

Attachment A

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Exhibit 1 - 2020 Annual Report Summary Matrix (April 2020 –March 31, 2021)

Attachment A

Annual Progress Report for the Monterey County 2010 and 1982 (coastal) General
Plan Implementation:

Exhibit 1 – 2020 Annual Progress Report and Summary Matrix
Exhibit 2 – 2020 Annual Housing Element Progress Report

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Exhibit 1 Annual General Plan Progress Report and Summary Matrix

Introduction

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

A total of **56** General Plan tasks have been in process since the adoption of the 2010 General Plan.

Background

- 1965: Monterey County’s first adopted General Plan
- 1982: Comprehensive update to the County’s General Plan adopted, including 12 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
 - January 26, 2016 - 2015-2023 Housing Element adopted; HCD certified the Housing Element on May 10, 2016
- October 26, 2010: Monterey County Board of Supervisors adopted the 2010 General Plan (GP) for the non-coastal unincorporated areas of the County.
- November 26, 2010: the 2010 General Plan became effective.
- January 25, 2011: The BOS adopted a General Plan Implementation Work Program addressing policies that require the drafting of over 100 new ordinances, plans and programs to implement the goals of the General Plan. Staff estimated this would be a multi-year program, with a cost of about \$8 million. The process involves interdepartmental coordination, obtaining technical information from county consultants, and scoping with stakeholders through extensive public outreach.
- December 13, 2011: Board of Supervisors approved a Professional Services Agreement (PSA) with EMC Planning Group Inc. to provide technical support for development of certain priority GP implementation documents for an amount not to exceed about \$1 million through June 30, 2015. Since the approval of the PSA staff has submitted budgetary updates to the Board regarding consultant expenditure.
- In response to settlement agreements related to litigation over the General Plan EIR, General Plan Amendments were adopted in 2013 and are described below in the Litigation section.

2010 General Plan

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:

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- Land Use Element (LU); adopted 10/26/2010
- Circulation Element (CIRC); adopted 10/26/2010
- Conservation and Open Space Element (C/OS); adopted 10/26/2010
- Safety Element (S) (Note: Includes Noise Element); adopted 10/26/2010
- Housing Element 2015-2023, adopted 01/26/2016, certified by HCD 05/10/16
- Public Service Element (PS); adopted 10/26/2010, amended 02/12/13
- Agriculture Element (AG); adopted 10/26/2010
- Economic (ED); adopted 10/26/2010

Area/Master Plans for the following Planning Areas:

- Cachagua Area Plan (CACH); adopted 10/26/2010
- Carmel Valley Master Plan (CV); adopted 10/26/2010, amended 2/12/13
- Central Salinas Valley Area Plan (CSV); adopted 10/26/2010
- Greater Monterey Peninsula Area Plan (GMP); adopted 10/26/2010
- Fort Ord Master Plan (FO); adopted 2001 and certified by Fort Ord Reuse Authority (update to FO adopted 10/26/2010 not certified by Fort Ord Reuse Authority)
- Greater Salinas Area Plan (GS); adopted 10/26/2010
- North County, Inland Area Plan (NC); adopted 10/26/2010
- South County Area Plan (SC); adopted 10/26/2010
- Toro Area Plan (T); adopted 10/26/2010
- Agricultural and Winery Corridor Plan (AWCP); adopted 10/26/2010

Litigation

Following adoption of the 2010 General Plan, four lawsuits were filed in late 2010 against the County challenging the certification of the 2010 General Plan Environmental Impact Report and approval of the 2010 General Plan. The County engaged in settlement negotiations for about two years, resulting in settlement of two of the lawsuits. This settlement agreement resulted in the County adopting amendments to the General Plan (described below).

