

FY 2023/24: General Plan and Housing Element Annual Progress Reports and 5-Year Long-Range Planning Work Program Complete and Submitted to Planning Commission February 2024 and Board of Supervisors March 2024 for consideration and acceptance.

<b>Estimated Project Cost Per Department by Year:</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
Housing & Community Development	\$ 7,519	\$ 7,519	\$ 7,519	\$ 7,519	\$ 7,519
Other Non-HCD Departments	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 8,119</b>	<b>\$ 8,119</b>	<b>\$ 8,119</b>	<b>\$ 8,119</b>	<b>\$ 8,119</b>

<b>Source of Funds:</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
General Fund	\$ 8,119	\$ 8,119	\$ 8,119	\$ 8,119	\$ 8,119
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 8,119</b>	<b>\$ 8,119</b>	<b>\$ 8,119</b>	<b>\$ 8,119</b>	<b>\$ 8,119</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**Project Name:** Model Water Efficient Landscape Ordinance Annual Report **Project No.:** N/A  
**Project Type:** Long Range Planning & General Plan Implementation **Task No.:** 21-22  
**Project Team:** County **Project Phase:** Implementation  
**Project Area:** Greater Monterey Peninsula Area Plan **Estimated Cost:** \$ 4,375

**Policy/Statute/Ordinance/Mandate**

State Law

**Project Description**

Annual effort to prepare state mandated Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) Report.

**Project Status and Goals to be Completed**

FY 2022/23: Model Water Efficient Landscape Ordinance (MWELO) Annual Report submitted to Department of Water Resources on October 6, 2022. 2022 MWELO Annual Report submitted on January 27, 2023.

FY 2023/24: Model Water Efficient Landscape Ordinance Annual Report by January 31, 2024.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 4,375	\$ 4,375	\$ 4,375	\$ 4,375	\$ 4,375
Other Non-HCD Departments	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 4,375</b>	<b>\$ 4,375</b>	<b>\$ 4,375</b>	<b>\$ 4,375</b>	<b>\$ 4,375</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 4,375	\$ 4,375	\$ 4,375	\$ 4,375	\$ 4,375
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 4,375</b>	<b>\$ 4,375</b>	<b>\$ 4,375</b>	<b>\$ 4,375</b>	<b>\$ 4,375</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**Project Name:** 1982 General Plan Updates **Project No.:** N/A  
**Project Type:** Planning Commission Referral **Task No.:** 22-04  
**Project Team:** County **Project Phase:** Implementation  
**Project Area:** Coastal Zone **Estimated Cost:** \$ 13,286

**Policy/Statute/Ordinance/Mandate**

PC Referral

**Project Description**

Evaluate an approach to update the 1982 General Plan and/or Land Use Plans to address mandatory requirements and elements.

**Project Status and Goals to be Completed**

FY 2022/23: Staff completed preliminary analysis to identify approach and next steps.

FY 2023/24: Conduct analysis of required General Plan and Land Use Plan elements compared to the 1982 General Plan and adopted Land Use Plans. Incorporate requirements, as appropriate, into current policy development efforts and identify future policy development need to bring up to date with current state requirements.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 11,286	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 2,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 13,286</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Sources of Funds	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 13,286	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 13,286</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**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:** Countywide **Estimated Cost:** \$ 10,000

**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 Ordinance submitted to CCC January 14, 2021 and staff responded to CCC questions/comments. Amendments needed to Carmel Area Land Use Plan (See Task 22-07). Staff is determining what amendments may be needed to the Big Sur Coast Land Use Plan and North County Land Use Plan.  
 FY 2023/2024: Coastal Commission consider and certify ordinance.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 10,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>





**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**Project Name:** Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) - Policy Guidance and Pre-Approved Plans **Project No.:** N/A

**Project Type:** State Mandate **Task No.:** 23-04

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

**Project Area:** Countywide **Estimated Cost:** \$ **10,000**

**Policy/Statute/Ordinance/Mandate**

State Law

**Project Description**

Develop interpretation and needed outreach materials. Develop pre-plan check approved ADU plans and public outreach information.

**Project Status and Goals to be Completed**

FY 2022/23: Pre-Approved Plans are under development. Staff developed policy interpretation and guidance to facilitate implementation of the inland ordinance and clarity for ADU/JADUs in the Coastal Zone until the Coastal Ordinance is certified.

