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2017 Annual Report

Monterey County

2010 General Plan Implementation

Prepared by: Monterey County Resource Management Agency

April 2018

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Prepared by: Monterey County Resource Management Agency (RMA) Planning
Jacqueline R. Onciano, RMA Chief of Planning
oncianoj@co.monterey.ca.us
(831) 755-5193

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 **55** General Plan tasks have been in process during 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:

- 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 (to be replaced by the 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 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).

- 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; 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. Settlement discussions are ongoing.
- 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. Settlement Discussion are ongoing.

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

County 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 County has had continued settlement discussions with LandWatch Monterey County and The Open Monterey Project.

Fort Ord

In 1997, the Fort Ord Base Reuse Plan (BRP) was adopted for the former Fort Ord area. The 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 are 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.

General Plan Implementation

Since the adoption of the 2010 General Plan 55 ordinance plans and programs have been implemented or adopted. In the 2017 for the reporting period of April 2017 to April 2018, the items listed below have been in process. The Long Range Planning Work Program Summary Matrix , attached as Exhibit 1, indicates the status, policy reference and next steps for the remaining General Plan tasks.

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

Policy PS-3.1 provides for

a study on the state of the Salinas River Groundwater Basin (Zone 2C) relative to quantity, quality, drought, groundwater storage and seawater intrusion. An integrated groundwater-surface water hydrogeologic model is being developed to aid in this study. A presentation of initial results from the historical model (1969-2014) was made to the Board of Supervisors (BOS) on July 11, 2017. On December 12, 2017, the BOS approved an amendment to the Joint Funding Agreement between the County and the U.S. Geological Survey. On January 22, 2018 an award letter was sent to the vendor selected to complete an economic and land use forecasting analysis; the scope of work for these tasks is currently being finalized. Continued development of the Salinas Valley Integrated Hydrologic Model (SVIHM) includes significant effort toward refinement of model calibration, extension of the model historical period through 2018, and use of the model to evaluate future water demands of the basin.

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

Policy No. AG-1.12, which 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 submitted a Sustainable Agricultural Lands Conservation Program (SALC) grant application to the State of California DoC and was awarded a grant in an amount up to \$182,366. The grant will supplement staff resources regarding the development of the Agricultural Land Mitigation ordinance. Staff is currently working with the DOC to finalize the contact and development program.

Tracking System/Reporting, Agricultural Wine Corridor Plan (REF120031) & Carmel Valley Unit Count (REF120056), LRWP Task No. 172, 193 & 194

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. The next annual report is scheduled to be presented to the Planning Commission in October 2018.

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 area specific On-site Wastewater Management Plans (OWMP), which have been superseded by a County-wide Local Agency Management Program (LAMP). Environmental Health Bureau has taken the lead in preparing a LAMP for Monterey County that is protective of groundwater, surface and water quality. The Board of Supervisors approved the LAMP on April 3, 2018. The locally-approved LAMP will be presented for approval to the Central Coast Regional Water Quality Control Board on May 10, 2018. Staff will begin implementing the intent and policies of the LAMP the day following its approval and return to the Board of Supervisors within 18 months with proposed amendments to Monterey County Code Chapter 15.20, to make it congruent with the approved LAMP and with an administrative manual. EHB will provide an update to the Board of Supervisors and Central Coast Water Board every six months during this interim period.

Water and Energy Efficient Landscape Ordinance (REF110056), LRWP 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 storm water onsite.

Implementation of Policies OS-5.14 and S-2.4 require the encouraging the 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 (MWELO) or a local ordinance that is at least as effective in water conservation. Staff has 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. The ordinances were 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 the draft ordinances and recommended approval to the Board of Supervisors on March 25, 2015. On April 15, 2015, the Governor of the State of California issued Executive Order B-29-15 revising the MWELO, resulting in the need for staff to revise the proposed ordinances. Staff revised the ordinances accordingly, and the ordinances were introduced at the Board of Supervisors on February 23, 2016. The Board of Supervisors directed further consultation with the interested public, and staff was scheduled to present a status

update to the Board multiple times in 2016. In 2017, due to competing priorities the Board schedule did not allow the item to be heard. Staff intends to present the final Coastal and Inland Water and Energy Efficient Landscape ordinances and accompanying Landscape Manual for consideration and approval in the summer of 2018.

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. Over the past three years staff has been working on developing the evaluation system and has received input from various stakeholders. In February 2015, a second Planning Commission workshop was conducted. 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. As a result, a DES Focus Group was created. Staff held three meetings with the group in late 2015 and early 2016 and conducted a Planning Commission workshop on November 29, 2017. Staff is returning to the Planning Commission Spring 2018. Presenting the DES to the Board of Supervisor in 2018 is a priority for staff.

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. Staff is currently revising these draft regulations to incorporate comments received from the Planning Commission and the Housing Advisory Committee.

