

ATTACHMENT B

ANNUAL PROGRESS REPORT

MONTEREY COUNTY
2010 GENERAL PLAN IMPLEMENTATION

REF150008

Annual Progress Report

Monterey County

2010 General Plan Implementation

Prepared by: Monterey County Resource Management Agency

March 2015

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Introduction

Government Code Section 65400 requires Resource Management Agency (RMA) – Planning to provide an annual report to the legislative body by April of each year, regarding the progress of General Plan implementation, progress in meeting the County’s share of regional housing needs, implementation of the housing element (for details see attached Exhibit 2) and compliance of the General Plan (GP) with the General Plan Guidelines adopted by the Governor’s Office of Planning and Research (OPR).

A total of 23 tasks were completed during the 2014 calendar year: 9 General Plan implementation, 13 Board Referrals and one Local Coastal Program (LCP); 108 tasks are currently being processed: 78 General Plan implementation, 16 Board Referrals and 14 LCP with 30 items tentatively scheduled for hearings and workshops. Since the adoption of the Long Range Planning Work Program, 55 tasks have been completed to include 31 General Plan implementation, 19 Board Referrals and five (5) LCP tasks.

Background

- 1965: Monterey County’s first adopted General Plan
- 1982: Comprehensive update to the County’s General Plan adopted, including 12 Areas Plans, Master Plans. Coastal Land Use Plans adopted between 1982 and 1986.
 - June 15, 2010 2009-2014 Housing Element adopted
 - August 24, 2010 2009-2014 Housing Element certified by HCD
- October 26, 2010: Monterey County Board of Supervisors adopted the 2010 General Plan (GP) affecting the non-coastal unincorporated areas of the county.
- November 26, 2010: the 2010 General Plan became effective.
- January 25, 2011: The BOS adopted a General Plan Implementation Work Program addressing policies require the drafting of over 100 new ordinances, plans and programs to implement the goals of the General Plan. Staff estimated this would be a multi-year program, with a cost of about \$8 million. The process involves interdepartmental coordination, obtaining technical information from county consultants, and scoping with stakeholders through extensive public outreach.
- December 13, 2011: Board of Supervisors approved a Professional Services Agreement with EMC Planning Group Inc. to provide technical support for development of certain priority GP implementation documents for an amount not to exceed about \$1 million through June 30, 2015.
- In response to settlement agreements related to litigation over the General Plan EIR, General Plan Amendments were adopted in 2013 and are described below in the Litigation section.

2010 General Plan

The Monterey County 2010 General Plan complies with the OPR General Plan Guidelines. State law requires that General Plans address a range of issues. The mandatory elements of a general plan are: land use, circulation, housing, conservation, open space, noise and safety. These

elements provide the County's objectives, goals and policies to guide land development decisions. Additionally, general plans may include additional elements that are necessary as directed by the governing legislative body and must be consistent with Government Code Section 65300 et seq.

The 2010 Monterey County General Plan (GP) contains the following required elements:

- Land Use Element (LU); adopted 10/26/2010
- Circulation Element (CIRC); adopted 10/26/2010
- Conservation and Open Space Element (C/OS); adopted 10/26/2010
- Safety Element (S) (Note: Includes Noise Element); adopted 10/26/2010
- Housing Element (2009 – 2014); adopted 06/15/2010, certified by HCD on 08/24/2010

In addition the GP contains the following optional elements:

- Public Service Element (PS); adopted 10/26/2010, amended 02/12/13
- Agriculture Element (AG); adopted 10/26/2010
- Economic (ED); adopted 10/26/2010

Additionally, the GP contains Area/Master Plans for the following Planning Areas:

- Cachagua Area Plan (CACH); adopted 10/26/2010
- Carmel Valley Master Plan (CV); adopted 10/26/2010, amended 2/12/13
- Central Salinas Valley Area Plan (CSV); adopted 10/26/2010
- Greater Monterey Peninsula Area Plan (GMP); adopted 10/26/2010
- Fort Ord Master Plan (FO); adopted 10/26/2010; requires certification by Fort Ord Reuse Authority
- Greater Salinas Area Plan (GS); adopted 10/26/2010
- North County, Inland Area Plan (NC); adopted 10/26/2010
- South County Area Plan (SC); adopted 10/26/2010
- Toro Area Plan (T); adopted 10/26/2010
- Agricultural and Winery Corridor Plan (AWCP); adopted 10/26/2010

Litigation

Following adoption of the 2010 General Plan, four lawsuits were filed in late 2010 against the County challenging the certification of the 2010 General Plan Environmental Impact Report and approval of the 2010 General Plan. The County engaged in settlement negotiations for about two years, resulting in settlement of two of the lawsuits. This settlement agreement resulted in the County adopting amendments to the General Plan (described below). Following adoption of these amendments in 2013, the two remaining litigants filed supplemental petitions challenging adoption of the February 12, 2013 amendments relating to water supply policies. In early 2015, the County entered into settlement agreements with the two remaining litigants, Landwatch and The Open Monterey Project. The current status of the litigation is as follows:

- 1) Carmel Valley Association, Inc. v. Board of Supervisors of the County of Monterey (Monterey Superior Court case no. M109442); case settled. General Plan amended consistent with terms of the Settlement Agreement (February 12, 2013).