FY 2023/24: Pre-Approved Plans Complete. Public outreach materials and education.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 10,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

Ag Lands Mitigation & Conservation Program

Ag Buffer Ordinance

<b>Project Name:</b> _____	<b>Project No.:</b> REF130045
<b>Project Type:</b> General Plan Implementation	<b>Task No.:</b> 154, 43
<b>Project Team:</b> Consultant + County	<b>Project Phase:</b> Finalize
<b>Project Area:</b> Inland	<b>Estimated Cost:</b> \$ <b>63,183</b>

**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 programs for conservation of ag lands designated Prime, of Statewide Importance, Unique, or Local Importance including establishing an Agricultural Buffer Ordinance.

**Project Status and Goals to be Completed**

FY 2022/23 : Staff conducted preliminary research and scoping for developing the Agricultural Buffer Ordinance as part of an Agricultural Conservation Mitigation Program.

FY 2023/24: Policy research and community outreach to begin summer 2023. Draft and Final Ordinance to be considered by Planning Commission and Board of Supervisors. CEQA analysis.

<b>Estimated Project Cost Per Department by Year:</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
Housing & Community Development	\$ 50,683	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 12,500	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 63,183</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Source of Funds:</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
General Fund	\$ 63,183	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 63,183</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

Ag Lands Mitigation & Conservation Program  
 Ag Mitigation Ordinance

REF220044 (Policy)

**Project Name:** \_\_\_\_\_ **Project No.:** REF160008 (SALC Grant)  
**Project Type:** General Plan Implementation **Task No.:** 154, 43  
**Project Team:** Consultant + County **Project Phase:** Finalize  
**Project Area:** Inland **Estimated Cost:** \$ 22,349

**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**

The County has received a grant through the Sustainable Agricultural Lands Conservation Program (SALC) to develop a program to mitigate conversion of agricultural lands to non-agricultural uses [REF160008]. This program was identified as a top priority in the 5-year plan due to grant fund timing. 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 2022, staff conducted substantial public and targeted stakeholder outreach and held public workshops at the Agricultural Advisory Committee (AAC) and Planning Commission. HCD staff, in coordination with the Agricultural Commissioner's Office, developed policy options and an ordinance is drafted. Staff is working with the AAC's Subcommittee to refine the policy and consulting with the Salinas Valley cities and Local Area Formation Commission (LAFCO) regarding annexation projects

**Project Status and Goals to be Completed**

FY 2022/23 : Staff conducted public and targeted stakeholder outreach and workshops to develop policy options for the Draft Agricultural Land Mitigation Ordinance. Draft ordinance under review by Agricultural Advisory Committee and its subcommittee. On-going consultation with the Salinas Valley cities and Local Area Formation Commission of Monterey County regarding agricultural mitigation for projects to annex into a city.

FY 2023/24: Staff to present the final ordinance to the Agricultural Advisory Committee, Planning Commission, and the Board of Supervisors for approval and adoption. CEQA Complete

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 14,349	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 8,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 22,349</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 22,349	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 22,349</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**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:** \$ 31,332

**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: Planning Commission Ad Hoc Committee to bring updated plan to the Planning Commission in spring/summer 2023. 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 2024/25: Final plan certified by Coastal Commission.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 29,832	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 1,500	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 31,332</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 31,332	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 31,332</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

Outdoor Commercial Cannabis - Ordinance to Amend County Code for Type 5 Licenses, other licenses additions, and minor clean-up

<b>Project Name:</b> <u>amendments.</u>	<b>Project No.:</b> <u>TBD</u>
<b>Project Type:</b> <u>State Mandate</u>	<b>Task No.:</b> <u>22-08</u>
<b>Project Team:</b> <u>County + Consultant</u>	<b>Project Phase:</b> <u>Outreach + Draft</u>
<b>Project Area:</b> <u>Countywide</u>	<b>Estimated Cost*:</b> <u>SEE CAO Budget</u>

**Policy/Statute/Ordinance/Mandate**

LRWP & State Law, Titles 7, 20, and 21

**Project Description**

Amend MCC Chapters 7.90 and Titles 20.69 and 21.69 due to state regulation change allowing for Type 5 Licenses (Large Scale operations of more than one acre) and consider adding Licenses P (Processing) and Licenses S (Manufacturing). Also conducting minor clean up of Chapter 7.90.

