

# Annual Progress Report

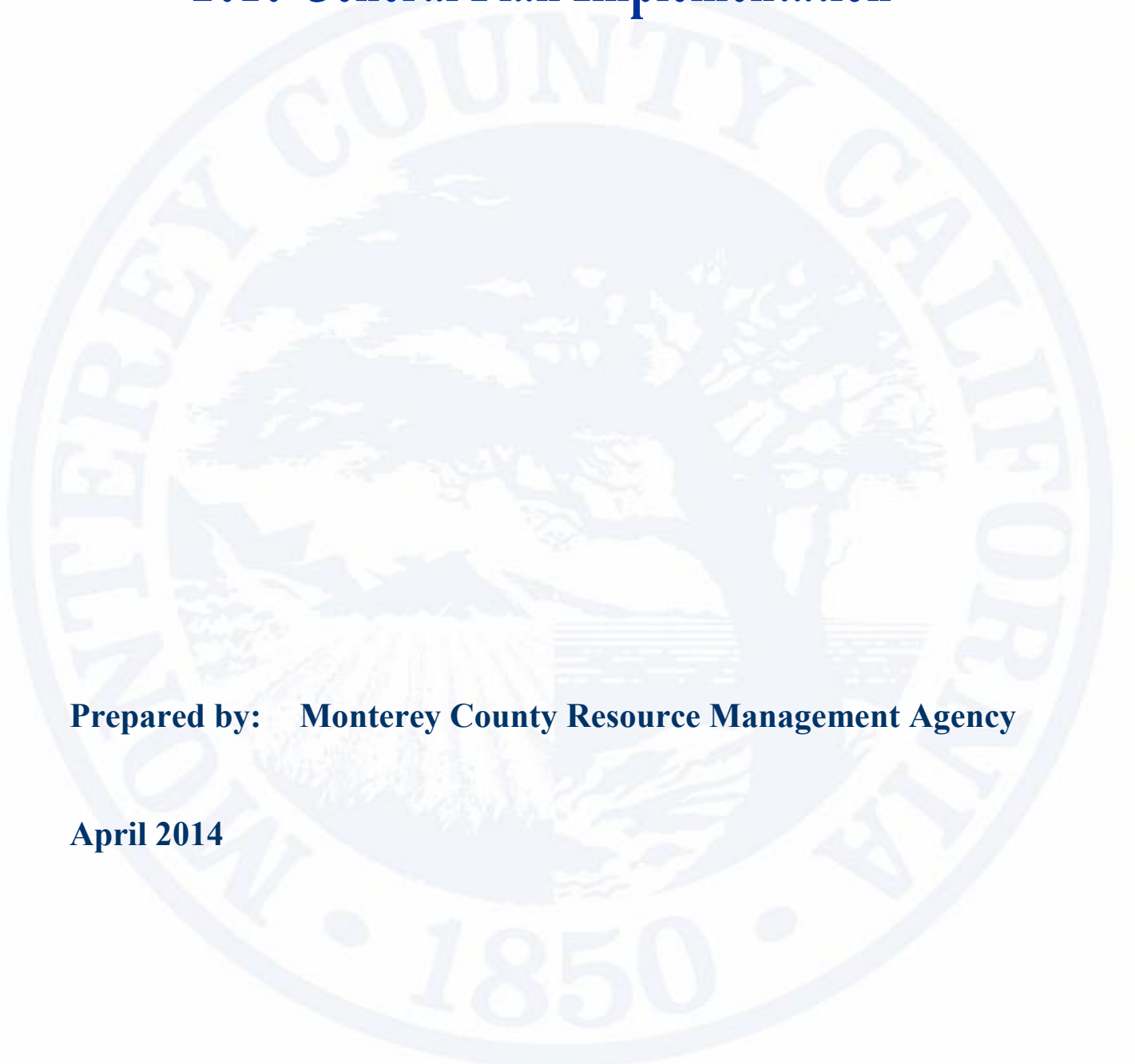
## Monterey County

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## 2010 General Plan Implementation

**Prepared by: Monterey County Resource Management Agency**

**April 2014**



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## Introduction

Government Code Section 65400 requires the Resource Management Agency (RMA) – Planning Department to provide an annual report to the legislative body in April of each year, regarding the progress of the 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).