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- 2) Salinas Valley Water Coalition et al v. County of Monterey (Monterey Superior Court case no. M109451); case settled. General Plan amended consistent with terms of the Settlement Agreement (February 12, 2013).
 - 3) LandWatch Monterey County v. County of Monterey (Monterey Superior Court case no. M109434). Supplemental petition challenging February 12, 2013 General Plan amendment filed March 21, 2013. Settlement Agreement entered in early 2015; litigation stayed pending consideration of proposed General Plan amendments and the lawsuit will be dismissed if the amendments are adopted and other settlement conditions are met.
 - 4) The Open Monterey Project (TOMP) v. Monterey County Board of Supervisors (Monterey Superior Court case no. M109441). Supplemental petition challenging February 12, 2013 General Plan amendment filed March 21, 2013. Settlement Agreement entered in early 2015; litigation stayed pending consideration of proposed General Plan amendments and the lawsuit will be dismissed if the amendments are adopted and other settlement conditions are met.

As a result of the litigation described in numbers 1 and 2, above, the County adopted two General Plan Amendments:

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

Resolution approving Addendum No. 1 to Final Environmental Impact Report (FEIR) #07-01, SCH#2007121001, and amending Policies CV-1.6 (Residential Build-out), CV-2.17 (Traffic evaluation/methodology), CV-2.18 (Carmel Valley Traffic Improvement Program), CV-3.11 (Tree Protection), and CV-3.22/CV-6.5 (Non-agricultural Development on slopes).

Resolution No. 13-029: Adopted by the Board of Supervisors on February 12, 2013

County initiated amendment of the Public Services Element pursuant to terms of a settlement agreement responding to litigation filed by the Salinas Valley Water Coalition:

Resolution approving Addendum No. 2 to FEIR #07-01, SCH#2007121001, and amending Policies PS-3.1 (Long-Term Sustainable Water Supply), PS-3.3 (Domestic Wells) and PS-3.4 (High Capacity Wells).

Resolution No. 13-028: Adopted by the Board of Supervisors on February 12, 2013

The County has initiated amendments of the 2010 General Plan pursuant to terms of settlement agreements responding to litigation filed by LandWatch Monterey County and The Open Monterey Project.

The agreements require the County to consider amendments to the following policies: PS – 3.1 (relating to long term sustainable water supply), OS - 3.5 (relating to Agriculture and the conversion of uncultivated land on slopes greater than 25%), OS - 3.1 (relating to Best Management Practices regarding erosion control), OS-3.9 (relating to a program to address cumulative hydrologic impact of the conversion of hillside rangeland to cultivated croplands), OS-5.16 (relating to biological report requirements), OS-5.24 (relating to wildlife corridor/linkages and the addition of an illustrative wildlife corridor map to the 2010 General Plan);and amend the Agricultural Winery Corridor Plan and Glossary. An addendum to the General Plan EIR for these amendments has been prepared. These amendments were scheduled for hearing on February 25, 2015 before the Planning Commission, who continued the hearing to

March 25, 2015. If the Planning Commission makes a recommendation in time for the Board's April consideration of General Plan amendments, staff will bring the amendments to hearing before the Board in April 2015.

Fort Ord

In 1997, the Fort Ord Base Reuse Plan (BRP) was adopted for the former Fort Ord area. A Fort Ord Reuse Authority was formed with representatives from interested jurisdictions and agencies to oversee implementation of the BRP. The Fort Ord Reuse Authority (FORA) Board of Directors must certify that jurisdictions' general plans within the Fort Ord territory are intended to be carried out in full conformance with the Fort Ord Reuse Authority Act and is consistent with the BRP and FORA's plans and policies. The process for such a consistency review is established by Section 8.01.020 of the FORA Master Resolution.

In 2001, Monterey County amended the County's 1982 General Plan to incorporate a Fort Ord Master Plan with relevant sections of the BRP. In 2002, FORA certified that the Fort Ord Master Plan is consistent with the BRP. In 2010, the County adopted an updated Fort Ord Master Plan as part of the 2010 General Plan, but the Fort Ord Reuse Authority has not certified the 2010 Fort Ord Master Plan, as more fully described in the following chronology:

- October 26, 2010 Monterey County Board of Supervisors adopts 2010 General Plan, including Fort Ord Master Plan (FOMP).
[Due to subsequent litigation and then initiation of the Reassessment process, County staff held off submitting the Plan to FORA for certification of consistency.]
- February 2012 Monterey County staff submitted the 2010 General Plan to FORA requesting a consistency determination.
- February 2012 FORA Executive Officer verbally expresses that the submission was not complete (Per section 8.01.020.b.6 of the Master Resolution)
- August 27 & September 17, 2013 Monterey County Board of Supervisors adopts resolution with specific findings reaffirming that the 2010 General Plan is consistent with the Fort Ord Base Reuse Plan
- September 24, 2013 Monterey County staff resubmitted the 2010 General Plan to FORA requesting a consistency determination
- September 25, 2013 FORA accepts the submission as complete
- October 2, 2013 FORA Administrative Committee unanimously recommends finding the 2010 General Plan consistent with the Fort Ord Base Reuse Plan
- October 11, 2013 FORA Board of Directors continue the matter without a public hearing
- October 23, 2013 County staff submits responses to written comments for consideration by FORA staff.
- October 30, 2013 FORA Admin Committee unanimously maintains recommendation of finding that the 2010 General Plan is consistent with the Fort Ord Base Reuse Plan
- November 8, 2013 Hearing scheduled for FORA Board of Directors. Item continued without a public hearing (due to allegation of inadequate notice)

November 12, 2013	Monterey County submits a letter extending the requirement for a hearing within 90 days (Per section 8.01.020.c of the Master Resolution), agreeing to extend time for a decision to February 2014.
January 2, 2014	FORA Admin Committee unanimously sustains its previous recommendation finding the 2010 General Plan consistent with the Fort Ord Base Reuse Plan
January 10, 2014	Hearing scheduled for FORA Board of Directors. Item continued without a public hearing (due to allegation of inadequate notice)
February 13, 2014	FORA Board of Directors' motion to find 2010 GP consistent passes 9-4. Second vote required when an action is not unanimous.
March 14, 2014	FORA Board of Directors' motion to confirm the February 13, 2014 vote finding 2010 GP consistent fails on a tie vote, 6-6-1.

Coastal Zone

The 2010 General Plan specifically excludes coastal areas. As such, the coastal areas remain subject to the certified Local Coastal Program and the 1982 General Plan. Four Land Use Plans (LUP) and the Coastal Implementation Plans (CIP) certified by the California Coastal Commission (CCC) make up the Local Coastal Program (LCP), as follows:

- Title 20 - Zoning Code (Part 1 of Coastal Implementation Plan)
- Appendices (Part 6 of Coastal Implementation Plan)
- North County Coastal LUP; adopted 04/28/1982, certified 06/04/1982.
 - o CIP (Part 2), Regulations for Development in the North County Land Use Plan Area (Chapter 20.144); CCC certified 12/10/1987; Monterey County BOS adopted 01/05/1988.
- Big Sur Coast LUP; adopted 11/05/1985, certified 04/10/1986.
 - o CIP (Part 3), Regulations for Development in the Big Sur Coast Land Use Plan Area (Chapter 20.145); CCC certified 12/10/1987, Monterey County BOS adopted 01/05/1988.
- Carmel Area LUP; adopted 10/19/1982, certified 04/14/1983. Amended 10/23/1984, certified 01/22/1985.
 - o CIP (Part 4), Regulations for Development in the Carmel Area Land Use Plan Area; CCC certified 12/10/1987, Monterey County BOS adopted 01/05/1988.
- Del Monte Forest LUP; adopted 07/17/1984, certified 09/24/1984. Last updated 05/22/2012, CCC certified 05/09/2012.
 - o CIP, (Part 5), Regulations for Development in the Del Monte Forest Land Use Plan Area (Chapter 20.147); CCC certified 12/10/1987, Monterey County BOS adopted 01/05/88,. Last updated 05/22/2012, certified 05/09/2012

An informal Periodic Review was transmitted by Coastal staff to the County in 2003. LRP staff is currently working with Coastal Commission and conducting stakeholder outreach to address issues raised and has begun work on updating the LCP.

In addition to the General Plan tasks identified above, staff is working on three significant projects within the coastal zone.

♦ **Local Coastal Plan Update LCP: North County Land Use Plan - Moss Landing Community Plan (GPZ090005), LRPWP Task No. 105**

Staff is working with the Moss Landing community to update the Moss Landing Community Plan. Staff is working on a revised draft and preparation of an Environmental Impact Report (EIR) for the community plan. That work is expected to result in the release of a draft Community Plan and EIR in late spring of 2015.

♦ **Local Coastal Plan Update LCP: Big Sur Coast Land Use Plan.**

Staff continues to work with the Big Sur community to update the Big Sur Coast Land Use Plan. Meetings have been held over the last couple years and a draft plan is expected by summer 2015. Part of that effort also involves identifying sections of the Land Use Plan that are common to all areas of the Coastal Zone. That effort is expected to result in a Coastal Plan that is formatted similar to the General Plan. The Coastal Plan will include policies that are common to all the areas, with specific Land Use Plans providing specific, supplemental policies for each of the coastal areas: Big Sur, Carmel, Del Monte Forest, and North County.

Staff has created a committee represented by each of the five (5) coastal zone Land Use Advisory Committees (LUAC) to work on the portion of the Coastal Plan update that is common to each of the areas.

♦ **Local Coastal Plan Update LCP: North County Land Use Plan.**

Early next fiscal year, staff will begin work with the North County Coastal Zone LUAC to develop the Land Use Plan for North County.