County Traffic Impact Fee (REF130108), LRWP 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. Originally hearings were anticipated to take place on the program and ordinance in 2017. However, the priority shifted to updating and re-adopting Title 12 of the County Code, which occurred in Aprils 2018. Staff is now turning back to the Countywide traffic fee program and aims to move it forward in 2018.

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

Policy OS-10.11 requires the County to adopt a greenhouse gas reduction plan with a target to reduce emissions by 2020 to a level that is 15% less than 2005 emission levels. With assistance from the Association of Monterey Bay Area Governments (AMBAG), an inventory of 2005 baseline emissions has been completed. Staff has forecasted 2020

emission levels based on a Business as Usual scenario, assuming no efforts are made to reduce emissions. RMA staff has lead stakeholder outreach efforts. Public meeting and an online poll was posted on the County web-site to obtain feedback from the public the importance of climate change and get ideas/suggestions on how to address climate change. A focus group was formed to develop a list of reduction measures for inclusion in the plan. A contract proposal from ICF International has been received to prepare a model and detailed analysis of reduction measure costs and benefits to complete the Community Climate Action Plan. Once completed staff will manage the preparation of the CEQA document and processing through hearings. No significant action has taken place on the Community Climate Action Plan (CCAP) as staff resources shifted. Staff has maintained the contract with ICF International and aims to move the CCAP forward in 2018 and continue the efforts in 2019.

Conclusion

Since the adoption of the Long Range Work Program, 55 General Plan tasks have been completed.

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 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, 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 and 2 have been recorded, horizontal construction (subdivision improvements) for both phases have been completed, and vertical construction of new homes is under way.

Phase I – 394 Residential units developed

2016 - Constructed Development:

293 Single Family Dwellings/Townhomes (36 Single Family Dwellings pending construction)

65 Manzanita Place - low income apartments

Two (2) - Neighborhood parks.

Phase II – 331 Residential units developed

2016 -17 Constructed Development:

261 Single Family Dwellings/Townhomes (70 Single Family Dwellings pending construction)

Lincoln Community Park, a 6-acre park was completed in 2017

In Phase II, a 65 unit low income apartment complex, new fire station and two (2) neighborhood parks are scheduled to be completed in 2018

Phase III

The Final Map and subdivision improvement plans for Phase 3 was 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 will begin in 2018, and will include 533 dwelling units, the 34,000 s.f. commercial Town Center development and park, the Historic-Arts District, an additional neighborhood park, and a new public library.

Exhibit 1

2010 General Plan Implementation Long Range Work Program Summary Matrix

April 2018

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
BOARD OF SUPERVISORS (BOS): In Process					
Δ GP Countywide Title 15 AAC	54	Local Agency Management Program (LAMP) [AKA On-Site Wastewater Management Plan (OWMP)]	PS-4.12; CV-5.5, PS-4.8, 4.10	The BOS approved the LAMP on April 3, 2018	Presented to the Central Coast Regional Water Quality Control Board on May 10, 2018.
Δ GP Countywide Title 15 AAC	55	LAMP Criteria	PS-5.3	(See Task No. 54)	~
Δ GP Inland	208	Annual Report (2017) (REF180006)	Planning and Zoning Law Gov't Code Section 65400	May 2018	April 2019 Annual Rpt.
GP Inland Title 21	154	Ag Land Mitigation Program (REF160008) (Ag Land Conservation Program)	AG - 1.12 AB 823	2016 received Sustainable Ag Land Conservation Grant (\$182,366)	Currently working with the DOC to finalize contract and development program
GP Inland Title 21	21	Ag Conversion Mitigation Program (REF130046)	AG-1.12; GS-6.1	(See Task No. 154)	~
GP Inland	196	Carmel Valley Traffic Rpt.	CV-2.17 Five-year interval January 2018	In January 2018 RMA Public Works combined the Annual & Five yr. Reports (See Task No. 172 & 195)	Annual Rpt. October 2019

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

	Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
Δ	Board Referral GP Inland	192	Salinas Valley Zone 2C Salinas River Groundwater Basin Study BOS Referral #: 2014.0 (REF140088)	PS-3.1 BOS Referral No: 2014.01 Rep. to the BOS 5 Year Intervals	(See Task No. 79)	CAO, RMA & WRA Prepare SRGBS study/report per PS-3.1 Working with consultants
Δ	GP Inland Title 16 AAC	17	Alternative Water Source Plan	PS-3.14 5 Years (Oct 26, 2015)	(See Task No. 192)	
Δ	GP Public Services (Env) Inland	79	Working Group for expansion of the Salinas Valley Water Project (SVWP)	PS-3.15 5 Years (Oct 26, 2015)	(See Task No. 192)	
Δ	Board Referral GP Inland	166	General Plan Amendment No. 3 Settlement of Litigation (REF150010)	OS-5.16, OS-5.21,OS-5.22, & OS-5.24	Further continuance in 2016 and 2017	In settlement discussions
Δ	Board Referral GP Inland	167	Monterey County Wildlife Corridor/Linkage Illustrative Map (REF150010)	OS-1	(See Task No. 166)	~
Δ	GP Alternate Energy Countywide	97 FOWP 10	Water and Energy Efficient Landscape Ord. (REF110056)	(EECBG)	~	Staff aims to return to the BOS in 2018
Δ	GP Inland Title 21	42 (See Task No. 97)	Invasive Plant Policy and Procedures (REF110056)	OS-5.14	(See Task No. 97)	~