## Background

- 1965: Monterey County’s first adopted General Plan
- 1982: Comprehensive update to the County’s General Plan adopted, including 12 Areas Plans, Master Plans. Coastal Land Use Plans adopted between 1982 and 1986.
  - June 15, 2010 2009-2014 Housing Element adopted
  - August 24, 2010 2009-2014 Housing Element certified by HCD
- October 26, 2010: Monterey County Board of Supervisors adopted the 2010 General Plan (GP) affecting the non-coastal unincorporated areas of the county.
- November 26, 2010: the 2010 General Plan became effective
- December 14, 2010: Monterey County Board of Supervisors adopted a 45 day Interim Ordinance (No. 5171) to determine 2010 General Plan consistency for specified discretionary and ministerial permits, pending the adoption of the applicable plan, programs and ordinances to implement the 2010 General Plan, and establishing a process to determine project consistency with the 2010 General Plan for projects submitted prior to January 3, 2011, pursuant to Government Code Section 65858 (a).
- January 25, 2011: Monterey County Board of Supervisors adopted Ordinance No. 5172, with a minor modification to Interim Ordinance No. 5171 and extended the urgency measure for a ten month and fifteen day period. The BOS also adopted a General Plan Implementation Work Program addressing policies require the drafting of over 100 new ordinances, plans and programs to implement the goals of the General Plan. Staff estimated this would be a multi-year program, with a cost of about \$8 million, which intimately involves, interdepartmental coordination, exchange with technical consultants, scoping with industry stakeholders as well as extensive public outreach.
- November 15, 2011: Monterey County Board of Supervisors adopted a report describing the measures implemented by RMA- Planning staff to alleviate the conditions that led to the adoption of the interim ordinances.
- December 13, 2011: Board of Supervisors approved a Professional Services Agreement with EMC Planning Group Inc. to provide technical support with developing certain priority GP implementation documents for an amount not to exceed about \$1 million through June 30, 2015.

## 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. However, the mandatory elements of a general plan are: land use, circulation, housing, conservation, open space, noise and safety.

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These elements set the goals and policies to guide the land development decisions within the governing jurisdiction. Additionally, general plans may include additional elements that are necessary as directed by the governing legislative body and must be consistent with government Code Section 65300 et seq.

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

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

In addition the GP contains the following optional elements:

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

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

- Cachagua Area Plan (CACH); adopted 10/26/2010
- Carmel Valley Master Plan (CV); adopted 10/26/2010, amended 2/12/13
- Central Salinas Valley Area Plan (CSV); adopted 10/26/2010
- Greater Monterey Peninsula Area Plan (GMP); adopted 10/26/2010
- Fort Ord Master Plan (FO); adopted 10/26/2010
- 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
- Agriculture and Winery Corridor Plan (AWCP); adopted 10/26/2010

Since the adoption of the 2010 General Plan, the County has considered two General Plan Amendments:

**Amendment and Addendum No. 1 (Planning File No. REF120079). 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: February 12, 2013**

**Amendment and Addendum No. 2 (Planning File No. REF120078). 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:**

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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: February 12, 2013**

## 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. Following adoption of the amendments in 2013, LandWatch and The Open Monterey Project filed supplemental petitions challenging adoption of the February 12, 2013 amendment relating to water supply policies (referred to above as Amendment 2). The current status of the litigation is as follows:

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

## Fort Ord

In 1997, the Fort Ord Base Reuse Plan (BRP) was adopted for the former Fort Ord area. A Fort Ord Reuse Authority was formed with representatives from interested jurisdiction and agencies to oversee implementation of the BRP. The Fort Ord Reuse Authority (FORA) Board of Directors must certify that jurisdictions' plans and projects within the Fort Ord territory are consistent with the BRP and FORA's plans and policies. Section 8.01.020 of the FORA Master Resolution establishes the process for the consistency review.

In 2002, Monterey County amended the County General Plan to incorporate a Fort Ord Master Plan with relevant sections of the BRP. FORA determined that the 2002 Fort Ord Master Plan is consistent with the BRP.