**Project Status and Goals to be Completed**

FY 2022/23: Amended grant to fund this work and secured consultant. Draft ordinance under development.

FY 2023/24: Present draft ordinance to Board of Supervisors. Conduct CEQA analysis and present final ordinance for Board to consider.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
	\$ -	\$ -		\$ -	\$ -
<b>CAO Cannabis Program</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	\$ -	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAO Cannabis Program</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	\$ -	\$ -	\$ -	\$ -	\$ -



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

Carmel Lagoon Scenic Road Protective Structure (SRPS) and Ecosystem Protective

<b>Project Name:</b> Barrier (EPB) Project	<b>Project No.:</b> REF120051
<b>Project Type:</b> Applicant Requested	<b>Task No.:</b> 21-21
<b>Project Team:</b> County	<b>Project Phase:</b> Draft EIR
<b>Project Area:</b> Carmel Area Land Use Plan	<b>Estimated Cost:</b> 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: Final originally commissioned technical study finalized (Impact of SRPS on beach). 30% SRPS design drafted and reviewed by TAC, Agencies, and Stakeholders. Additional technical study on stormwater runoff and impact of sandbag or garden wall on property line commissioned and drafted.

FY 2023/24: Complete technical studies and finalize CEQA analysis (EIR).

FY 2024/25: Following EIR certification and project selection, final designs will be developed. HCD staff will coordinate with County OES and Water Resources Agency as well as the community to identify construction and long-term maintenance and management funding.

FY 2025/26: Project construction will be completed, pending funding.

<b>COST - SEE CIP</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>See Capital Improvement Plan</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	\$ -	\$ -	\$ -	\$ -	\$ -

<b>FUNDING - SEE CIP</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>See Capital Improvement Plan</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	\$ -	\$ -	\$ -	\$ -	\$ -



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**Project Name:** Carmel Area Land Use Plan Update - Remove 40 acre minimum for Coastal ADUs **Project No.:** TBD

**Project Type:** Long Range Planning Work Program **Task No.:** 21-07

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

**Project Area:** Camel Area Land Use Plan **Estimated Cost:** \$ 34,506

**Policy/Statute/Ordinance/Mandate**

LCP  
State Law

**Project Description**

Revise the Carmel Area LUP to reflect needed changes for state law consistency and certification of the ADU ordinance (REF210034) by CCC

**Project Status and Goals to be Completed**

FY 2022/23: Preliminary scoping underway.

FY 2023/24: Draft and Final LUP Update considered by the Planning Commission and Board of Supervisors. CEQA Complete. Submit to California Coastal Commission to certify.

FY2024/25: California Coastal Commission Certification.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 29,506	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 34,506</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General funds	\$ 34,506	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 34,506</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>





**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE)

<b>Project Name:</b> <u>Project</u>	<b>Project No.:</b> <u>REF140048</u>
<b>Project Type:</b> <u>Applicant Requested</u>	<b>Task No.:</b> <u>21-20</u>
<b>Project Team:</b> <u>County + Consultant</u>	<b>Project Phase:</b> <u>Construction phase 1</u>
<b>Project Area:</b> <u>Carmel Valley Master Plan</u>	<b>Estimated Cost:</b> <u>SEE CIP</u>

**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. All necessary State and Federal permits granted.

**Project Status and Goals to be Completed**

FY 2022/23: CRFREE plan developed for two shovel ready phases. 90% Design plans complete for both Phases. Phase 1 is bid-ready, pending completion of FEMA environmental review.  
 FY 2023-24: Anticipated award of \$25.3 million from CalOES FEMA Hazard Mitigation Grant Program. Anticipated beginning CAWD pipeline undergrounding, begin Phase 1 construction, begin bid process for Phase 2 construction.  
 FY 2024-25: Phase 2 Floodplain Restoration and Causeway construction commences.  
 FY 2025-26: Construction complete. Monitoring and reporting

<b>COST - SEE CIP</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>See Capital Improvement Plan</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	\$ -	\$ -	\$ -	\$ -	\$ -