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
Δ GP Public Services Countywide Title 15 AAC	61 FOWP 15	Water Conservation Ord. (Urban, Ag, recycling)	PS-3.10, PS-3.11, & PS- 3.12; CV-5.3	(See Task No. 97)	~
Δ GP Countywide Chapter 18.10	89	Fire Resistant Plant List (REF110056)	S-4.28; OS-5.14	(See Task No. 97)	~
PLANNING COMMISSION (PC): Hearings and Workshops					
Δ GP Inland Title 21	35	Development Evaluation System (REF120030)	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)	Nov 29, 2017 PC Workshop	PC Spring 2018 Presenting to the BOS is a priority of the RMA
Δ GP Inland Title 21	44 FOWP 1	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)	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	~	RMA aims to complete in 2018

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
Δ GP Title 19 & 21	12	County Traffic Impact Fee (REF130108)	C-1.8 18 Months (April 26, 2012)	(See Task No. 30) (Note: Interim fee until CTIF is adopted.)	RMA & RMA Public Works aims to complete in 2018
GP Title 21 Inland	38	Ridgeline Development Criteria (REF130052)	OS-1.3, 1.4, 1.5	~	TBD
GP Alternate Energy Inland Title 21	96	Wind Turbine (Small-Scale) Ord. (REF110055)	OS-10.13 (EECBG)	~	TBD
Under Preparation & Public Outreach					
Δ GP Alternate Energy Countywide	14	Community Climate Action Plan & Greenhouse Gas (GHG) Reduction Plan (REF120045)	OS-10.11: C-3.1 (EECBG) Mitigation Monitoring & Reporting Plan (MMRP) 2 Years (Oct 26, 2012)	~	Initiatives under review prepared with Community Focus Group under review
Δ GP Inland Title 21	43	Ag Buffer Ord. (REF130045)	AG-1.2; LU-2.8	March 26, 2015 AAC for Direction	TBD
GP Inland Title 21	72	Historic Preservation Plan/Ord. Update (REF110066)	PS-12.1; CV-3.13; GS-1.4, 3.3, 3.4; NC-3.6	March 7, 2014 Draft Ord. out for review HRRB	TBD
GP Countywide Chapter 15.08	32 FOWP 15	New Well Testing Ord. (REF120022)	PS-2.4, 2.5 BOS Referral No: 2012.10	Oct 22, 2013 BOS Direction	TBD
GP Countywide Chapter 15.08	33	New Well Ord. (REF120022)	PS-3.4; NC-3.8; CV-3.20 BOS Referral No: 2012.10	Oct 22, 2013 BOS Direction	TBD

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
GP Public Services Countywide Chapter 15.08	34	High Capacity Well Assessment (REF120022)	PS-3.4 BOS Referral No: 2012.10	Oct 22, 2013 BOS Direction	TBD
GP Inland (CV, NC) Title 21	111	Discretionary Permit Process for Well Ord. (REF120022)	CV-3.20, NC-3.8, NC-5.4 BOS Referral No: 2012.10 1 Year (Oct 26, 2011)	Oct 22, 2013 BOS Direction	TBD
GP Inland	8	Boronda Community Plan (PLN100364)	LU-1.19; 2.21 & 2.22		MOU with City of Salinas needs to be amended. City of Salinas would like to Annex the Southern area of Boronda into the city.
GP Inland Carmel Valley	30	Carmel Valley Traffic Improvement Plan (CVTIP) (PLN050133)	CV-2.17, 2.18,-2.10, 2.11 & 2.12	RMA Public Works working with Consultant (See Task No. 12)	TBD
GP Alternate Energy Inland Title 21	48	Solar Ord. (Alternative Energy Promotion) (REF110059)	OS-10.13	2012 Presented to AEE	TBD
Internal Development					
Δ LCP Coastal	191	LCP: CEQA Technical Studies (REF150060)			