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- October 26, 2010 Monterey County Board of Supervisors adopts 2010 General Plan, including Fort Ord Master Plan (FOMP). Resolution + FOMP finds 2010 General Plan consistent with the Fort Ord Base Reuse Plan.  
*[Due to subsequent litigation and then initiation of the Reassessment process, County staff held off submitting the Plan to FORA for certification of consistency.]*
- February 2012 Monterey County staff submitted the 2010 General Plan to FORA requesting a consistency determination.
- February 2012 FORA Executive Officer verbally expresses that the submission was not complete (Per section 8.01.020.b.6 of the Master Resolution)
- August 27 & September 17, 2013 Monterey County Board of Supervisors adopts resolution with specific findings reaffirming that the 2010 General Plan consistent with the Fort Ord Base Reuse Plan
- September 24, 2013 Monterey County staff resubmitted the 2010 General Plan to FORA requesting a consistency determination
- September 25, 2013 FORA accepts the submission as complete
- October 2, 2013 FORA Administrative Committee unanimously recommends finding the 2010 General Plan consistent with the Fort Ord Base Reuse Plan
- October 11, 2013 FORA Board of Directors continue the matter without a public hearing (access to documents, letters)
- October 23, 2013 County staff submits responses to written comments for consideration by FORA staff.
- October 30, 2013 FORA Admin Committee unanimously maintains recommendation of finding that the 2010 General Plan is consistent with the Fort Ord Base Reuse Plan
- November 8, 2013 Hearing scheduled for FORA Board of Directors. Item continued without a public hearing (due to allegation of inadequate notice)
- November 12, 2013 Monterey County submits a letter extending the requirement for a hearing within 90-days (Per section 8.01.020.c of the Master Resolution), agreeing to extend time for a decision to February 2014.
- January 2, 2014 FORA Admin Committee unanimously sustains its previous recommendation finding the 2010 General Plan consistent with the Fort Ord Base Reuse Plan
- January 10, 2014 Hearing scheduled for FORA Board of Directors. Item continued without a public hearing (due to allegation of inadequate notice)
- February 13, 2014 FORA Board of Directors motion to find 2010 GP consistent passes 9-4. Second vote required when an action is not unanimous.
- March 14, 2014 FORA Board of Directors' motion to confirm the February 13, 2014 vote finding 2010 GP consistent fails 6-6-1.

## Coastal Zone

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

- Title 20 - Zoning Code (Part 1)

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

An informal Periodic Review was transmitted by Coastal staff to the County in 2003.

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## Implementation

Since the adoption of the 2010 General Plan, a number of ordinances, plans and programs have been adopted. The following items have been approved, adopted or require no immediate action but in some cases, as indicated, require on-going monitoring.

- **Housing Element Ordinances** - The 2009-2014 Housing Element is part of the General Plan. Goal H-4 of the Housing Element identified nine separate areas where our zoning codes provided constraints to housing opportunities and where they were out of compliance with current State and Federal Laws. Staff drafted the required zoning amendments and prepared an initial study covering all nine subjects. On May 24, 2011, within the one year time limitation, the Board approved an ordinance amending the inland zoning ordinance (Title 21 of the Monterey County Code) to address all nine of the topics identified in the Housing Element. Amendments to the Coastal Land Use Plans and Coastal Zoning Ordinance (Title 20 of the Monterey County Code) were also prepared. On June 28, 2011, the Board adopted a Resolution of Intent to adopt these amendments and transmitted them to the California Coastal Commission for certification. The nine subjects include:
  - Density Bonuses and Incentives
  - Second Dwelling Units
  - Farm/Agricultural Worker Housing
  - Residential Care Homes
  - Emergency shelters
  - Transitional and Supportive Housing
  - Single Room Occupancy (SRO) units
  - Definition of “Family”; and
  - Reasonable Accommodations

Adoption of the Title 21 amendments within one year of adoption of the Housing Element enabled the County to remain eligible for certain grant funding. In February 2013, the Coastal Commission staff requested modifications to these Title 20 amendments relating to housing policies; On March 4, 2013, County withdrew its request for certification of the Title 20 amendments and is evaluating the suggested modifications.

- **Green Building Ordinance** – Policy OS 10.12 requires adoption of an Ordinance requiring green building practices for new construction within 24 months of adoption of the General Plan. As part of the Energy Efficiency and Conservation Block Grant (EECBG) awarded to the County of Monterey by the Department of Energy (DoE), the County has contracted with Pacific Municipal Consultants (PMC) and RBF Consulting. On January 29, 2013 the Board of Supervisors adopted the Green Building Ordinance. On January 7, 2014, the Board adopted the updated California Building Standard Code, which included the Green Building Ordinance.



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- **Monterey County Municipal Climate Action Plan (MCAP): Greenhouse Gas Reduction Plan** – Policy OS-10.15

Policy OS – 10.15 of the 2010 General Plan requires the County to adopt a GHG reduction plan for County operations. The goal of the policy is to reduce GHG emissions associated with County operations by at least 15% less than 2005 levels. The MCAP covers all County related functions and facilities. A list of Greenhouse gas emissions as they related to County operations, a list of upgrades or proposed programs to reduce those emissions, along with scenarios that included financial analysis was presented to the Board for consideration. The suite of project scenarios presented to the board included a combination of projects and multiple subset of projects that would allow the Board to pick from a menu of capital Improvement projects that would allow the County to achieve or exceed the 15% reduction goal. On November 5, 2013 the Monterey County Board of Supervisors adopted the MCAP.