<b>FUNDING - SEE CIP</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>See Capital Improvement Plan</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	\$ -	\$ -	\$ -	\$ -	\$ -





**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**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:** Outreach  
**Project Area:** North County AP and LUP    **Estimated Cost:** \$ 166,164

**Policy/Statute/Ordinance/Mandate**

State Code, Board Referral 2018.28, LU-2.18, LU-2.23, LU-2.21, C-1.8, C-1.9,

**Project Description**

The County was awarded an SB2 Planning grant and Local Early Action Planning (LEAP) grant and funds are allocated to fund an update to the Castroville Community Plan and conduct a related traffic nexus study to update (reduce) housing impact fees applied to development in that area. Both grant funds expire at the end of September 2023, so this high priority project is being executed with an aggressive timeline. In December 2022, the County executed a Professional Services Agreement for consultant services for the project and work is underway. A Community Engagement Plan is drafted and outreach to the Castroville community will commence in March 2022.

**Project Status and Goals to be Completed**

FY 2022/23: In December 13, 2022, the Board of Supervisors approved the Professional Services Agreement for the project and work is underway. Staff will develop a public participation plan and commence outreach.

On December 13, 2022, the Board of Supervisors adopted a resolution to stay the collection of Castroville Traffic Impact Fees until the Board adopts an updated fee or provides further direction to staff.

FY2023/24: Nexust Study to be complete and a draft plan to be brought to hearing before the Planning Commission and Board of Supervisors for consideration. Draft and finalize CEQA documents. Bring final plan before the Board of Supervisors Fall 2023.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 17,449	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 42,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 106,715	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 166,164</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 59,449	\$ -	\$ -	\$ -	\$ -
Grant Funds (LEAP & SB2)	\$ 106,715	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 166,164</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

<b>Project Name:</b> Chualar Community Plan	<b>Project No.:</b> REF TBD
<b>Project Type:</b> General Plan Implementation	<b>Task No.:</b> 46
<b>Project Team:</b> Consultant + County	<b>Project Phase:</b> Seeking Funding Sources
<b>Project Area:</b> Central Salinas Valley AP	<b>Estimated Cost:</b> \$ <b>682,360</b>

**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: No Activity

FY 2023/24: Staff will identify funding and procure consulting services. Community outreach will be conducted and plan drafting will commence.

FY 2024/25: Develop Draft Plan and bring to Planning Commission and Board of Supervisors for consideration. Conduct CEQA analysis and bring Final Plan to PC and BOS.

<b>Estimated Project Cost Per Department by Year:</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
Housing & Community Development	\$ 19,032	\$121,328	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 27,000	\$15,000	\$ -	\$ -	\$ -
Consultant	\$ 50,000	\$ 450,000	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 96,032</b>	<b>\$ 586,328</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Source of Funds:</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
General Fund	\$ 46,032	\$ 136,328	\$ -	\$ -	\$ -
Unfunded (Augmtation Requested)	\$ 50,000	\$ -	\$ -	\$ -	\$ -
Unfunded		\$ 450,000	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 96,032</b>	<b>\$ 586,328</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**Project Name:** Community Climate Action Plan **Project No.:** REF120045  
**Project Type:** State Mandate **Task No.:** 14  
**Project Team:** CAO-Sustainability + Consultant **Project Phase:** Near Completion  
**Project Area:** Countywide **Estimated Cost:** \$ 328,646

**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: Sequestration analysis release, community profiles for GHG emissions developed, and emission reductions calculated for strategies. Conducted 17 public engagement meetings  
 FY 2023/24: Draft and Final Plans anticipated and CEQA analysis to be completed. Anticipated completion September 2023.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 3,646	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 50,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 275,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 328,646</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
SALC GRANT (CAO)	\$ 135,000	\$ -	\$ -	\$ -	\$ -
Unfunded (Augmtation Requested)	\$ 140,000	\$ -	\$ -	\$ -	\$ -
General Fund	\$ 53,646	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 328,646</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**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:** \$ 30,238

**Policy/Statute/Ordinance/Mandate**

LU-1.19

**Project Description**

Establish regulations in Monterey County Code for implementation of 2010 GP Policy LU-1.19.