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

	Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
Δ	LCP Coastal	190	LCP: Safety and Noise Element (REF150059)			
Δ	GP	189	LRP Notices (REF150058)			Annual Budget Update
Δ	GP Countywide Title 16	83 FOWP 14	Drainage & Erosion Control Manual (DECM) (REF150046)	S-3.1, 3.2, 3.3; 3.7 4.10 & 4.17; PS-2.8, 2.9; CV-5.6 &-4.2	June 2014 Consultant commenced work on DECM	Under preparation
Δ	GP Countywide Title 16	199	Grading Ord. (Title 16.08)		(See Task No. 83)	Under preparation
Δ	GP Countywide Title 16	200	Erosion Control (Title 16.12)		(See Task No. 83)	Under preparation
Δ	GP Countywide Title 16	201	Stormwater Ord. (Title 16.14)		(See Task No. 83)	Under preparation
Δ	GP Countywide Title 16	175	Flood Hazards	S-2.3; 2.6,3.9, 2.10 & 2.11; S-3.8	(See Task No. 83)	Incorporated into the DECM
Δ	GP Countywide Title 18	31 FOWP 14	Best Management Practice (BMPs) for grading and erosion	OS-3.1, 3.3	(See Task No. 83)	Incorporated into the DECM
Δ	GP Admin Inland Title 21	40	Criteria for geo/hydro studies/reports	OS-3.3; S-1.1, 1.3 thru 1.9	(See Task No. 83)	Incorporated into the DECM
Δ	GP Inland Title 21	47 FOWP 14 (See task No. 83)	Runoff Performance Standards	S-3.5; PS-2.8 & 2.9	(See Task No. 83)	Incorporated into the DECM

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

	Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
Δ	GP Inland	69	Conservation Strategic Plan (REF120060)	OS-5.21 5 Year Intervals (Oct 26, 2015)	(See Task No. 9, 25, 26, 27, 28, 29, 41, 58 & 70)	Under contract with EMC
Δ	GP Zoning Inland Title 21 AAC	9	Stream Setback Ord. (REF120060)	OS-5.22 3 Years (Oct 26, 2013)	(See Task No. 69)	~
Δ	GP Inland Title 21	25 (See Task No. 21)	Erosion Program- Hillside Conversion- (Convene a Committee)	OS-3.9 5 Years (Oct 26, 2015)	(See Task No. 69)	~
Δ	GP Inland Title 16	26	Critical Habitat Monitoring Program (REF120060)	OS-5.17; CACH-3.7, 3.8, 3.9; GMP-3.8, 3.9; NC-3.5	(See Task No. 69)	~
Δ	GP Inland Title 16	27	Critical Habitat/Suitable Habitat/Wildlife Corridors (REF120060)	OS-5.1, 5.2, 5.17, 5.18, 5.24	(See Task No. 69)	~
Δ	GP Inland Title 21	28	Biology Report (REF120060)	OS-5.16	(See Task No. 69)	~
Δ	GP Inland Title 21	29	Conservation Strategy Mapping Kit Fox Habitat (REF120060)	OS-5.19 4 Years (Oct 26, 2014)	(See Task No. 69)	~
Δ	GP Inland Title 21	41	Tree Removal Regulations-Migratory Birds (REF120060)	OS-5.10, 5.25; CACH-3.4, 3.6; CV-3.11; NC-3.3, 3.4; T-3.7	(See Task No. 69)	~
Δ	GP Inland	58	Restoration Fee Waiver Program (REF120060)	OS-5.15	(See Task No. 69)	~

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

	Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
Δ	GP Inland Title 21	70	Oak Woodlands Policies (REF120060)	OS-5.23 5 Years (Oct 26, 2015)	(See Task No. 69)	~
Δ	GP Inland	46	Chualar Community Plan (REF150025)	LU-1.19, LU-2.21, LU-2.22; LU-2.23		~
Δ	GP Inland Title 21	24	Slope Permit Process (Development on Slopes Ord.) Discretionary Ag Permit- Ministerial Formula (REF150044)	OS-3.5, 3.6; CACH-3.4; CV-4.1		Slope Permit Process will be addressed separately
Δ	GP Inland Title 21	18	Hazard Database Mapping- Severe Slope, Geological Constraints- Inundation Maps, Erosion, Sedimentation, Chemical Pollution Inventory (REF140020)	OS-3.4; S-1.2, 3.6, 3.8, 5.7 5 Years (Oct 26, 2015) Information shall be updated every 5 Years		
Δ	GP Inland Title 21	19	Visual Sensitivity Maps (REF140005)	OS-1.11; CACH-3.1; CSV-3.1; GMP-3.3; NC- 3.1; T-3.1, 3.3 5 Years (Oct 26, 2015) Information shall be updated every 5 Years		
Δ	GP Zoning Inland	57	Development Impact Ord. (REF150062)	S-5.11, 6.3		
Δ	FOR A FOWP	184	Fort Ord Recreational Habitat Area (FORHA) Master Trail Plan (REF150040)		July 27, 2015 Ft. Ord Board Committee	2018 BOS consideration

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
Δ FORA FOWP	185	Fort Ord Reuse Authority Regional Urban Design Guidelines (RUDG) (REF150055)		March 7, 2016 FORA Board Special Mtg. Under Preparation	2018 FORA Board
Δ FORA FOWP	186	Fort. Ord Habitat Conservation Plan		Spring 2016 Public Draft forthcoming	~
GP Countywide Title 10	93	Landfill Vicinity Ord. or Standards (PLN070003)	PS-6.4	Jan 24, 2013 Landfill Cluster Task divided internally scoped and prioritized.	Under preparation
GP Health and Safety Countywide Title 10	52 FOWP 23	Solid Waste Management Plan	PS-5.3 to PS-5.6	(See Task No. 93)	Implementation Req. with coordination with RMA Bldg.
GP Countywide Title 10	56 FOWP 23	Recycling/Diversion Programs	PS-5.3	(See Task No. 93)	~
GP Inland	11	Capital Improvement Finance Plan (CIFP)	C-1.2, 1.12; LU-2.29, 2.30; PS-1.1, 1.2, 3.7, 4.1, 7.8, 11.10; CACH- 2.6; CV-4.3; GMP-2.1; NC-2.1; T-2.5; AWCP-4.5 18 months after the adoption of the County Traffic Impact Fee. CIFP shall be reviewed at 5 Year Intervals	EMC Planning Group, Inc., (See Task No. 12)	