- **Tracking System** – Policy LU 1.20 requires development of a tracking system within one year of adoption of the General Plan to ensure that area build-out is not exceeded. Area build-out means specific land use/density designations as mapped in the area plans adopted as part of the 2010 General Plan. Staff has developed the tracking system, and it is in place. An annual report will be presented to the Board yearly.
- **Comprehensive Bike Plan – Trail Maps** – On July 16, 2013 the Monterey County Board of Supervisor’s adopted the 2011 Transportation Agency for Monterey County Bicycle and Pedestrian Master Plan as it applies in the unincorporated areas of Monterey County. Pursuant to the California Streets and Highway Code Section 891.2 bikeway plans must be updated every 5 years in order for governmental agencies to be eligible for certain funding. Additionally, Section 65401 of the Government Code requires that a determination of conformity with the General Plan be made by a designated planning agency prior to moving forward with major public works projects. The 2008 Monterey County General Bikeway Plan was scheduled to expire in October of 2013. On March 27, 2013, the Monterey County Planning Commission reviewed and found the 2011 Transportation Agency for Monterey County Bicycle and Pedestrian Master Plan to be in conformance with the 2010 General Plan and recommended that the Board adopt the plan.

Over 50 General Plan Implementation task/items are developed, being refined or in the process of being vetted with the land use departments/agencies, Land Use Advisory committees, stakeholders and interested citizens. The Monterey County General Plan Implementation Annual Status Report (Exhibit 1) indicates the task number, task description, policy reference, along with target completion dates of the various Ordinances, plans and programs. Citizens in Monterey County present a very diverse range of opinions so the ability/time to complete ordinances depends significantly on issues that have competing interests. In order to manage and report the progress on the

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implementation of the plans, programs and ordinance staff developed percentages that represent the various stages of the process.

They are as follows:

<b>0%</b>	Unassigned;
<b>5%</b>	Assigned;
<b>25%</b>	Internal scoping;
<b>50%</b>	Presented/scoped with technical committee, industry stakeholders and interested citizens;
<b>75%</b>	Presented at Planning Commission (PC) Workshop with invitations to Land Use Advisory Committees, industry stakeholders and interested citizens;
<b>90%</b>	Presented to Hearing Authority: PC or BOS hearing;
<b>100%</b>	100% Complete (Adopted)

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Target timelines were established in the General Plan when implementation was to be achieved. These timelines did not incorporate complex process of conducting extensive public involvement and outreach.

*Cultural Resource Protection Guidelines (Policy LU - 9.2):* Within one year of the adoption of the General Plan Cultural guidelines necessary to implement the protection of cultural resources were to be adopted. Over the past three years staff has been working with local archaeologist, Native American representatives, industry stakeholders and interested citizens in developing the ordinance. Staff expects to complete this task in 2014.

*County Traffic Impact Fee (CTIF) (Policies C - 1.8 & C - 1.12):* Within one year of the Transportation Agency of Monterey County (TAMC) adopting a regional fee, Monterey County is to adopt a County-wide fee program. A regional fee was first adopted in 2008 and recently updated in 2013 by the Transportation Agency of Monterey County. Monterey County aims to have a fee program in place within one year of the 2013 TAMC update. Carmel Valley is a separate area for traffic fees. Effort to establish this fee is being processed concurrently with the county-wide fee. The Agricultural Winery Corridor Plan (AWCP) calls for a fee that addresses safety impacts of development allowed by that Plan. This fee is being evaluated concurrent with the County-wide fee, but will be processed separately.

*Community Climate Action Plan (CAP) (Policies OS - 10.11 & C - 3.1):* Within two years of the adoption of the 2010 GP county staff commenced the development of the CAP. County staff presented objectives that the “Renewable Energy and Climate Action Plan” is to achieve reduction of greenhouse gases (GHG) and the development of an economic development plan for renewable energy. County staff is collaborating with regional, local and private-sector partners to address climate change, promote energy independence, and provide the foundation for growth.

*Development Evaluation System (Policies 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):*  
Within one year of the adoption of the General Plan Development Evaluation System (DES) shall be established. Over the past three years staff has been directed to develop different options, conducted scoping meetings and participate in public outreach. In working through the development of the DES staff has identified two separate tiers that are being developed. The tiers have been separated into two categories that encompass the policies the GP that directly affect the DES. The two categories are: subjective and threshold. County staff is currently working through this complicated process to establish an DES that is systematic, consistent, predicable and quantitative method, which would result in a pass or fail evaluation for Board consideration. This system is targeted to be complete in late 2014.

