

## Attachment A Discussion

Government Code Section 65400 (a)(2) requires cities and counties to provide an annual report to the legislative body regarding the status of the General Plan and progress in its implementation and the degree to which the General Plan is consistent with the General Plan Guidelines adopted by the Governor's Office of Planning and Research (OPR). In July 2014, RMA Planning staff, at the request of the Board presented detailed explanation and supporting material on progress toward the development of certain General Plan implementation ordinances in addition to all the tasks being processed by the Long Range Planning Team (LRPT). This report represents the culmination of the body of work being processed by staff from RMA-Planning, the Resource Management Agency (RMA), RMA Public Works, Environmental Health Bureau, and Water Resources Agency, with legal review by County Counsel.

In January 2011 Resource Management Agency (RMA) – Planning created a Long Range Planning Team (LRPT) to address the implementation activities associated with the 2010 General Plan and other tasks involving the preparation and processing of policy and regulatory documents. Over the past several years the workload assigned to the LRPT has grown in both number of tasks and complexity. Some tasks require extensive technical work which must be performed by qualified consultants and others require continual monitoring and reporting. In addition, others involve major policy decisions that must include extensive outreach to stakeholders, including multiple public workshops and hearings. This extensive workload requires careful prioritization and management in order to focus the limited staff and budget resources to the most critical tasks. New tasks continually surface, some of which are urgent, and must be addressed immediately which results in adjustments to priorities and workload.

In order to help manage this program a tracking system, called the Long Range Planning Work Program (LRPWP), was developed. The LRPWP summary matrix currently contains over 200 individual tasks with varying priority and complexity. The Work Program identifies all the tasks assigned to be processed. This includes tasks related to General Plan Implementation, Board of Supervisors' Referrals, changes in state or federal law, and Local Coastal Program Updates. The current LRPWP is attached (**Attachment B**). The categories of the work program are: Completed/On-going; Board of Supervisors: In Process; Planning Commission: Hearings and Workshops; Under Preparation and Public Outreach; Internal Development and Unassigned: Not in Process. The LRPWP matrix provides the Task Origin, a short Task Description and File number, Policy Reference, where applicable, Action Date/Status and Next Steps. The LRPWP is posted on the RMA Planning website for public access. Staff updates the matrix periodically. Embedded in the LRPWP are links to Board Resolutions, Ordinances and for projects in process web pages, as applicable, where more detailed information can be obtained.

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.

## **Calendar Year 2014 Accomplishments**

The following summaries capture the 2014 calendar year accomplishments. There were a total of 23 tasks completed. Related tasks have been combined into one summary. This list is provided by calendar year to align with the Annual Progress Report required by the State of California.

- ◆ **Inactive Permit Ordinance (REF120032 - Coastal/REF100058 - Inland), LRPWP Task No. 114**

At the direction of the Board of Supervisors, an inland and coastal ordinance were prepared that establish consistent and fair procedures to enable the County to make a final disposition of inactive discretionary applications for land use entitlements while providing notification and opportunity to applicants to take the necessary steps to keep their applications active if they so choose. Since the County has an inland area and a coastal zone area, two similar ordinances were drafted. The inland ordinance (REF100058) was adopted by the Board of Supervisors on April 1, 2014 and this inland ordinance is now in effect. The coastal ordinance (REF120032) is set for final adoption by the Board of Supervisors on April 7, 2015. The coastal ordinance required the approval and certification by the California Coastal Commission, which was granted on January 7, 2015, before setting it for final adoption by the Board of Supervisors.

- ◆ **Castroville Land Use Advisory Committee (REF140091), LRPWP Task No. 162**

On October 3, 2014, RMA-Planning staff received a referral from the Board of Supervisors relative to the establishment of a Land Use Advisory Committee (LUAC) for the Castroville Community Area and how it would impact department resources and priorities (Referral No. 2014.06). The referral was completed and the results of the analysis were submitted to the County CAO's Office. Subsequently RMA-Planning staff was tasked to proceed with processing the establishment of the LUAC. On December 10, 2014, the Planning Commission recommended the Board of Supervisors create a Castroville LUAC and make the appropriate changes to the "Monterey County Land Use Advisory Committee Procedures" as they relate to establishment of said committee. On December 16, 2014, the Board of Supervisors approved the establishment of the Castroville LUAC.

- ◆ **Nighttime Noise Control Ordinance (REF140008), LRPWP Task No. 162**

The purpose of the Nighttime Noise Ordinance was to protect residents from the detrimental effects of loud nighttime noises and provide a regulatory tool for law enforcement officers to respond to neighborhood complaints. This item was initiated through a referral from Supervisor Calcagno's Office to address public complaints about loud sounds from late-night activities in residential neighborhoods. The primary basis for this new regulation is Monterey County's police power to protect the public health, safety, and welfare. On November 12, 2014, the Monterey Planning Commission concluded a three-part workshop on the amendment of Chapter 10.60 of the Monterey County Code to add regulations for the control of nighttime noise. The first part of the workshop was held on

April 30, 2014, the second part was held on May 14, 2014, and the third part was held on November 12, 2014. The Nighttime Noise Ordinance was adopted by the Board of Supervisors on December 16, 2014. This ordinance complemented, but did not replace, the larger effort to prepare a community noise ordinance, per General Plan Safety Element Policy S-7.1, which will be undertaken in FY 15-16.