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
GP Inland Title 19	36	Lot Line Adjustment Subdivision Provisions	LU-1.14 to LU-1.18		
GP Inland Title 21	39	Clustering Program	OS-1.8		
GP Inland	45	Permit Assistant Process- Key Industry Clusters	ED-4.1		
GP Inland Title 21	50	Scenic Highway/Road Corridor	OS-1.2 C-5.2, C-5.3,C- 5.4; T-2.8		
GP Inland	60 FOWP 11	Mineral Resources Maps/ SMARA Inventory (REF140021)	OS-2.4, 2.5; CV-1.19		
GP Zoning Countywide Chapter 10.60	62 FOWP 9	Community Noise Ord. (REF150061)	S-7; CACH-3.2	Develop a Scope of work to secure a consultant to complete the Community Noise Ord.	TBD
GP Inland AAC	63	Hydrologic Resources and Constraints Mapping (REF140022)	PS-2.6		
GP Public Services (Env) Inland	64	Contaminated sites	PS-2.6		
GP Inland Title 21	67	Update Arch Sensitivity Maps	OS-6.2, 7.2, 8.2	~	TBD
GP Inland Title 21	73	Transfer Development Credits	LU-1.8; OS-1.7; T-1.6		

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
GP Inland Title 16 Title 19 Title 21 AAC	80	Long Term Sustainable Water Supply Ord.	PS-3.2	Met with WRA & Env Health to prepare a process to review applications	
GP Inland	81	Guidelines and Procedures for Conducting Water Supply Assessment	PS-3.13; CV-5.1		
GP Inland Title 16	82 FOWP 15	Monitoring Wells for Rapid Growth Area	PS-2.2		
GP Inland	84	Link Overall Economic Development Commission (OEDC) and Workforce Investment Board (WIB)	ED-3.3		
GP Inland	85	Inventory Vacant/Underutilized Commercial and Industrial Lands	ED-4.2		
GP Inland Title 19	86 (See Task No. 150)	Subdivision of Ag Land	AG-1.3		
GP Inland Title 21	87	Timber Harvest	OS-5.7 to OS-5.10		
GP Inland	90	Design & Implement Public/Private Economic Development Strategy Program	ED-2.1		
GP Inland	91	Economic Incentive Program	ED-3.2, 3.4		
GP Housing	102	Housing Conditions Survey	2018		

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
Planning Referral GP Inland Title 21	141	Title 21: Zoning Ordinance Update (Performance Base Zoning)	Initiated by the RMA Planning Director		
Planning Referral GP Inland	145	SMAR Ord. Update	OS-2.2 & OS-2.5		
GP Inland Title 21	153	General Plan Amendment Carmel Valley Master Plan (CVMP) Visual Sensitivity Map in relation to the Greater Monterey Peninsula Area Plan (GMP)			
Unassigned: Not in process					
GP Special Studies Inland	49	At-Risk Structure Inventory	S-5.16		
GP Inland Title 21	51	Study Areas- Review for Special Treatment Area (STA) Designation	CV-1.26; CSV-1.4; GS- 1.11		
GP Inland	74	Pajaro Community Plan	LU-1.19, LU-2.21, LU- 2.22 LU-2.23		
GP Inland	75	Farmland Mapping and Monitoring Program (FMMMP)- Mapping	AG-1.10		
GP Countywide Title 14	78	Parks Acquisition Development and Maintenance Guidelines	PS-11.2, 11.11, 11.12; CV-3.15; GS-5.1		
GP Inland	88	Tax/Economic Incentives Ord.	AG-1.5		
Annual & Interval Reports Required					

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

	Program Area MCC/Title	Task No.	Task Description (File No.)	Policy Reference Completion Goal/Target Date	Action Date/ Status	Next Steps
Δ	GP Inland		Annual Report (re: Implementation of the 2010 General Plan & Housing Element)	Planning and Zoning Law Gov't Code Section 65400	Present to the BOS	Annual Rpt. April
Δ	GP Inland		Carmel Valley Traffic Rpt.	CV-2.17	(See Task No. 172 & 195)	Annual Tracking & Five year interval
Δ	GP Inland		Carmel Valley Unit Count	CV-1.6 & CV1.15 Five year interval (Oct 2015)	(See Task No. 172 & 195)	Annual Tracking & Five year interval
Δ	GP Inland		Tracking System	LU-1.20 CV-1.6 CV-1.15	Present to PC Annually	Annual Rpt. October
Δ	GP Inland Title 19 Title 21		Agricultural Wine Corridor Plan (AWCP)	AG-4.3 AWCP, Section 3.1	(See Task No. 172)	Annual tracking
Δ	GP Inland		Conservations Strategy Population Growth & Biological Impact	OS-5.20 & 5.21	County to examine	Five year interval
Δ	GP County-wide		Capital Improvement Program (CIP) GP Consistency	Planning and Zoning Law Gov't Code Section 65401		Annual Rpt.