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*Well Regulations and Administrative Guidelines* (Policies PS - 2.4, 2.5, 3.3, 3.4, 3.5, 3.9, CV - 3.20, NC - 3.8 & NC 5.4); Monterey County currently has an adopted Well Ordinance as required by Section 13801 of the California Water Code that references standard in Bulletins 74-81 and 74-90 set forth by the State Department of Water Resources (DWR). The County's Well Ordinance is codified in Chapter 15.08 of the Monterey County Code. The Monterey County Code need to be updated to implement policies adopted in the 2010 GP. For the past three years county staff has been working within internal Agencies, technical experts, consultants and stakeholder to address issues of concern. County staff has conducted several public workshops and presented multiple options for the Board to consider and give direction to staff. In October 2013 the Board directed county staff continue to work with Stakeholders to address concerns and prepare an outline and timeline for the process. County staff proceeding as directed and is expected to return to the Board mid 2014.

*Drainage Manual* (Policy S - 3.7; PS - 2.8, 2.9; CV - 5.6, 4.2), *Stream Setback Ordinance* (Policy OS - 5.22) & *Erosion Program - Hillside Conservation* (Policies OS-3.9): RMA -Environmental Services staff is currently working with the Hydrologic consultant to revise the scope of work and schedule to complete the Drainage Manual. The Drainage Manual is targeted to be completed in 2014.

*Conservation Strategy [Critical Habitat Monitoring Program* (OS - 5.17; CACH - 3.7; CV - 3.7, 3.8, 3.9; GMP - 3.8, 3.9; NC-3.5); *Critical Habitat/suitable Habitat/Wildlife Corridors*(OS - 5.1, 5.2, 5.17, 5.18, 5.24) (*Biology Reports* (OS - 5.16); *Mapping of Kit Fox Habitat* (Policy OS - 5.19): Currently, county staff is developing a Conservation Strategy as way of addressing and implementing several General Plan policies that identifies, maps and monitors critical habitat. Staff has prepared a scope of work that is guiding retained consultants in the preparation of required documents and processes. This body of work is targeted to be completed in 2014.

*Rebuttable Presumption of Water* (PS-3.1); A 5-year study is required by 2018. County is preparing a scope of work in order to retain a consultant 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.

The attached Monterey County General Plan Implementation Work Program is a comprehensive list of work to be completed to implement the 2010 GP. The list has been grouped using percentage of completeness. The proceeding list highlights the major work in the process.

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## Major Projects

Major projects currently being implemented are as follows:

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

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

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

Staff is preparing for review of Phase II which will occur sometime in the spring or early summer. Phase II contains the most amount of housing units (471) and is located just south of Phase I, separated by Lincoln Park and Sherman Ave. Phase II also contains the first community facility in the development, the Fire Station.

### **San Clemente Dam Removal & Carmel River Reroute - (PLN110373, Greater Monterey Peninsula Area and a portion in Cachagua Area Plan)**

On May 8, 2013, the Planning Commission approved a Combined Development Permit for the removal of the San Clemente Dam and related improvements; removal of the Old Carmel River Dam and related improvements; and road improvements on the construction access route off of Carmel Valley Road. Currently, staff is working with the applicant, California-American Water Company, Federal and State agencies as well as County agencies and departments to satisfy the applied conditions. The access road has been constructed and it is projected that in late spring or early summer removal of the dam will commence.

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**South County Housing Corporation – Camphora Apartment Replacement Project - (PLN100446, Central Salinas Valley Area Plan)**

On July 13, 2012, the Monterey County Board of Supervisor's approved the Camphora Apartment Replacement Project - the entitlements to allow, South County Housing Corporation, a non-profit, the ability to demolish 44 substandard farm working housing units and construct a 44 unit Agricultural Employee Housing Facility; a community building with a meeting room, office, storage, laundry room and computer lab; a half court basketball area, two turf-covered play areas, a tot lot, barbecue patio and seating area, extensive landscaping, solar panels placed on the covered parking areas. Currently, staff is working with the applicant to satisfy the conditions of approval.

While staff is working on numerous individual projects, the items noted above are major and most notable projects currently being processed within the 2010 General Plan development area.