- 1) Carmel Valley Association, Inc. v. Board of Supervisors of the County of Monterey (Monterey Superior Court case no. M109442); case settled. General Plan amended consistent with terms of the Settlement Agreement (February 12, 2013).
- 2) Salinas Valley Water Coalition et al v. County of Monterey (Monterey Superior Court case no. M109451); case settled. General Plan amended consistent with terms of the Settlement Agreement (February 12, 2013).
- 3) LandWatch Monterey County v. County of Monterey (Monterey Superior Court case no. M109434). Supplemental petition challenging February 12, 2013 General Plan amendment filed March 21, 2013. Settlement Agreement entered in early 2015. The litigation has not been dismissed but is inactive.
- 4) The Open Monterey Project (TOMP) v. Monterey County Board of Supervisors (Monterey Superior Court case no. M109441). Supplemental petition challenging February 12, 2013 General Plan amendment filed March 21, 2013. Settlement Agreement entered in early 2015. The litigation has not been dismissed but is inactive.

The County adopted two General Plan Amendments as a result of the litigation:

County initiated amendment of the Carmel Valley Master Plan pursuant to terms of a settlement

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

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

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

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

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

Fort Ord

The Fort Ord Reuse Authority (FORA) was established by state law in 1994 for the former Fort Ord area. (Government Code section 67650 et seq.) FORA dissolved by operation of law in June 30, 2020. (Government Code section 67700.) While FORA was in existence, FORA adopted the Fort Ord Base Reuse Plan (BRP), and local jurisdictions were required to submit their general plans to FORA for a finding of consistency with the BRP and FORA's plans and policies.

In 2001, Monterey County amended the County's 1982 General Plan to incorporate a Fort Ord Master Plan with relevant sections of the BRP. In 2002, FORA certified that the Fort Ord Master Plan is consistent with the BRP. In 2010, the County adopted an updated Fort Ord Master Plan as part of the 2010 General Plan, but the Fort Ord Reuse Authority had a tie vote on whether the 2010 Fort Ord Master Plan was consistent with the BRP. Accordingly, that 2010 Plan was not certified by FORA.

General Plan Implementation

Since the adoption of the 2010 General Plan, 56 ordinances, plans and programs have been implemented or adopted. In 2020 for the reporting period, the items listed below have been in process. The 2020 Annual Report Summary Matrix, attached as Exhibit 1, indicates the work completed in 2020 on specific General Plan tasks, the corresponding policy references and the next steps to take on these specific tasks.

In 2019, the County retained Citygate Associates, LLC (Citygate) to conduct a review of the County Resource Management Agency (RMA) with the objective to review current conditions, evaluate existing and future service demands, and analyze opportunities for organizational changes and process improvements to enhance customer service and stakeholder satisfaction. On July 28, 2020, the Board of Supervisors accepted the July 22, 2020 Citygate report including seventy-six (76) proposed recommendations. The Board authorized the County Administrative Officer (CAO) to reorganize the RMA by creating two (2) separate departments: Housing and Community Development Department (HCD) and Community Services Department (CS). The new Department of Housing and Community Development was created on November 30, 2020. Key among the recommendations of the Citygate Report is direction to implement the remaining tasks and policies of the 2010 General Plan. To implement this task, a five-year General Plan Implementation Program is proposed. The Program is modeled on the Five-Year Capital Improvement Plan, which allocates projects over a five-year timeframe, and allocates priority projects and funding to the first year. Approximately \$1,000,000 in state grant funds will be allocated to the 2021 implementation program. Next year's annual report will detail what has been accomplished.

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In addition, new land use application fees adopted in 2020 increased the General Plan Implementation Fee (GPUI) for all land use entitlements. Previously, this fee was a 3% charge of the permit costs. However, after adoption of the new land use fee schedule in 2019, the GPUI was increased to 10%. Funds collected from this fee are intended to use for Long Range Planning resources, such as staff to work wholly on implementation of the General Plan.

2020 Annual Progress Report – General Plan Working Progress Tasks

Mixed Use Ordinance.