2010 General Plan Implementation Long Range Work Program (LRWP) Summary Matrix (October 2010 -April 30, 2018)

Δ Indicates a change in the task status

Key	
AEE	Alternative, Energy and Environment Committee
AAC	Agricultural Advisory Committee
ALUC	Airport Land Use Compatibility Plan
BOS	Board of Supervisors
CCC	California Coastal Commission
CIP	Capital Improvement Program
Con't	Continued
DOC	Department of Conservation
DOF	Department of Finance
FORA	Fort Ord Reuse Authority
FOWP	Fort Ord Work Program
GPA	General Plan Amendment
GP	2010 General Plan
HAC	Housing Advisory Committee
HEU	Housing Element Update
LUAC	Land Use Advisory Committee
LCP	Local Coastal Program
LCPA	Local Coastal Program Amendment
LRPMP	Long Range Property Management Plan
MOU	Memorandum of Understanding
Ord.	Ordinance
PSA	Professional Service Agreement
Res No.	Resolution Number
SRGBS	Salinas River Groundwater Basin Study
USGS	United States Geological Survey

* Long Range Team establishing priorities for next steps

Exhibit 2

2017 Annual Report on the 2015-2023 Housing Element

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MONTEREY COUNTY
Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction MONTEREY COUNTY

Reporting Period 01/01/2017 - 12/31/2017

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
East Garrison	2 to 4	Owner	0	0	9	20	29	0		9	
(9) Total of Moderate and Above Moderate from Table A3				9	322						
(10) Total by Income Table A/A3			0	0	9	322					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	216	40	40	1	5	302	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.											Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	374	37	0	0	0	0	0	0	0	0	37	337
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	244	6	0	0	0	0	0	0	0	0	6	238
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		282	0	0	9	0	0	0	0	0	0	9	273
Above Moderate		651	162	221	322	0	0	0	0	0	-	705	0
Total RHNA by COG. Enter allocation number:		1551	205	221	331	0	0	0	0	0	0	757	848
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C
Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H-2.e Housing Choice Vouchers	Support Housing Authority of Monterey County efforts to provide vouchers to very low income individuals and families annually. (At least 75 percent of the vouchers are required to be for extremely low income households pursuant to HUD regulations.)	Ongoing	The County continues to support the Section 8 Program by referring inquiries to the Housing Authority of the County of Monterey. This support is applicable to Project Based vouchers as well.
H-3.c Adequate Sites for RHNA	As part of the development of future Community and Specific Plans for Community Areas and Capital Improvement and Financing Plans for Rural Centers, ensure that an adequate inventory of vacant and underutilized residential and mixed use sites is available to accommodate the County's remaining and future RHNA.	Ongoing	As part of the development of future Community and Specific Plans for Community Areas and Capital Improvement and Financing Plans for Rural Centers, ensure that an adequate inventory of vacant and underutilized residential and mixed use sites is available to accommodate the County's remaining and future RHNA. This is to be done within this planning period through 2023.

	Monitor the sites inventory annually to assess the County's continued ability to facilitate a range of residential housing types. Provide inventory of vacant and underutilized sites and promote lot consolidation opportunities to interested developers throughout the planning period.		
H-2.c Extremely Low Income and Special Needs Individuals and Households	Assist 20 extremely low income individuals and households in new or expanded residential care facilities, emergency shelters, transitional housing, supportive housing, or SRO facilities over eight years.	Ongoing	<p>Since funding a portion of the construction cost for a transitional housing unit at Rancho Cielo, located outside of Salinas, the County continues its support by providing CDBG funds to Rancho Cielo for services for six (6) at-risk youth living in transitional housing.</p> <p>The County actively participates in making funding recommendations to HUD for Continuum of Care and ESG programs/projects.</p> <p>Additionally, the County is an active participant in a newly formed group which includes multiple county departments, other jurisdictions, and private foundations and businesses to address the lack of housing for the homeless.</p> <p>Finally, the County also has a seat on the newly formed Monterey Bay Economic Partnership which has been formed to address the housing crisis in the region.</p> <p>In program year 2017, the County continued funding Rancho Cielo as mentioned above. Also in 2017, the County provided Interim Inc. CDBG funds to build a transitional residential treatment facility (Bridge House) for adults with both mental illness and substance abuse disorders.</p>
H-5.b Non-Profit Housing Assistance Programs	Continue to support non-profit housing development and market the availability of the County to provide the following assistance.	Ongoing	<p>The County supports the efforts of local non-profits that provide direct housing assistance to lower-income Monterey County households. The County has also provided funding to two non-profits to assist with fair housing efforts. The County will continue to market the availability of these programs through written materials (e.g. brochures, flyers, etc.), on the County's website and at neighborhood and community centers.</p> <p>The County provides technical assistance to non-profit housing developers in regard to funding and specific development issues of new projects. The County also provides direct financial support to projects as funds become available.</p> <p>During 2015 and a portion of 2016, the County continued its assistance to nonprofit South County Housing/Eden with financing for the reconstruction of the Camphora Farm Labor Camp that formerly housed 44 extremely low, very low, and low income farmworker families totaling 174 people near Soledad.</p> <p>Additionally, County RDA/ Housing Successor Agency loans funded a portion of the construction which began in January of 2015. Occupancy took place in the first quarter of 2016.</p> <p>In 2017, the County provided CDBG funds to Habitat for Humanity to provide</p>