General Plan Implementation Annual Status Report - April 2014

TASK #	TASK DESCRIPTION	POLICY REFERENCE	COMPLETION GOAL	STATUS
<b>90% - Presented to Hearing Authority</b>				
92	Mills Act Program (Opportunities and Programs for Historic/Cultural)	PS - 12.6 & PS-12.16	N/A	90% - Board of Suprvisors March 25, 2014 & April 8, 2014
<b>75% - Planning Commission Workshop</b>				
10	Cultural Resource Protection Guidelines	LU-9.2	1 Year (Oct. 26, 2011)	75% Complete
12	County Traffic Impact Fee (CTIF) (Title 19)	C-1.8 & C-1.12	18 Months (April 26, 2011)	75% Complete
14	Community Climate Action Plan (CAP) Greenhouse Gas (GHG) Reduction Plan	OS-10.11, C-3.1	2 Years (Oct. 26, 2012)	75% Complete
20	Cultural Resource Design and Report Criteria	OS-6.5, 6.6, 7.1, 7.5, 8.4, 8.7	N/A	75% Complete
23	Revised Right to Farm Ordinance	AG-1.9	N/A	75% Complete
32	New Well Testing Ordinance	PS-2.4, 2.5	N/A	75% Complete
33	New Well Ordinance	PS-3.3	N/A	75% Complete
34	High Capacity Well Assessment	PS-3.4	N/A	75% Complete
35	Development Evaluation System	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)	75% Complete
37	Lighting Criteria	LU-1.13; CV-3.16, 3.17; T-3.2	N/A	75% Complete
38	Ridgeline Development Criteria	OS-1.3, 1.4, 1.5	N/A	75% Complete
45	Permit Assistant Process- Key Industry Clusters	ED-4.1	N/A	75% Complete
48	Alternative Energy Promotion Ordinance Solar Ord. Wind Turbine (Small-Scale) Ord.	OS-10.13	N/A	75% Complete
53	Agricultural Wine Corridor Plan (AWCP)	AG-4.3	N/A	75% Complete
68	Establish Native American Panel	OS-8-5	N/A	75% Complete
76	General Plan Amendment (GPA) Process	LU-9.6	N/A	75% Complete
77	GPA Criteria	LU-9.7	N/A	75% Complete
84	Link Overall Economic Development Commission (OEDC) and Workforce Investment Board (WIB)	ED-3.3	N/A	75% Complete
93	Landfill Vicinity Ordinance or Standards	PS-6.4	N/A	75% Complete

General Plan Implementation Annual Status Report - April 2014

TASK #	TASK DESCRIPTION	POLICY REFERENCE	COMPLETION GOAL	STATUS
<b>50% - Presented to Technical Committee(s) &amp; Stakeholders</b>				
8	Boronda Community Plan	LU-1.19, LU-2.21, LU-2.22	N/A	50% Complete
21	Ag Conversion Mitigation Program	AG-1.12; GS-6.1	N/A	50% Complete
22	Routine and Ongoing Agriculture Ordinance	AG-3.3; CV-6.2	N/A	50% Complete
24	Slope Permit Process: Discretionary Ag Permit - Ministerial Formula	OS-3.5, 3.6; CACH-3.4; CV-4.1	N/A	50% Complete
25	Erosion Program - Hillside Conservation (Convene a Committee)	OS-3.9	5 Years (Oct. 26, 2015)	50% Complete
30	Carmel Valley Traffic Improvement Program (CVTIP)	CV-2.17, 2.18, 2.10, 2.11, 2.12	N/A	50% Complete
42	Invasive Plant Policy and Procedures	OS-5.14	N/A	50% Complete
43	Ag Buffer Criteria	AG-1.2; LU-2.8	N/A	50% Complete
44	Update Zoning Classification: POR; Urban Reserve (UR) Overlay; Community Plan (CP) Overlay; Resource Conservation (RC) Overlay; AWCOP 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	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; AWCOP-4.4		50% Complete
72	Historic Preservation Plan/ Ordinance Update	PS-12.1; CV-3.13; GS-1.4, 3.3, 3.4; NC-3.6	N/A	50% Complete
89	Fire Resistant Plant List	S-4.28; OS-5.14	N/A	50% Complete
90	Design & Implement Public/Private Economic Development Strategy Program	ED-2.1	N/A	50% Complete
91	Economic Incentive Program	ED-3.2, 3.4	N/A	50% Complete
<b>25% - Internal Scoping memo and meeting</b>				
9	Stream Setback Ordinance	OS-5.22	3 Years (Oct. 26, 2013)	25% Complete
11	Capital Improvement Finance Plan (CIFP)	C-1.2, 1.12; LU-2.30; PS-1.1, 3.7.4.1, 7.8, 11.10; CACH-2.6; CV-4.3; GMP-2.1; GS-2.1; NC-2.1; T-2.5; AWCOP-4.5	3 Years (Oct. 26, 2013)	25% Complete
26	Conservation Strategy Critical Habitat Monitoring Program	OS-5.17; CACH-3.7; CV-3.7, 3.8, 3.9; GMP-3.8, 3.9; NC-3.5	N/A	25% Complete
27	Conservation Strategy Critical Habitat/Suitable Habitat/Wildlife Corridors	OS-5.1, 5.2, 5.17, 5.18, 5.24	N/A	25% Complete
28	Conservation Strategy Biology Reports	OS-5.16	N/A	25% Complete