♦ **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.*

♦ **Title 21: Oil and Gas Department of Conservation Workshop (REF130053), LRPWP Task No. 143**

County staff has been working on revisions to the County inland zoning ordinance (Title 21) for the permitting of oil and gas wells. This is in response to recent state legislation (Senate Bill 4) that was signed by Governor Brown in 2013 regarding well stimulation treatments such as hydraulic fracturing (fracking). The County of Monterey invited the California Department of Conservation (DOC) to present a workshop at a Board of Supervisors’ meeting to educate the public, stakeholders, and decision makers on well stimulation treatments and the proposed state regulations. The workshop was held on September 23, 2014 and was well attended by the oil industry, interested residents, and representatives of various organizations. The Supervisors and public had an opportunity

to give input on the proposed state and county regulations as well as ask specific questions about the rulemaking process, proposed regulations, and responsible agencies. A status report is scheduled for the Board of Supervisors' meeting on March 17, 2015.

- ◆ **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 at its 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.

- ◆ **Cottage Food Operations (REF130010- Coastal; REF120083- Inland), LRPWP Task No. 122**

This ordinance was prepared in order to comply with AB 1616 known as the California Homemade Food Act. Since the County has an inland (Title 21) zoning code and a coastal (Title 20), two separate but similar ordinances were prepared. The inland ordinance was adopted on June 11, 2013 and the coastal ordinance was adopted on April 8, 2014, after certification by the California Coastal Commission. Both ordinances are now in effect. The ordinances amended the Home Occupation zoning chapters of both Titles 20 and 21 to classify Cottage Food Operations as a permitted use of residential property for zoning purposes.

◆ **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 a number of moving parts with regard to land use and zoning in Fort Ord currently. 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.

◆ **Elimination of the Minor and Standard Subdivision Committees (REF120004-Coastal; REF100014- Inland), LRPWP Task No. 113**

At the direction of the Board of Supervisors, an inland and coastal ordinance were prepared that changed the process for consideration of applications for subdivisions and lot line adjustments. Changes to the process included dissolution of the County of Monterey's Minor and Standard Subdivision Committees for both the inland and coastal zones and designation of the Planning Commission as the appropriate authority to hear applications for standard subdivisions and those applications for minor subdivisions and lot line adjustments with evidence of public controversy or public opposition, in the inland areas. In the coastal areas, minor subdivision and lot line adjustments will go before the Planning Commission as appropriate authority. Since the County has an inland area and a coastal zone area, two similar ordinances were drafted. The inland ordinance (REF100014) was adopted by the Board of Supervisors on June 26, 2013. The coastal ordinance (REF120004) was adopted by the Board of Supervisors on April 8, 2014, following Coastal Commission certification. The coastal ordinance required the approval and certification by the California Coastal Commission, before its adoption.

◆ **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.

## **Fiscal Year 14-15 Upcoming Efforts**

The following is a summary of the tasks currently being processed within the remaining portion of the 2014- 2015 fiscal year as outlined in the Long Range Planning Work Program (Attachment B):

### **General Plan Implementation**

- ◆ **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 best to 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 on developing 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 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 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 or a local ordinance that is at least as 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 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.

## Referrals

- ◆ **Title 21 Amendments to Oil and Gas (REF130051), LRPWP Task No. 142**

On April 30, 2014, the Planning Commission conducted a public hearing on a draft ordinance proposing amendments to Title 21 regulations pertaining to exploration for and removal of oil and gas. The Planning Commission voted unanimously to recommend approval to the Board of Supervisors. Since this time, certain components of the draft ordinance have been revised after hearing from stakeholders and from the State Department of Conservation presentation to the Board of Supervisors. County staff has conducted two stakeholder meetings to gather public input on the components of the draft ordinance and will be developing a revised draft ordinance and conduct an additional stakeholder meeting. County staff intends to revise the draft ordinance and conduct necessary, conduct environmental review, and bring the draft ordinance to the Planning Commission for recommendation and to the Board of Supervisors for final consideration. A status report on this effort is scheduled for the March 17, 2015 Board of Supervisors meeting to provide a status update on the process.

- ◆ **Airport Land Use Compatibility Plan Update (REF120019), LRPWP No.163.**

On February 10, 2015, the Board of Supervisors approved a Professional Services Agreement to allow the County to hire a consultant to begin an update of four Land Use Compatibility Plans for the four public use airports in Monterey County. It is expected that grant funding and funding from the airports will provide the remaining funds to prepare the Plans. The initial effort will entail the consultant putting together the components, in working with staff and the airport districts, for the Plan updates.

- ◆ **Military Airspace General Plan Amendments, LRPWP Task No. 146 and 160 (related to these tasks)**

Staff has worked with the United States Military staff on amendments that will help to ensure that airspace used for military operations has policy direction included in the General Plan. That effort will begin this spring and will be considered in the second set of General Plan amendments for 2015.

## Coastal Plan Update Efforts

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.

## **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. One area that staff is working to improve is public outreach to stakeholders and interested groups in an effort to be transparent in reporting the status and next steps of this large body of work. In relation to public outreach, in 2010 the Board of Supervisors directed RMA staff to utilize Planning Commission workshops as the venue for public outreach and participation. However, after observing that this has not been effective, staff is meeting with specific industry stakeholders and citizens at large to broaden input. This extensive workload requires careful prioritization and management in order to focus the limited staff and budget resources to the most critical tasks.