Implementation

Since the adoption of the 2010 General Plan, a number of ordinances, plans and programs have been adopted. In the 2014 calendar year the items listed below have been approved, adopted and in some cases, as indicated, require on – going monitoring. If additional action is required it is indicated in the last column titled Next Steps in the Long Range Planning Work Program Summary Matrix (Exhibit 1).

♦ **Salinas River Groundwater Basin Study (Ref140088), LRPWP 155**

Policy PS-3.1 requires a study on the state of the Salinas River Groundwater Basin relative to quantity, quality, drought, groundwater storage and seawater intrusion. On July 12, 2014 the Monterey County Board of Supervisors approved a Professional Service Agreement (PSA) with Brown and Caldwell with oversight from the Monterey County Water Resources Agency and has applied to the Bureau of Reclamation for grant funds to perform a Basin Study for both the Salinas Valley and Carmel Valley watersheds. A five-year study is required by 2018. The consultant work has begun and an interim report was presented to the Board of Supervisors in December 2014.

♦ **Right to Farm Ordinance (REF130040), LRPWP Task No. 23**

This ordinance implements 2010 Monterey County General Plan Policy AG-1.9, which reads as follows: *“Agricultural operations in accord with all applicable laws and regulations and consistent with properly accepted customs and practices shall be given increased protection from nuisance claims through strengthening the County’s “Right-to-Farm” ordinance. Said ordinance shall establish the strongest, most effective possible noticing requirements to make property owners located near agricultural operations aware of potential conditions that are accepted practices within Monterey County. After extensive stakeholder meetings and workshops, and inter-agency meetings, this ordinance was adopted by the Board of Supervisors on October 28, 2014 and is now in effect. The ordinance amended Chapter 16.40 of the Monterey County Code. Because Chapter 16.40 applies countywide and the ordinance is consistent with the Coastal Act, the ordinance also applies in the coastal zone. The ordinance reinstated a disclosure section that was repealed in 1994. The ordinance includes two types of disclosure, notification through real property sales and notification through building permit applications. The ordinance also changes the resolution dispute process to be administered by the Agricultural Commissioner instead of a Board- appointed committee.*

♦ **General Plan Process & General Plan Amendment Criteria (REF130066), LRPWP Task Nos. 76 & 77**

The General Plan Amendment Process Ordinance implements General Plan policy. The ordinance enacted Chapter 21.91, General Plan Amendments, providing a process to make amendments to the Monterey County General Plan consistent with the policy directions set forth in General Plan Policies LU-9.6 and LU-9.7. Adoption of this ordinance created a process for twice yearly consideration of amendments to the 2010

General Plan. It applies only in the inland area of the County. The Planning Commission recommended approval of the ordinance during the May 28, 2014 meeting, and the Board of Supervisors adopted the ordinance on August 8, 2014.

♦ **Proof of Access Ordinance (Private Roads/Easements [PLN060127 – Inland] & [REF130084 – Coastal]), LRPWP Task No. 110**

In 2005, the Board of Supervisors directed RMA – Planning staff to develop regulations for projects with access via a Private Road to avoid access disputes at public hearings (Board Referral # 2005.0). Later, Policy C-3.6 of the 2010 General Plan was adopted. That Policy requires establishment of regulations for proof of access as part of any development application. Staff met on numerous occasions with stakeholders and a Board Subcommittee to develop the ordinance. The ordinance was discussed at four different Planning Commission hearings and two Board hearings before the item was continued for additional outreach and stakeholder meetings. Two additional stakeholder meetings were held before returning to the Planning Commission for a recommendation on July 9, 2014. On August 26, 2014 the Board of Supervisors adopted the Proof of Access ordinance for the Inland areas and adopted a resolution of intent to approve the coastal ordinance. The Coastal Proof of Access ordinance was submitted to the California Coastal Commission for certification on November 21, 2014. Staff is currently working with Coastal Commission staff to get the coastal ordinance before the Coastal Commission for certification. Following Coastal Commission certification, the ordinance will be brought back to the Board of Supervisors for adoption.

♦ **Whispering Oaks Rezoning, LRPWP Task No. 119**

In 2009, Monterey-Salinas Transit (MST) in collaboration with the Redevelopment Agency of Monterey County, applied for a subdivision and rezoning on the former landfill property in Fort Ord. Ultimately, the Board repealed the rezoning and rescinded approval of the subdivision. Subsequently, the Board of Supervisors provided direction to staff to consider rezoning the property to open space (Board Referral Nos. 2012.02 and 2013.15). This property is owned by the Monterey County Successor Agency. Consequently, there are currently a number of moving parts with regard to land use and zoning in Fort Ord. Staff has provided status reports on this task and similar tasks to the Fort Ord Subcommittee since the referral. Processing of this referral is dependent upon the results of the Department of Finance Review of the Successor Agency's Long Range Property Management Plan, potential revisions to the Fort Ord Master Plan due to the lack of a consistency determination from the Fort Ord Reuse Authority (FORA) Board, and the FORA Reuse Plan Reassessment process. Staff is currently considering options for appropriate zoning designations in all of Fort Ord.