**Project Status and Goals to be Completed**

FY 2022/23: No Activity  
 FY 2023/24: Staff to integrate Board direction to finalize DES and complete CEQA.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 27,738	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 30,238</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 30,238	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 30,238</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

East Garrison Development Project -	
<b>Project Name:</b> <u>Former Redevelopment</u>	<b>Project No.:</b> <u>REF030204</u>
<b>Project Type:</b> <u>Former Redevelopment</u>	<b>Task No.:</b> <u>21-22</u>
<b>Project Team:</b> <u>County</u>	<b>Project Phase:</b> <u>Implementation</u>
<b>Project Area:</b> <u>Greater Monterey Peninsula Area Plan</u>	<b>Estimated Cost:</b> <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: Phase 2 CHISPA Affordable Rental Apartments Project anticipated complete and final reimbursement made. Developer submitted Concept Final Phase Proposal, which will require modification to the Disposition and Development Agreement (DDA) - and on January 24, 2023 Board of Supervisors directed staff to process application, once received, as a high priority.

FY 2023/24: Close out Phase 2 affordable apartments reimbursement agreement with CHISPA. Staff continue working with Master Developer to process Final Phase Proposal application to relocate the Phase 3 Affordable Rental Development with the Town Center. Library/Sheriff Field Office added to County's Capital Improvement Program and County Facilities with MCFL and Sheriff, to develop preliminary design and cost estimates. Staff and Artspace to commence community outreach and updated planning for the Historic Arts District, with goal of negotiating a Disposition and Development Agreement by the first quarter of 2024.

FY 2024/25: Phase 3 affordable apartments design review and fund seeking, with construction starting spring 2025 pending funding. Town Center construction concurrent with Phase 3 affordable apartments. Final design and permitting for Library/Sheriff Field Office.

<b>COST - SEE CIP</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
<b>See Capital Improvement Plan</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	\$ -	\$ -	\$ -	\$ -	\$ -

<b>FUNDING - SEE CIP</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	\$ -	\$ -	\$ -	\$ -	\$ -



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**Project Name:** Fire Safety Regulations **Project No.:** REF210021  
**Project Type:** State Mandate **Task No.:** 21-09  
**Project Team:** County + Consultant **Project Phase:** Draft and Final  
**Project Area:** Countywide **Estimated Cost:** \$ 18,044

**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 participated in the Zone 0 Working Group, one of multiple working groups convened by the California Board of Forestry to advise on the proposed Fire Safety Regulations. The proposed regulations are being revised and pending public release.

FY 2023/24: Staff to continue to participate in the Zone 0 Working Group as well as review the Revised Draft Fire Safety Regulations, once released by the CA Board of Forestry. Scope of needed amendments to County land use regulations will be determined when the Fire Safety Regulations are finalized.

<b>Estimated Project Cost Per Department by Year:</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
Housing & Community Development	\$ 10,544	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 7,500	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 18,044</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Source of Funds:</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
General Funds	\$ 18,044	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 18,044</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**Project Name:** Forest Health and Fire Fuel Management Work Program **Project No.:** N/A

**Project Type:** Long Range Planning & General Plan Implementation **Task No.:** 23-03

**Project Team:** Resource Conservation District-Monterey County (RCDMC) + County **Project Phase:** Development

**Project Area:** Countywide **0 \$ -**

**Policy/Statute/Ordinance/Mandate**

State

**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: See Forest Health and Fire Resilience Public Works Plan (REF220009)

FY2023/24: Development of North County wildfire prevention grant and White Rock community fuelbreak grant; process one or two Project Specific Analyses (PSAs) to implement projects under the Monterey County PWP; submit CalFire grant application for finescale LiDAR vegetation mapping.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Planned Complete June 30, 2023</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	\$ -	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Planned Complete June 30, 2023</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	\$ -	\$ -	\$ -	\$ -	\$ -





**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

<b>Project Name:</b> Fort Ord Habitat Resource Mgmt. Plan	<b>Project No.:</b> REF220022
<b>Project Type:</b> Regulatory Mandate	<b>Task No.:</b> 21-12
<b>Project Team:</b> County + Consultant	<b>Project Phase:</b> Draft and Final Plan. CEQA
<b>Project Area:</b> Greater Monterey Peninsula Area Plan	<b>Estimated Cost:</b> \$ <b>132,979</b>