Staff completed work on the draft ordinance, and the Planning Commission recommended the ordinance to the Board of Supervisors, who adopted the mixed use ordinance (Ordinance No. 5334) on July 7, 2020. **The Mixed Use Ordinance implements General Plan Policies LU 2.23 and PS 8.7** of the 2010 General Plan. The ordinance amends title 21 (Inland Zoning Ordinance) of the Monterey County Code. It provides for definitions and development standards for the new Mixed Use Zoning District. Where designated, the district will accommodate a mix of residential and commercial uses, with higher residential density (30 units/acre) and allowance of housing options, such as homeless shelters, transitional housing, supportive housing, and affordable housing.

Salinas Valley Zone 2C - Salinas Valley Ground Water Basin Study, LRWP Task No. 155

Amendment to GP Policy PS-3.1 in 2013, resulting from a settlement agreement, included language requiring a 5-year study of the Salinas Valley Groundwater Basin relative to the projected buildout of the General Plan. The County contracted with the Monterey County Water Resources Agency (MCWRA) to provide staffing resources to manage outside consultants (such as US Geologic Service or USGS) for this work. Year 4 (of the 5-year study) work program was provided in 2018. The Salinas Valley Integrated Groundwater and Surface Water Hydrologic Model (SVIHM) being developed by USGS has been delayed and is anticipated to be complete in 2021. This model will enable the County’s recently contracted consultant to complete the Salinas Valley Groundwater Basin Investigation, which is anticipated to be completed in 2021.

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

Policy No. AG-1.12 requires preparation, adoption and implementation of a program that requires projects involving a change of land use designation resulting in the loss of Important Farmland (as mapped by the Department of Conservation (DOC) Farmland Mapping and Monitoring Program) to mitigate the loss of that acreage. In 2016, the County of Monterey RMA-Planning received a Sustainable Agricultural Lands Conservation Program (SALC) grant award from the State of California up to \$182,366. On June 27, 2017, the Board of Supervisors accepted the grant award and issued resolutions of support to the Ag Land Trust for five easement proposals to the California Department of Conservation SALC program. In 2018, a draft workplan was submitted to the state, and the grant was extended to June 2019. The grant was subsequently extended to June 2020 due to lack of County staff resources to implement the work plan. HCD staff and the Department of Conservation have agreed on a further contract extension to implement the related work plan by 2022.

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

Implementation of General Plan Policies OS-5.14 and S-2.4 requires the exclusion and eradication of invasive plants and incorporating the use of fire-resistant plants. In addition to the General Plan policies, the “State Water Conservation in Landscaping Act” requires local jurisdictions to either adopt the State Model Water Efficient Landscape ordinance (MWELo) or a local ordinance that is at least as effective in water conservation. Staff has

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drafted Coastal and Inland Water and Energy Efficient Landscape ordinances and an accompanying design manual that incorporates the requirements of the General Plan and state law. Staff presented the revised ordinance to the Board of Supervisors on October 23, 2018. Staff has held two stakeholder working group meetings as directed by the Board in 2019. These meetings have helped to refine the technical components of the ordinance. Staff anticipates bringing the final draft of the ordinances and implementation manual to the BOS for consideration in 2021.

Development Evaluation System (REF120030), LRWP 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 (DES) be established to provide a systematic, consistent, predictable and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments that will have the equivalent or greater impact regarding traffic, water or wastewater. Staff has been working on developing the evaluation system and has received input from various stakeholders since the adoption of the 2010 General Plan, including multiple workshops with the Planning Commission. Staff held the final Planning Commission workshop on the DES in 2019. The draft DES, as recommended by the Planning Commission, was presented to the Board of Supervisors in August 2020. The Board directed further revisions. In December 2020, California Housing and Community Development advised County staff that the DES policy for 35% affordable housing must be included in a governmental constraints analysis in the County’s Housing Element.

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

This task requires both an update to the zoning maps and the development of new zoning regulations within the inland zoning ordinance (Title 21) to develop new zoning and overlay districts that were established by the 2010 General Plan. Other than the Mixed Use Zoning Ordinance, no progress has been made on this task due to staffing constraints.