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<b>TASK #</b>	<b>TASK DESCRIPTION</b>	<b>POLICY REFERENCE</b>	<b>COMPLETION GOAL</b>	<b>STATUS</b>
29	Conservation Strategy Mapping Kit Fox Habitat	OS-5.19	4 Years (Oct. 26, 2014)	<b>25% Complete</b>
31	Best Managment Practice (BMPs) for grading and erosion	OS-3., 3.3	N/A	<b>25% Complete</b>
47	Runoff Performance Standards	S-3.5; PS-2.8	N/A	<b>25% Complete</b>
52	Solid Waste Management Plan	PS-5.3 to P.S-5.6	N/A	<b>25% Complete</b>
54	On-site Wastewater Management Plan (OWMP)	PS-4.12; CV-5.5, , PS-4.8, 4.10	N/A	<b>25% Complete</b>
55	On-site Wastewater Treatment Systems (OWTS) Criteria	PS-4.7	N/A	<b>25% Complete</b>
56	Recycling / Diversion Programs	PS-5.3	N/A	<b>25% Complete</b>
69	Conservation Strategic Plan	OS-5.21	5 Year Intervals (Oct. 26, 2015)	<b>25% Complete</b>
70	Oak Woodlands Policies	OS-5.23	5 Years (Oct. 26, 2015)	<b>25% Complete</b>
80	Long Term Water Supply Ordinance	PS-3.2	N/A	<b>25% Complete</b>
83	Drainage Design Manual	S-3.7; PS-2.8, 2.9; CV-5.6, 4.2	N/A	<b>25% Complete</b>
86	Subdivision of Ag Land	AG-1.3	N/A	<b>25% Complete</b>
<b>5% - Assigned to Long Range Planning Staff</b>				
18	Hazard Database Mapping - Severe Slope, - Geological Constraints, -Inundation Maps - Erosion, sedimentation, chemical pollution inventory	OS-3.4; S-1.2, 3.6, 3.8, 5.7	5 Year Intervals (Oct. 26, 2015)	<b>5% Complete</b>
19	Visual Sensitivity Maps	OS-1.11; CACH-3.1; CSV-3.1; GMP-3.3; NC-3.1; T-3.1, 3.3	5 Year Intervals (Oct. 26, 2015)	<b>5% Complete</b>
36	Lot Line Adjustments Subdivision Provisions	LU-1.14 to LU-1.18	N/A	<b>5% Complete</b>
39	Clustering Program	OS-1.8	N/A	<b>5% Complete</b>
40	Criteria for geo/hydro studies/reports	OS-3.3; S-1.3 to 1.8	N/A	<b>5% Complete</b>
41	Tree Removal Regulations - Migratory Birds	OS-5.10, 5.25; CACH-3.4, 3.6; CV-3.11; NC-3.3, 3.4; T-3.7	N/A	<b>5% Complete</b>
46	Chualar Community Plan	LU-1.19, LU-2.21, LU-2.22	N/A	<b>5% Complete</b>
50	Scenic Highway/Road Corridor	C-5.2, C-5.3,C-5.4; T-2.8	N/A	<b>5% Complete</b>
57	Development Impact Ordinance	S-5.11, 6.3	N/A	<b>5% Complete</b>
58	Restoration Fee Waiver Program	OS-5.15	N/A	<b>5% Complete</b>

**General Plan Implementation Annual Status Report - April 2014**

<b>TASK #</b>	<b>TASK DESCRIPTION</b>	<b>POLICY REFERENCE</b>	<b>COMPLETION GOAL</b>	<b>STATUS</b>
60	Mineral Resource Maps/ SMARA Inventory	OS-2.4, 2.5; CV-1.19	N/A	<b>5% Complete</b>
61	Water Conservation Ordinance (urban, ag, recycling)	PS-3.10, 3.11, 3.12; CV-5.3	N/A	<b>5% Complete</b>
62	Community Noise Ordinance	S-7; CACH-3.2	N/A	<b>5% Complete</b>
63	Hydrologic Resources and Constraints	PS-2.6	N/A	<b>5% Complete</b>
64	Contaminated sites	PS-2.6	N/A	<b>5% Complete</b>
67	Update Arch Sensitivity Maps	OS-6.2, 7.2, 8.2	N/A	<b>5% Complete</b>
73	Transfer Development Credits	LU-1.8; OS-1.7; T-1.6	N/A	<b>5% Complete</b>
81	Guidelines and Procedures for Conducting Water Supply Assessment	PS-3.13; CV-5.1	N/A	<b>5% Complete</b>
82	Monitoring Wells for Rapid Growth Area	PS-2.2	N/A	<b>5% Complete</b>
85	Inventory Vacant/ Underutilized Commercial and Industrial Lands	ED-4.2	N/A	<b>5% Complete</b>
87	Timber Harvest	OS-5.7 to OS-5.10	N/A	<b>5% Complete</b>
<b>0% - Unassigned</b>				
17	Alternative Water Source Plan	PS-3.14	5 Years (Oct. 26, 2015)	<b>0% Complete</b>
49	At-Risk Structure Inventory	S-5.16	N/A	<b>0% Complete</b>
51	Study Areas - Review for Special Treatment Area (STA) Designation	CV-1.26; CSV-1.4; GS- 1.11	N/A	<b>0% Complete</b>
74	Pajaro Community Plan	LU-1.19, LU-2.21, LU-2.22	N/A	<b>0% Complete</b>
75	Farmland Mapping and Monitoring Program (FMMP) - Mapping	AG-1.10	N/A	<b>0% Complete</b>
78	Parks Acquisition Development and Maintenance Guidelines	PS-11.2, 11.11, 11.12; CV-3.15; GS-5.1	N/A	<b>0% Complete</b>
79	Working Group for expansion of the Salinas Valley Water Project (SVWP)	PS-3.17	5 years (Oct. 26, 2015)	<b>0% Complete</b>
88	Tax/economic Incentives Ordinance	AG-1.5	N/A	<b>0% Complete</b>