♦ **Mills Act Program (REF130101); LRPWP Task No. 92**

Policy PS-12.6 of the 2010 General Plan requires the County to support incentives that help to preserve historic and cultural resources including the Mills Act (Policy PS-12.6) and to identify and pursue revenue sources that provide funds for the restoration and enhancement of historic resources (Policy PS-12.7). The Mills Act Program was adopted by the Board on April 8, 2014. The Mills Act ordinance added Chapter 18.28 to the

Monterey County Code to establish an on-going program which allows the County to enter into a contract with owners of qualified historic properties for the preservation, restoration, and maintenance of the historic properties in exchange for preferential property tax assessment. The Mills Act Ordinance followed a “Pilot Mills Act Program” that expired in 2012. The ordinance was drafted in coordination with a subcommittee of the Historic Resources Review Board and recommended for approval by the Review Board prior to introduction and adoption of the ordinance at the Board of Supervisors.

♦ **Fort Ord General Plan Consistency Analysis (REF130071) LRPWP Task No. 144**

All local actions affecting territory on the former Fort Ord military base are required to be submitted to the Fort Ord Reuse Authority for a “Consistency Determination”. In 2010, the County adopted a new General Plan that included some updates to the Fort Ord Master Plan. After discussions with FORA staff, RMA staff brought a resolution to the Board of Supervisors in 2013 that contained findings that the General Plan action was consistent with the Base Reuse Plan. Following Board adoption of that resolution, staff worked with FORA staff through the consistency determination process. On February 13, 2014, after several hearings, the FORA Board could not come to a consensus on the 2010 General Plan consistency determination, with a tie vote on the Consistency determination. Consequently, the 2010 General Plan has not been found consistent by the FORA Board, and staff continues to explore options for how to proceed given the status of the Plan in Fort Ord.

♦ **Minor Amendment Process (REF130068) LRPWP Task Nos. 121 & 138**

The purpose of the Title 21 Minor Amendments Ordinance was to provide a process to make minor amendments to land use entitlements already approved and issued by RMA-Planning. It added new subsections to Section 21.70 (Administrative Permits), Section 21.74 (Use Permits), and Section 21.76 (Combined Development Permits) of Title 21 (non Coastal Zoning Ordinance), establishing a process similar to the one that already existed in Title 20 (Coastal Zoning Ordinance). The Planning Commission recommended approval of the ordinance at its December 11, 2013 meeting, and the Board of Supervisors adopted the ordinance on January 14, 2014.

♦ **AMBAG Regional Growth Forecast (REF130008), LRPWP Task No. 112**

The purpose of this coordination effort with AMBAG was to provide County oversight and input into the process of developing AMBAG’s Regional Growth Forecast. This coordination also involved discussion of AMBAG’s Sustainable Communities Strategy. AMBAG adopted both on June 11, 2014.

Although target timelines were established in the General Plan for some implementation measures, these timelines did not anticipate the complex process of conducting extensive public involvement and outreach. The following tasks have are anticipated to be completed by summer of 2015 through the summer of 2016.

General Plan Amendments No. 3 (REF150010), Settlement Agreement, LRPWP Task No. 166

As a result of recent Settlement Agreements with LandWatch Monterey County and The Open Monterey Project, General Plan amendments are being processed to the Planning Commission starting in February 2015 and are expected to be before the Board of Supervisors in April 2015. If the amendments are adopted as currently proposed, a reprioritization of the following tasks would occur as substantial ordinance work will need to be completed within 12 months.

Cultural Resource Protection Guidelines (REF110065), LRPWP Task No. 10, 20 & 68

Policy LU-9.2 requires the adoption of guidelines to implement cultural resource protection, along with a resource inventory and data recovery program and standards for the preparation of surveys relative to natural resources as they relate to cultural resources. Policies OS-8.5 and OS-8.7 requires the establishment of a technical advisory committee consisting of appropriate tribal representatives and qualified archaeologists to provide assistance to county staff in determining how to best address monitoring and site treatments. In 2011, staff began working with local Archaeologists and tribal representatives to prepare draft documents to implement the General Plan policies relative to cultural resource protection. Since that time, staff has conducted over 15 meetings including eight (8) stakeholder meetings, two (2) Planning Commission (PC) workshops and five (5) public hearings. After years of public outreach based on direction received at PC workshops along with numerous meetings with technical experts, a draft Ordinance is scheduled to be considered by the Board of Supervisors in April 2015. The Planning Commission recommended approval of the ordinance by a vote of 8-2 at its February 25, 2015 meeting.

Hazard Mitigation Plan (HMP)(Emergency Plan/Procedures)(REF130070), LRPWP Task No. 59

Policies S-5.1, S-5.2, S-5.3, S 5.5 & S- 5.6 require the preparation of Emergency Plans that provide a coordinated and effective response to emergency and disaster events within Monterey County. The 2013-2014 plan update process is being led by Monterey County's Office of Emergency Services, with technical assistance from consultant AECOM, and through a collaborative partnership with the National Oceanic and Atmospheric Administration (NOAA), Federal Emergency Management Agency (FEMA), and National Association of Counties (NACo). The process includes an update to all elements in the existing plan to better reflect current conditions, along with the incorporation of new information to help address the potential long-term effects of climate change and sea level rise. The plan update is being guided by a multi-jurisdictional planning team that includes representation from participating communities

and other key stakeholders, and will be informed through a sustained public outreach and engagement strategy. The plan update is scheduled to be completed in 2015.