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

Community Climate Action Plan. No significant progress was made on the Community Climate Action Plan in 2020. However, in late 2020 the County was notified that it was awarded a \$175,000 grant from the State to provide funding for a two year planning program. Work should commence in 2021. The Board of Supervisors also adopted an amendment to the General Plan policy OS-10.11 to update the policy language concerning the Greenhouse Gas Reduction Plan in line with state targets.

Summary Progress Matrix

Task Description (File No.)	Program Area MCC/Title	Policy Reference Completion Goal/Target Date	Work Completed in 2020	Next Steps
Annual Report (2020) (REF19011)	GP (Inland)	Planning and Zoning Law Gov’t Code Section 65400	2020 Annual Report prepared	Prepare 2021 Annual Report in 2022
Ag Land Mitigation Program (REF160008) (Ag Land Conservation Program)	GP (Inland) Title 21	Ag – 1.12 AB 823	Staff is working with the Department of Conservation to finalize the Ag Land Program.	Finalize contract and development program.
Mixed use Ordinance	GP (Inland) Title 21	LU-2.23 PS-8.7	Adopted, Ord. 5253	

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Community Climate Action Plan (REF120045)	GP	OS-10.11	Grant funding obtained. GP amended per state targets for GHG reductions	Develop RFP and hire consultants.
Salinas Valley Zone 2C Salinas River Groundwater Basin Study BOS Referral #: 2014.0 (REF140088)	GP (Inland) Board Referral	PS-3.1 BOS Referral No: 2014.01 Rep. to the BOS 5 Year Intervals	The Salinas River Ground Water Basin Study is currently still being conducted. The Study is anticipated to be completed in 2021.	Begin implementing policies in accordance with the findings of the study.
Water and Energy Efficient Landscape Ord. (REF110056)	GP / Alternate Energy Countywide	(EECBG)	Staff has held two stakeholder meetings as directed by the Board. Technical components of the Ordinance have been refined.	Final draft ordinance and implementation manual anticipated for Board consideration in 2021.
Update Zoning Classification (Zoning Maps): POR; Urban Reserve (UR) Overlay; Community Plan (CP) Overlay; Resource Conservation (RC) Overlay; AWCP Overlay; STA Overlay; Affordable Housing (AHO) Overlay; Ag Buffers (AB) Overlay; Visually Sensitive (VS) Overlay; Design (D) District; Site Control District (S); CV RD Setback; Urban Residential-Mixed Use; Rural Residential; Ag Support Facilities; Study Area (REF140023)	GP (Inland) Title 21	LU-2.8, 2.12, 2.16, 2.18, 2.24, 2.28, 2.34, 2.35, 3.1, 4.1, 5.1, 6.1,6.2, 9.4; AG-1.7, 2.1, 2.2, 2.9, 3.3; CACH-1.2, 1.3, 1.5, 3.1; CV-1.12, 1.20, 1.22, 1.23,1.25, 1.27, 3.1; CSV-1.1, 1.3, 1.4,1.5,1.6, 1.6, 1.7, 3.1; GMP-1.6, 1.7, 1.8, 1.9, 3.3; GS-1.1, 1.2, 1.3, 1.8, 1.9, 1.13; NC-1.4; T-1.4, 1.7; AWCP-4.4	Due to staff constraints, updates to the zoning maps have remained on hold.	Based on the uncertainty of resources at this time, staff needs to assess priorities for completing this task.
Development Evaluation System (REF120030)	GP (Inland) Title 21	LU-1.19; C-2.4, 2.5; OS-3.5, 3.6, 5.3; S-1.8, 2.7, 2.9, 3.8, 6.5; PS-1.3, 2.3, 3.1, 3.13, 4.5, 4.6; CV-1.6 1 Year (Oct 26, 2011)	Planning Commission recommended approval. Board held hearing and directed staff to make revisions.	Anticipated consideration by Board in 2021