**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: Biological surveys and mapping complete and draft plan is underway. Draft Memorandum of Agreement with Monterey Peninsula College in review.  
 FY 2023/24: Finalize MOU with MPC. Conduct community outreach meetings and bring draft plan hearing before the Board of Supervisors. Complete CEQA and Final Plan to be considered by the Board of Supervisors.  
 FY2024/25: Consider amending MOU with MPC for implementation. Conduct staff cross training and develop consultant agreements, as appropriate.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 20,807	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 106,172	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 132,979</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Fund 029 - Habitat Management	\$ 132,979	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 132,979</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>





**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**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:** \$ **39,544**

**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: No Activity  
 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 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 15,544	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 19,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 39,544</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Former FORA CFD Funds	\$ 19,000	\$ -	\$ -	\$ -	\$ -
General Fund	\$ 19,544	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 38,544</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**Project Name:** Historic Preservation Plan **Project No.:** TBD  
**Project Type:** State Mandate **Task No.:** 22-03  
**Project Team:** County + Consultant **Project Phase:** Development  
**Project Area:** 2010 County Inland **Estimated Cost:** \$ 12,044

**Policy/Statute/Ordinance/Mandate**

PS - 12.1  
 CV - 3.13  
 GS - 1.4, 3.4,4  
 NC - 3.6

**Project Description**

Updates to the County's Historic Preservation Plan

**Project Status and Goals to be Completed**

FY2023/24: Develop draft plan updates and present to Historic Resources Review Board  
 FY2024/25: Bring draft and final plan update for consideration to the Planning Commission and Board of Supervisors. Conduct CEQA Analysis.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 10,544	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 1,500	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 12,044</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 12,044	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 12,044</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**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:** Outreach + Draft

**Project Area:** Countywide      **Estimated Cost\*:** \$ 256,840

**Policy/Statute/Ordinance/Mandate**

State Law,  
 Board Referral (2018.28 - Affordable Housing Coastal Zone)

**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. Includes addressing affordable housing in the Coastal Zone per Board Referral 2018.28.

**Project Status and Goals to be Completed**

FY 2022/23: Consultant hired, Community Engagment Plan complete, public outreach underway, and preliminary draft Housing Element prepared. Public workshops/meeting completed include: Planning Commission 12/7/22; Health, Housing and Human Services Committee 12/5/22; Housing Advisory Committee 1/11/23; Board of Supervisors 1/24/23; Community Meeting 1/26/23; and Community Meeting #2 March 2023.

FY 2023/24: Draft Housing Element to be considered at public hearings before the Planning Commission and Board of Supervisors. CEQA analysis. Final adoption and certification anticipated by March 2024.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$121,328	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$15,000	\$ -	\$ -	\$ -	\$ -
Consultant	120512	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 256,840</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 136,328	\$ -	\$ -	\$ -	\$ -
Unfunded (Augmtation Requested)	\$ 120,512	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 256,840</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

<b>Project Name:</b> <u>Inclusionary Housing Ordinance Revision</u>	<b>Project No.:</b> <u>REF220019</u>
<b>Project Type:</b> <u>Program Development</u>	<b>Task No.:</b> <u>21-01</u>
<b>Project Team:</b> <u>Consultant + County</u>	<b>Project Phase:</b> <u>Draft</u>
<b>Project Area:</b> <u>Countywide</u>	<b>Estimated Cost:</b> \$ <u>58,786</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: The Inclusionary Housing Ordinance, Commercial/Industrial Nexus Study, and revisions to the Administrative Manual are in draft and anticipated in March 2023.  
 FY 2023/24: In Spring 2023, the draft ordinance, studies and revised manual to be considered at public hearings before the Planning Commission and Board of Supervisors. CEQA analysis.

<b>Estimated Project Cost Per Department by Year:</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
Housing & Community Development	\$ 11,286	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 45,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 58,786</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Source of Funds:</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
REAP Grant	\$ 45,000	\$ -	\$ -	\$ -	\$ -
General Fund	\$ 13,786	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 58,786</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**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:** Outreach + Draft

**Project Area:** Countywide **Estimated Cost\*:** \$ 283,722

**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: Consultant hired and Community Engagement Plan complete. Public workshops/meeting completed include: Planning Commission 12/7/22; Health, Housing and Human Services Committee 12/5/22; and Board of Supervisors 1/24/23.