Capital Improvement Program (CIP) GP Consistency (REF130106), LRPWP No. 152

The Annual CIP is a five year program of proposed projects submitted by County departments that outlines priorities for development associated with funding sources for new facility construction, infrastructure maintenance, procurement and installation of equipment and Information Technological improvements. Government Code Section 65401 requires the County's CIP be submitted to the Planning Commission for review and report to the Board of Supervisors on the conformity with the adopted general plan. The proposed budget for the CIP is scheduled to be considered before the Capital Improvement Committee in March 2015 and the Budget Committee in April 2015. Subsequently, the program is expected to be considered by the Planning Commission in May 2015.

Housing Element Ordinances (REF100044 - Coastal), LRPWP Task Nos. 124 - 129

Housing Element Policies require updates to zoning regulations. Those regulations have been adopted for the non-coastal area of the County, and the coastal zone regulations have been revised following modifications recommended by Coastal Commission staff. The Planning Commission held a hearing on the proposed Coastal housing regulations on February 25, 2015 and continued the hearing to May 27, 2015 in order to allow Land Use Advisory Committee review.

Development Evaluation System (REF120030), LRPWP Task No. 35

Community Areas, Rural Centers and Affordable Housing Overlay Districts are identified as areas of top priority for future development. Outside of those areas, Policy LU-1.9 of the General Plan requires a Development Evaluation System be established to provide a systematic, consistent, predictable and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments that will have the equivalent or greater impact regarding traffic, water or wastewater. Over the past three years staff has been working to develop the evaluation system and has received input from various stakeholders. In July 2013, staff conducted a Planning Commission workshop and received additional input from the public and direction from the Planning Commission to be incorporated in the preparation of the evaluation system. A second Planning Commission workshop was conducted in February 2015. The public requested additional discussion with staff and the Commission directed further outreach to stakeholders primarily to resolve agricultural development in relation to the policy. Staff is going to the Agricultural Advisory Committee in March and will continue stakeholder outreach and return to the Planning Commission in spring 2015.

Water and Energy Efficient Landscape Ordinance (REF110056), LRPWP Task No. 42, 47 (portion), 61, 89, 97

Water conservation is critical to Monterey County and its residents, and landscaping is a key area where this can be achieved. Requiring installation and maintenance of landscape

designs that use less water will result in water conservation. There are six General Plan policies that are related to landscaping and landscape activities, and adoption of a Landscape Ordinance will result in the implementation of those policies. The main principles of four policies (PS-2.8; PS-3.11; PS-3.12; and OD-5.6) are potable water conservation and ground water recharge. Implementation of these policies will require planting with low water use, drought tolerant, and native or native compatible vegetation; designing irrigation systems to be water efficient; and incorporating Low Impact Development landscape techniques to capture and maintain stormwater onsite. Implementation of Policies OS-5.14 and S-2.4 require the encouraging, exclusion, and eradication of invasive plants and incorporating the use of fire-resistant plants. In addition to the General Plan policies, state law, the “State Water Conservation in Landscaping Act” requires local jurisdictions to either adopt the State Model Water Efficient Landscape ordinance, or a local ordinance that is equally effective in water conservation. Staff has drafted a Water and Energy Efficient Landscape ordinance and an accompanying design manual that incorporates the requirements of the General Plan and state law. The ordinance was brought before the Planning Commission at workshops on December 12, 2012 and April 9, 2014. Input and comments were received by the public and commission. Due to the technical nature of the regulations, the design manual was distributed to local landscape architects, contractors and nurseries for review and input. The Planning Commission considered a draft ordinance on February 11, 2015 and recommended minor changes. Staff is currently developing the final draft of the ordinance and manual and will return to the Planning Commission on March 25, 2015 for recommendation to the Board of Supervisors.

Zoning Maps Update (REF140023), LRPWP Task No. 44

In June of 2014, staff began updating the inland zoning maps for consistency with the land use designations of the 2010 General Plan. This task also requires amendments to the inland zoning ordinance (Title 21) to develop new zoning districts and overlay districts that were established by the 2010 General Plan. The zoning maps update will modernize the official zoning maps from a physical set of maps to an electronic mapping technology known as Geographical Information Systems. A workshop was held at the Planning Commission on December 10, 2014 to provide the Commission with a summary of these proposed changes. The Title 21 ordinance amendments are being developed, and staff intends on conducting stakeholder outreach in spring of 2015.

County Traffic Impact Fee (REF130108), LRPWP Task No. 11

Policies C-1.2.c and 1.8 requires the preparation of a Traffic Impact Fee Program. In February 2014, a Nexus Study was completed and presented to the Planning Commission and the public for review and discussion. The study identifies the transportation projects to be funded by the fee program, the fees to be implemented and documents the relationship between anticipated development impacts and fee rates. The Nexus study has been completed, and an ordinance establishing the fee is being drafted. Hearings on the program and ordinance are expected in Spring 2015.