			minor home repairs to low and moderate income senior households. Moreover, the County also provided CDBG funds to Grid Alternatives, a non-profit, to install solar electric systems to ten (10) low and moderate income homeowners.
H-4.a Zoning Ordinances and Permit Processing	If amendment to Title 21 regarding the removal of the UP requirement for multifamily housing is considered, this will be completed within two years of the Housing Element adoption. This amendment would help to remove governmental constraints on the provision of housing in Monterey County by streamlining permit processing procedures and facilitate the provision of housing for special needs and extremely low income households.	Ongoing	RMA-Planning would host a Planning Commission Workshop to solicit feedback about zoning code amendments for multi-family housing development in order to eliminate the UP requirement on multi-family housing.
H-5.a Fair Housing	Include information on County's website and develop written material as needed in 2016. Continue marketing efforts throughout the planning period. Continue to distribute fair housing information at public counters and community locations. Continue to refer questions and complaints regarding fair housing to the appropriate fair housing service providers and monitoring agencies.	Ongoing	The County has previously provided CDBG funding to two fair housing service providers - Legal Services for Seniors and Project Sentinel. The services provided included training to housing providers as well as to other agencies and jurisdictions in regard to fair housing law. They also provided legal services to individuals with fair housing issues. The County set aside CDBG funds and issued an RFP for these services for fiscal year 2017-18. Eden Council for Hope & Opportunity (ECHO) and Legal Services for Seniors were allocated CDBG funds to provide fair housing and tenant-landlord services to moderate and low income households.
H-5.c Homeless Services	Continue to allocate CDBG funds to service providers that provide assistance to the homeless through the annual budgeting process. Provide assistance to 2,000 homeless persons through partnerships with various non-profit organizations and social service agencies.	Ongoing	The County provides financial assistance on an annual basis through its CDBG program to a number of local non-profit agencies that offer direct services to the homeless as well as to those at risk of becoming homeless. Shelter Outreach Plus offered outreach and medical services to the homeless in the unincorporated area of north county known as Pajaro. In 2016, their Mobile Outreach Services Team program provided services to 139 homeless people. In 2017, both the Food Bank and Meals on Wheels continued providing meals to 1,236 persons who were at risk of becoming homeless. Rancho Cielo provided services to six homeless youth in their transitional housing program. The County also provided Interim Inc. CDBG funds to build a transitional residential treatment facility (Bridge House) for adults with both mental illness and substance abuse disorders. Moreover, Central Coast Center for Independent Living was awarded CDBG funds to assist at least 15 persons with independent living service by developing an independent living plan.