FY 2023/24: Draft Environmental Justice Element to be considered at public hearings before the Planning Commission and Board of Supervisors. CEQA analysis. Final adoption anticipated by March 2024.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 121,328	\$ -		\$ -	\$ -
Other Non-HCD Departments	\$ 12,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 150,394	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 283,722</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 133,328	\$ -	\$ -	\$ -	\$ -
Unfunded (Augmtation Requested)	\$ 150,394	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 283,722</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**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:** \$ 24,032

**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: No Activity  
 FY 2023/24: Present draft ordinance to Planning Commission. Prepare final draft ordinance, conduct CEQA analysis, and bring to Planning Commission and Board of Supervisors for approval.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 19,032	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 24,032</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 24,032	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 24,032</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**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:** \$ 195,860

**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: Community Plan policy document draft work has been completed. Staff are completing drafting the Coastal Implementation Plan (CIP) regulations, the vast majority of which will be completed by the end of March 2023.

FY 2023/24: The climate hazard regulations for the Moss Landing Community are on target to be completed by early summer 2023. Staff will present the consultant contract to the Board of Supervisors for environmental analysis (EIR) for the Community Plan, and the final Plan, CIP, and EIR are anticipated in 2023-24.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 183,360	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 195,860</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 152,500	\$ -	\$ -	\$ -	\$ -
Project Applicant Funding	\$ 43,360	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 195,860</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>





**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

Various Policy/Regulation Revision to  
**Project Name:** Improve Efficiencies in the Permit Process.      **Project No.:** TBD  
**Project Type:** Board Direction      **Task No.:** 23-05  
**Project Team:** County      **Project Phase:** Development  
**Project Area:** County      **Estimated Cost:** \_\_\_\_\_

**Policy/Statute/Ordinance/Mandate**

Board Direction

**Project Description**

1) Amendments to Title 20 and Title 21 to provide an opportunity to waive the public hearing for noncontroversial projects; 2) Ordinance to reclassify certain Planning Commission review authority

**Project Status and Goals to be Completed**

FY 2022/23: On February 7, 2023, the Board of Supervisors held a workshop on conduct a workshop on its planning and construction permit processes, staffing and permit streamlining efforts. Board directed staff to pursue certain policy/regulation revisions to improve efficiencies in the land use permit process.

FY 2023/24: Staff to develop recommended permit streamlining amendments or additions to County regulations for consideration by the Planning Commission and Board of Supervisors. Conduct CEQA analysis. Approve final ordinances/regulations to be considered by the Board to approve. Coastal regulations to be submitted to California Coastal Commission for certification.

<b>COST</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
Housing & Community Development	\$ 16,974	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 2,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 18,974</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>FUNDING</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
General Funds	\$ 18,974	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 18,974</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>





**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

Environmental Enhancement Streamline  
 Program for Programmatic Restoration Permit

**Project Name:** (aka Partners in Restoration - Master Permit)    **Project No.:** PLN220112

**Project Type:** Applicant Requested    **Task No.:** 21-17

**Project Team:** Resource Conservation District-Monterey County  
(RCDMC) + County    **Project Phase:** Development

**Project Area:** Countywide    **0 \$**    **5,000**

**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 prepared a Programmatic Restoration permit proposal, technical studies, and submitted application (PLN220112).

FY 2023/24: County will consider application, conduct CEQA analysis, and process for final approval. Once approved, staff will develop Standard Operating Procedure for annual program implementation

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$2,500	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 5,000	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**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  
*\*See Environmental Justice*

**Project Area:** Countywide **Estimated Cost\*:** Element

**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: Consultant hired and Community Engagement Plan complete. Public workshops/meeting completed include: Planning Commission 12/7/22; Health, Housing and Human Services Committee 12/5/22; and Board of Supervisors 1/24/23.

FY 2023/24: Draft Safety Element to be considered at public hearings before the Planning Commission and Board of Supervisors. CEQA analysis. Final adoption anticipated by March 2024.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>*See Environmental Justice Element</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	\$ -	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>*See Environmental Justice Element</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	\$ -	\$ -	\$ -	\$ -	\$ -

**NOTE: The Cost of this project is combined with Environmental Justice Element**



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

Salinas Valley Zone 2C - Salinas Valley  
**Project Name:** Groundwater Basin 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:** \$ -

**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).

**Project Status and Goals to be Completed**

FY 2022/23: Contractor developed calibration of the Seawater Intrusion Model. Completed 5-year study of Zone 2C expected by end of June 2023.