Carmel Valley Traffic Improvement Program (CVTIP)

Policy CV-2.18 requires the CVTIP to be completed within 12 months from the adoption of the General Plan. On December 13, 2011, the Board of Supervisors approved a PSA with Kimley-Horn & Associates, Inc to assist in the completion of the Carmel Valley Transportation Improvement Program Traffic Analysis Fee Calculation along with the environmental analysis. The implementation of the updated CVTIP was delayed due to the litigation of the 2010 General Plan. However, Kimley-Horn & Associates, Inc is currently under contract, and the work should be completed in 2015.

Lighting Criteria (REF130036), LRPWP Task No. 37

The 2010 General Plan Land Use Element Policy LU-1.13 directs staff to develop lighting criteria in the form of enforceable design guidelines for the inland portion of Monterey County. General Plan policies Carmel Valley (CV) 3.16 and 3.17, and Toro (T) 3.2 are policies to prevent offsite glare for activities and street lighting in Carmel Valley and require additional controls to preserve scenic areas in Toro, respectively. In March of 2013, staff began researching state and county regulations relevant to lighting controls, lighting and shielding techniques, and dark sky initiatives. This topic has been internally scoped and presented to the Streamlining Task Force in September and October of 2013. Staff also met with the Monterey Institute for Research in Astronomy and discussed lighting with a ranger at Fremont Peak State Park. On December 11, 2013 a public workshop was held at the Planning Commission and staff recommended that Design Guidelines should be developed to explain how to achieve proper lighting, and amendments to Title 21 (inland zoning) should be sought to enforce the Design Guidelines. The Design Guidelines and ordinance amendments are under development and will return to the Planning Commission in spring of 2015.

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

Policies OS-10.11 and C-3.1 require the County to adopt strategies for the reduction of greenhouse gas emissions and adopt measures to protect air quality. A Municipal Climate Action Plan that addressed county facilities was adopted by the Board of Supervisors on November 5, 2013. A Community Climate Action Plan is now being worked on to expand those techniques to private development. A stakeholder outreach plan is being presented to the Board Alternative Energy and Environment Committee in March 2015, after which stakeholder outreach to develop the plan will commence.

Agricultural Buffer Ordinance (REF130045), LRPWP Task No. 43

Policies AG 1.2 and LU-2.8 require the protection of agricultural land from adjacent land uses. Staff will attend Agricultural Advisory Committee in March followed by stakeholder meetings. We expect that Planning Commission workshops will be held in summer 2015.

Historic Preservation (REF110066), LRPWP Task No. 72

Policies PS-12.1, CV-3.13, GS-1.4, 3.3 and 3.4, and NC 3.6 require the adoption of a preservation plan and ordinance, committees to review resources, guidelines for development in Spreckels, protection of resources in Spreckels and Boronda, and to

ensure resources are protected within the Historic Resources zoning district. Staff has been working with a subcommittee of the Historic Resources Review Board and expects to take a draft ordinance to the full HRRB in May 2015. After that, a recommended ordinance will need to be considered by the Board of Supervisors.

Discretionary Permit Process for Well Ordinance (REF120022), LRPWP Task No. 32, 33, 34 & 111

The 1982 and 2010 General Plans along with the Certified Local Coastal Plan includes, technical criteria and land use regulations that address wells. Policies PS-2.4, 2.5, 3.3, 3.4, 3.5 & 3.9; CV-3.20; NC-3.8 & 5.4 of the 2010 General Plan addresses regulations for new wells, water quality testing of individual domestic wells, criteria for high capacity wells and long-term sustainable water supply. The Monterey County Code Chapter 15.8 and Titles 20 and 21 need to be updated to implement policies of the 2010 General Plan and address the unique conditions of Monterey County. Since 2011 staff has been working with the Environmental Health Bureau, County Water Resources Agency, and County Counsel and initially with EMC Planning Group Inc. technical consultants. Staff has facilitated multiple stakeholder meetings and numerous Planning Commission and Board of Supervisor workshops. At the October 22, 2013 Board of Supervisor workshop, staff was directed to again meet with industry stakeholders in an effort to resolve issues raised at the workshop. Staff has been participating in those meetings.

2014 Housing Element Update (REF140087), LRPWP Task No. 132

The 2015-2023 Housing Element is the fifth cycle Housing Element update for Monterey County. The deadline for adoption is December 2015. In July 2014, a Professional Service Agreement was secured with Veronica Tam & Associates, Inc. An Update to the County's Housing Element is currently being prepared and will be heard by the Planning Commission and the Board of Supervisors in 2015 with the intent to submit it to the State Department of Housing and Community Development in late 2015.

Solar Ordinance (REF130045), LRPWP Task No. 48

Policy OS-10.13 requires the identification of appropriate sites for energy production and the development of regulations to implement general plan policies and protect important resource areas. A workshop was conducted with the Planning Commission to gather input from the Commissioners and the public. A second workshop will be held before the Planning Commission in spring 2015, after which ordinance development will commence.