**General Plan Implementation Annual Status Report - April 2014**

TASK #	TASK DESCRIPTION	POLICY REFERENCE	COMPLETION GOAL	STATUS
<b>100% - Complete (Adopted)</b>				
1	General Plan Implementation		With GP Adoption	<b>100% Complete</b> October 26, 2010
2	General Plan Implementation Work Program	LU - 9.1	3 Months of GP	<b>100% Complete</b> January 25, 2011
3	HE -- Density Bonus	LU-2.12; CV-1.10; GMP-1.9	1 Year (Oct. 26, 2011)	<b>100% Complete</b> May 24, 2011
4	HE - Second Unit, Residential Care Homes, Definition of Family	Housing Element	1 Year (Oct. 26, 2011)	<b>100% Complete</b> May 24, 2011
5	HE - Emerg.Shelters, Tran. Housing, SRO	Housing Element	1 Year (Oct. 26, 2011)	<b>100% Complete</b> May 24, 2011
6	HE - Farm/Ag Worker Housing	Housing Element	1 Year (Oct. 26, 2011)	<b>100% Complete</b> May 24, 2011
7	HE - Reasonable Accommodation	Housing Element	1 Year (Oct. 26, 2011)	<b>100% Complete</b> May 24, 2011
13	Green Building Ordinance	OS-10.12	2 Years (Oct. 26, 2012)	<b>100% Complete</b> January 29, 2013
15	Municipal CAP County Operation GHG Reduction Plan	OS-10.15	1 Year (Oct. 26, 2011)	<b>100% Complete</b> November 5, 2013
16	Tracking System	LU-1.20	1 Year (Oct. 26, 2011)	<b>100% Complete</b> October 25, 2012
59	Hazard Mitigation Plan (Emergency Plan/Procedures)	S-5.1, 5.3, 5.5, 5.6	N/A	<b>100% Complete</b> February 28, 2013
65	Updated Fire Standards (18.56)	S-4.9, 4.13, 4.16, 4.19, 4.22, S-4.23, 4.24; CACH-4.3,4.4	N/A	<b>100% Complete</b> February 28, 2013
66	Fire Hazard Development Procedures	S-4.7	N/A	<b>100% Complete</b> February 28, 2013
71	Comprehensive Bike Plan - Trail Maps	C-9.1 to C-9.6, OS-1.10, CACH-3.8, CV-3.14, 3.19, GMP-3.11,3.12, 3.13, NC-3.7, T-2.6	N/A	<b>100% Complete</b> July 16, 2013
94	Public Energy Efficiency Program - Outreach			<b>100% Complete</b> December 20, 2012
	<b>Status Key:</b> 0% Unassigned 5% Assigned for processing 25% Internal Scoping memo and meeting complete 50% Presented to technical committee(s)/ 75% Held a Planning Commission Workshop 90% Presented to Hearing Authority: PC/BOS 100% Complete (Adopted)	A	Westside Bypass Design	GS-2.1, 2.2, 2.3,
		B	Air Quality Standards	OS-10.6, 10.9
		C	Off Site Signs	LU-1.10
02-2014				

CLUP for Monterey Airport

CLUP for other airports

Moss Landing Comm Plan (MLCP)

No. Co. LUP Update

Big Sur LUP Update

Supplemental EIR

2015

MLCP and DEIR currently being prepared

Commenced update; significant costs in 13-14 or 14-15

Commenced update; significant costs in 13-14 or 14-15