Key	
BOS	Board of Supervisors
CCC	California Coastal Commission
DOC	Department of Conservation
DOF	Department of Finance
GP	2010 General Plan
HEU	Housing Element Update

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LCP	Local Coastal Program
Ord.	Ordinance
Res No.	Resolution Number
SRGBS	Salinas River Groundwater Basin Study

Exhibit 2 Housing Element Annual Report

Housing

2020 Update - East Garrison Housing Development– (PLN030204, Greater Monterey Peninsula Area Plan)

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

The East Garrison Community includes three phases of development along with a Town Center and a Historic-Arts District. Since its approval in 2005, the Final Maps for Phases 1, 2, and 3 have been recorded. Horizontal construction (subdivision improvements) for Phases 1 and 2 has been completed, and vertical construction of new homes is under way. In June 2020, the Board of Supervisors adopted an amendment to the Development Agreement to establish a fee paid upon building permit issuance to replace FORA's CFD Special Tax. The fee funds habitat management on County land within the former Fort Ord and regional traffic improvements. Following is a summary of constructed development through February 2021 at East Garrison.

Phase I – 394 Residential units developed

332 Single Family Dwellings/Townhomes (52 Single Family Dwellings pending construction)
65 Manzanita Place - low income apartments
Two (2) - Neighborhood parks.

Phase II – 349 Residential units developed

405 Single Family Dwellings/Townhomes (22 Single Family Dwellings/Townhomes pending construction)
Lincoln Community Park, a 6-acre park was completed in 2017.
In Phase II a new fire station and two (2) neighborhood parks were completed in 2018. A 65-unit low income apartment complex is anticipated to be completed in 2022, pending funding.

Phase III – 92 Residential units developed

200 Single Family Dwellings/Townhomes in various stages of construction (258 Single Family Dwellings pending construction). Two (2) neighborhood parks were completed in 2018.
A 66-unit low income apartment complex is anticipated to be completed by 2025.

The Final Map and subdivision improvement agreement for Phase 3 were submitted to and accepted by the Monterey County Board of Supervisor on December 12, 2017. Phase 3 infrastructure construction began in 2017. Vertical Construction of Phase 3 began in 2018 and will include the 34,000 square feet commercial Town Center development and park, which are anticipated to be complete in 2021. The developer has sold all existing housing units in Phase III and has an approximately 275 lots left to develop. These lots have multiple products that are undergoing new architecture. New home development is anticipated to pick up again by mid-2022. Future Phase III projects will include the restoration of an Arts-Historic District and a new public library with planned Sheriff field office.

Attachment A - Exhibit 2 Annual Progress Report for the 2015-2-23 Housing Element

The following information summarizes the application, entitlement, building permit and certificate of occupancy activity found in Tables A and A2 of the new reporting format which must be filed electronically online. **(These are preliminary numbers, to be finalized after all 2020 permits have been evaluated.)**

- 61 Units Entitled
 - 48 New SFDs
 - 2 2-4 Unit Multi-Family Units
 - 11 New ADUs

- 276 Building Permits Issued
 - 91 Single Family Dwellings
 - 168 New Multifamily Units – all Employer Sponsored Housing for agricultural laborer.
 - 17 Accessory Dwelling Units

- 183 Certificates of Occupancy Issued/Building Permit Final
 - 147 New SFDs
 - 12 New 2-4 Unit Multi-Family Units.
 - 18 New 5+ unit projects
 - 6 Accessory Dwelling Units

Table B provides summary information from 2015 through 2020 about the County’s progress towards meeting its Regional Housing Allocation Needs (RHNA) obligations, and are summarized here: (Preliminary)

Income Level	RHNA Allocation	Total Units to Date	RHNA Obligation Remaining
Very Low	374	219	155
Low	244	189	55
Moderate	283	35	248
Above Moderate	650	1,310	0
Total RHNA/Units	1,551	1753	458