H-1.a Preservation of Existing Rental Affordable Units	Preserve nine at-risk affordable housing units.	Ongoing	The County assisted MidPen Housing to acquire and rehab Geil Street, an 11 unit project located in Castroville, by providing both CDBG and Housing Successor Agency funds. The owners had allowed the property to fall into disrepair, deflated on the State loan and, for all intent and purpose, abandoned the property. MidPen negotiated to purchase the property, take over the state loan and fund the rehab through County funding. Acquisition and the work occurred in 2015. Four of the 11 residents are farmworkers. Deed restrictions provide affordability at the following levels: 2 units @ extremely low, 4 units @ very low, and 5 units at low income.
H-2.d Homebuyer Assistance Programs	Continue to offer a local first-time homebuyer program. Continue to provide information on other available homebuyer assistance programs (such as the CalHFA and GSFA programs) on County website. Promote CalHFA and GSFA programs to local real estate community to encourage their participation in the programs.	Ongoing	Interest in the County's First Time Homebuyer Program remains high with 193 households waiting to participate as of year end 2017. The County has HOME funds available to implement the program. The County also continues to provide information about other homebuyer assistance programs such as Golden State Finance Authority's Mortgage Credit Certificate and Down Payment Assistance Grant programs, and CalHFA's loan programs.
H-2.b Farmworkers and Agricultural Employees Housing	Assist employers with providing 40 lower income farmworker housing units over eight years. Specifically, work to achieve 10 of the 40 units as extremely low income. On an ongoing basis, coordinate with nonprofit developers and employers to identify appropriate sites and funding sources for farmworker housing. Through the NOFA process, continue to provide funding support for farmworker housing using the Affordable Housing Fund. Support applications for farm housing grants when the proposed projects are consistent with the County's General Plan.	Ongoing	During 2015 and part of 2016, the County continued its assistance to non-profit South County Housing/Eden with financing for the reconstruction of the Camphora Farm Labor Camp that formerly housed 44 extremely low, very low, and low income farmworker families totaling 174 people near Soledad. County provided State CDBG funding previously was used to pay down a portion of the Seller Acquisition Note and complete onsite water storage and distribution system improvements. Additionally, County RDA/ Housing Successor Agency loans funded a portion of the construction which began in January of 2015 and occupancy took place in the first quarter of 2016. The County worked with an employer T&A to fast track a farmworker project in the unincorporated area of Spreckles. One hundred two-bedroom units house up to 800 farmworkers. The project began construction in mid-2015 and was completed in April of 2016. In 2017, the County supported the development and construction of the Casa Boronda Agricultural Employee Housing Complex just outside of Salinas. The project consists of six (6) two-story apartment style buildings with 75 units capable of housing up to eight (8) persons per unit (600 agricultural employees total). The project is anticipated to be completed by the spring of 2018.
H-1.c Energy Conservation	Reduce energy consumption and carbon emissions throughout the planning period. Assist in energy conservation improvements for five homes annually.	Ongoing	The County is undertaking a number of energy conservation related initiatives. Since adopting a Green Building Ordinance and the Municipal Climate Action Plan (MCAP) in 2013, the County has continued to work on a Community Climate Action Plan. The County has also developed a sustainable webpage called Go Green! Monterey County showcasing the steps Monterey County

			<p>government is taking to make this community sustainable by adoption of policies, taking action and partnering with sustainable entities in order to further the goal of living in a sustainable and healthy community. This page provides resources to Monterey County residents and businesses.</p> <p>The County also awarded HUD CDBG funding to GRID Alternatives for installation of solar energy systems which resulted in 6 low income households benefited from these installations on their single family houses.</p>
H-2.f Inclusionary Housing	Facilitate the development of 10 affordable inclusionary housing units annually.	Annually	<p>The County continues to implement the Inclusionary Housing Program and analyze new development applications to ensure that they are conditioned to supply affordable units as appropriate.</p> <p>The County's Inclusionary Housing program was last amended in 2011. In 2015, the Housing Advisory Committee requested that the program be reviewed and updated to ensure that the program continues to meet the County's affordable housing goals. The County reviewed both the Ordinance and the Administrative Manual in 2017 to ensure consistency with the General Plan and reflect market conditions. The County will amend the Inclusionary Housing Ordinance to enhance the effectiveness of the Ordinance in addressing the County's housing needs for all income groups in 2018.</p> <p>After a long drought, developers are now proposing new projects to the County which will result in new inclusionary units. A number of projects have been or are in process of becoming entitled. Due to the time required for development, no new units were completed in 2016.</p> <p>In 2017, the County did not have to buy back any inclusionary units at risk of being lost to foreclosure.</p> <p>In 2012, a Pebble Beach project was approved which requires at least 18 Inclusionary units or a \$5 million in lieu fee to be used to develop at least 18 Inclusionary units at an off site location. The developer has identified a site for 24 units and is still in the entitlement process. The first phase of the for sale component of the East Garrison Project began construction in 2013. It includes 19 moderate income Inclusionary townhouse units and 47 workforce for sale houses which are currently under construction. In 2017, 9 affordable townhouse units were built, and 6 workforce for sale houses were approved.</p> <p>The Ferrini Ranch project was approved for entitlements in December of 2013 and will include 25 units of moderate income single family housing as well as an In Lieu fee of \$4,015,250.</p>
H-3.b Community and Specific Plans	Pursue the General Development Plan for the Cypress Opportunity Area in Castroville Community Plan within this Housing Element planning period. Continue to work with the developers of East Garrison and Butterfly Village to	2015-2023	<p>The County will continue developing planning documents for various unincorporated areas. The following Community and Specific Plans have been in development in recent years:</p> <p>Castroville, East Garrison, Butterfly Village, Moss Landing.</p> <p>The following Community or Specific Plans will be developed in the current HE planning period: Boronda, Chualar, and Pajaro. Also, the following Rural</p>

	<p>implement Specific Plans throughout the planning period. Continue the development of Community Plans for the Pajaro, Chualar, and Moss Landing Community Areas.</p>		<p>Centers will be developed in the current HE planning period: Bradley, Lockwood, Pine Canyon in King City, Pleyto, River Road, San Ardo and San Lucas.</p>
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

MONTEREY COUNTY

Reporting Period

01/01/2017 - 12/31/2017

General Comments:

A large, empty rectangular box with a black border, intended for the user to type or write their general comments.