Development of the Long-Term Sustainable Water Supply definition (Task 23-06) and ordinance (Task 23-07) will be completed in future years.

FY 2023/24: Final 5-Year study of Zone 2C.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Planned Complete June 30, 2023</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	\$ -	\$ -	\$ -	\$ -	\$ -

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Planned Complete June 30, 2023</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	\$ -	\$ -	\$ -	\$ -	\$ -



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

Senate Bill 9, The California HOME Act,  
**Project Name:** Ordinance(s) **Project No.:** REF220015  
**Project Type:** State Mandate **Task No.:** 22-5  
**Project Team:** County **Project Phase:** Conception  
**Project Area:** CountyWide **Estimated Cost:** \$ 15,544

**Policy/Statute/Ordinance/Mandate**

State Code;

**Project Description**

Develop policy memo of SB9 implementation ahead of policy work. Develop local ordinances to implement SB9.

**Project Status and Goals to be Completed**

FY 2022/23: Policy guidance memo complete. Local ordinance update/development needs identified.

FY 2023/24: Update/develop local ordinances to implement SB9.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 10,544	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 15,544</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 15,544	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 15,544</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**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:** \$ 15,544

**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 2023/24: 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.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 10,544	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 15,544</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 15,544	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 15,544</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**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:** \$ 164,080

**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: Draft Ordinances updated. CEQA analysis underway. Notice of Preparation of an Environmental Impact Report and Initial Study released and EIR is being drafted.

FY 2023/24: FY 2023/24: Final Draft Vacation Rental Ordinances (Coastal and Inland) to be considered by the Planning Commission and Board of Supervisors and CEQA anticipated complete December 2023. Winter 2024 staff to submit coastal ordinances to California Coastal Commission to certify.

FY2024/25: California Coastal Commission Certification.

Estimated Project Cost Per Department by Year:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$35,430	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$5,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$123,650	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 164,080</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 40,430	\$ -	\$ -	\$ -	\$ -
Unfunded (Augmtation Requested)	\$ 123,650	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 164,080</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

Vehicle Miles Traveled (VMT) Amendment to  
**Project Name:** General Plan **Project No.:** REF200043  
**Project Type:** State Mandate **Task No.:** 21-25  
**Project Team:** County **Project Phase:** Conception  
**Project Area:** Inland **Estimated Cost:** \$ 12,544

**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 2023/24: 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 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
Housing & Community Development	\$ 10,544	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 2,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 12,544</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Source of Funds:	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28
General Fund	\$ 12,544	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 12,544</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>





**County of Monterey**  
**Long Range Planning & General Plan Implementation**  
**Five-Year Work Program**  
**Fiscal Years 2023/24 through 2027/28**

**Project Name:** Zoning Ordinance and Map Updates      **Project No.:** REF220004  
**Project Type:** General Plan Implementation      **Task No.:** 44  
**Project Team:** County + Consultant      **Project Phase:** Development  
**Project Area:** Inland      **Estimated Cost:** \$ 27,751

**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: HCD began reviewing 2010 General Plan land use maps for consistency with existing Zoning Map.  
 FY 2023/24: Staff expects to begin working on updates to the zoning map and Zoning Code to reflect the 2010 General Plan. Staff will expect that a new Zoning Classification, Affordable Housing Overlay (AHO) will be added to the Zoning Code.

<b>Estimated Project Cost Per Department by Year:</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
Housing & Community Development	\$ 22,751	\$ -	\$ -	\$ -	\$ -
Other Non-HCD Departments	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Consultant	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Project Cost:</b>	<b>\$ 27,751</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Source of Funds:</b>	<b>Year 1 2023/24</b>	<b>Year 2 2024/25</b>	<b>Year 3 2025/26</b>	<b>Year 4 2026/27</b>	<b>Year 5 2027/28</b>
General Fund	\$ 27,751	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Source of Funds:</b>	<b>\$ 27,751</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>