Local Agency Management Program (LAMP). LRPWP Task Nos. 54 & 55

Policies PS-4.8, PS-4.10, PS-4.12 & CV-5.5 as well as the Basin Plan require the development of an On-site Wastewater Management Plan (OWMP) that includes a Local Agency Management Program (LAMP). Technical assistance has been secured from the Wallace Group. Environmental Health Bureau is taking the lead and is intending to take it to the Board of Supervisors in 2015. In accordance with state law we intend to submit the LAMP (OWTS regulations) to the Regional Board by June 2015.

Conservation Strategic Plan (REF120060)[Biological Cluster], LRPWP Task No. 9, 25, 26, 27, 28, 29 & 69

In 2013 RMA staff presented a concept to the Board of Supervisors for a more comprehensive approach to addressing the biologically related tasks. Seven tasks have been combined into a "biological cluster" grouping and stakeholder outreach and

ordinance development will occur over the next several months. Technical assistance is being provided by consultants, EMC Planning Group. If the General Plan Amendments, currently being considered by the County, are adopted then relevant ordinances pursuant to policies PS – 3.1 (relating to long term sustainable water supply), OS - 3.5 (relating to Agriculture and the conversion of uncultivated land on slopes greater than 25%), OS - 3.1 (relating to Best Management Practices regarding erosion control), OS-3.9 (relating to a program to address cumulative hydrologic impact of the conversion of hillside rangeland to cultivated croplands), OS-5.16 (relating to biological report requirements), OS-5.24 (relating to wildlife corridor/linkages and the addition of an illustrative wildlife corridor map to the 2010 General Plan);and amend the Agricultural Winery Corridor Plan and Glossary will become high priority.

Tracking System (REF120031), LRPWP Task No. 16

Policy LU 1.20 requires the preparation of a tracking system to monitor development build-out, based on specific land use/density designations, as identified in the adopted area plans of the 2010 General Plan. In addition, there are several policies that limit development and therefore need to be tracked. For instance, Carmel Valley Master Plan policies CV-1.6 and CV-1.15 cap residential and visitor serving developments, and the Agricultural and Winery Corridor Plan limits certain winery related development. Therefore, staff has created a tracking system that incorporates all limited development, updating the information periodically. In October 2012, the tracking system was presented to the Board of Supervisors. The current year effort relates to developing the program for identifying the tracking interval and the reporting process. An annual report shall be presented to the Planning Commission.

Conclusion

The summary above, in association with the LRPWP (Attachment B, Exhibit 1), outlines the achievements, work in process and lays out the Long Range Planning Work Program. Over 78 General Plan Implementation tasks are being refined with land use departments/agencies, Land Use Advisory Committees, stakeholders and interested citizens. The Long Range Planning Work Program Summary Matrix (Exhibit 1) indicates the task number, task description, policy reference with required completion dates, as directed in the General Plan, of the various ordinances, plans and programs to be completed. Citizens in Monterey County present a very diverse range of opinions so the ability/time to complete these tasks depends on discussing and addressing competing interests. To manage and report the progress on the implementation of the plans, programs and ordinances, staff developed a Long Range Planning Work Program Summary Matrix. A total of 23 tasks were completed during the 2014 calendar year: 9 General Plan implementation, 13 Referrals and one Local Coastal Program (LCP); 108 tasks are currently being processed 78 General Plan implementation, 16 Referrals and 14 LCP with 30 items tentatively scheduled for hearings and workshops. Since the adoption of the Long Range Planning Work Program, 55 tasks have been completed to include 31 General Plan implementation, 19 Referrals and five (5) LCP tasks.

Housing

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

On October 4, 2005, the Board of Supervisors approved entitlements to allow development of the East Garrison area within the former Fort Ord Army Base. The Plan consists of a specific plan that would allow mixed use zoning districts; the creation of parcels, approximately 1400+/- dwelling units, commercial and public uses, public facilities, and the development of design criteria.

The East Garrison Community includes three phases of development along with a Town Center. Since its approval in 2005, the Final Map for Phase I has been recorded and horizontal construction (Phase I - Subdivision improvements) have been completed and those improvements have been accepted by Monterey County and a Community Service District developed. Vertical development of Phase I is ongoing and began with construction of Manzanita Place, a 65-unit low income apartment complex which includes two children play areas, a community building, and one on-site manager unit. Construction of Manzanita Place was completed in 2013 and residents now occupy the complex. Single family dwellings are currently being constructed by Benchmark Communities, the sister company of the Master Developer, Union Community Partners. 60 building permits for single family dwellings have been issued with over half obtaining finals. 60 additional building permits are currently being reviewed.

Approval of the Final Map for the second phase (Phase II) was considered by the Board of Supervisors in February 2015. Phase II contains the largest amount of housing units (471). Phase II, located just south of Phase I, separated by Lincoln Park and Sherman Ave contains the first community facility and Fire Station in the development.

There were no new units added in this calendar year.