

ATTACHMENT B

ANNUAL PROGRESS REPORT
MONTEREY COUNTY
2010 GENERAL PLAN IMPLEMENTATION

REF140012

Annual Progress Report

Monterey County

2010 General Plan Implementation

Prepared by: Monterey County Resource Management Agency

April 2014

Table of Contents

Introduction, Overview & Summary.....1-13
General Plan Implementation Annual Status ReportExhibit 1
Annual Element Progress Report Housing Element ImplementationExhibit 2

Prepared by: Monterey County Resource Management Agency
Jacqueline R. Onciano, Planning Services Manager – Long Range Planning
oncianoj@co.monterey.ca.us
(831) 755-5193

Marti Noel, Assistant Director, Resource Management Agency
noelm@co.monterey.ca.us
(831)755-5394

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.

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:

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.

-
- 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)

-
- 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.

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.

-
- **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

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

They are as follows:

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

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.

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.

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.

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

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.

EXHIBIT 1

GENERAL PLAN IMPLEMENTATION ANNUAL
STATUS REPORT – APRIL 2014

General Plan Implementation Annual Status Report - April 2014

TASK #	TASK DESCRIPTION	POLICY REFERENCE	COMPLETION GOAL	STATUS
90% - Presented to Hearing Authority				
92	Mills Act Program (Opportunities and Programs for Historic/Cultural)	PS - 12.6 & PS-12.16	N/A	90% - Board of Supervisors March 25, 2014 & April 8, 2014
75% - Planning Commission Workshop				
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
50% - Presented to Technical Committee(s) & Stakeholders				
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; 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	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, 1.8, 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		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
25% - Presented to Technical Committee(s) & Stakeholders				
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; AWCP-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

General Plan Implementation Annual Status Report - April 2014

TASK #	TASK DESCRIPTION	POLICY REFERENCE	COMPLETION GOAL	STATUS
29	Conservation Strategy Mapping Kit Fox Habitat	OS-5.19	4 Years (Oct. 26, 2014)	25% Complete
31	Best Management Practice (BMPs) for grading and erosion	OS-3., 3.3	N/A	25% Complete
47	Runoff Performance Standards	S-3.5; PS-2.8	N/A	25% Complete
52	Solid Waste Management Plan	PS-5.3 to P.S-5.6	N/A	25% Complete
54	On-site Wastewater Management Plan (OWMP)	PS-4.12; CV-5.5, , PS-4.8, 4.10	N/A	25% Complete
55	On-site Wastewater Treatment Systems (OWTS) Criteria	PS-4.7	N/A	25% Complete
56	Recycling / Diversion Programs	PS-5.3	N/A	25% Complete
69	Conservation Strategic Plan	OS-5.21	5 Year Intervals (Oct. 26, 2015)	25% Complete
70	Oak Woodlands Policies	OS-5.23	5 Years (Oct. 26, 2015)	25% Complete
80	Long Term Water Supply Ordinance	PS-3.2	N/A	25% Complete
83	Drainage Design Manual	S-3.7; PS-2.8, 2.9; CV-5.6, 4.2	N/A	25% Complete
86	Subdivision of Ag Land	AG-1.3	N/A	25% Complete
5% - Assigned to Long Range Planning Staff				
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)	5% Complete
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)	5% Complete
36	Lot Line Adjustments Subdivision Provisions	LU-1.14 to LU-1.18	N/A	5% Complete
39	Clustering Program	OS-1.8	N/A	5% Complete
40	Criteria for geo/hydro studies/reports	OS-3.3; S-1.3 to 1.8	N/A	5% Complete
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	5% Complete
46	Chualar Community Plan	LU-1.19, LU-2.21, LU-2.22	N/A	5% Complete
50	Scenic Highway/Road Corridor	C-5.2, C-5.3,C-5.4; T-2.8	N/A	5% Complete
57	Development Impact Ordinance	S-5.11, 6.3	N/A	5% Complete
58	Restoration Fee Waiver Program	OS-5.15	N/A	5% Complete

General Plan Implementation Annual Status Report - April 2014

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

General Plan Implementation Annual Status Report - April 2014

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

EXHIBIT 2

ANNUAL HOUSING ELEMENT PROGRESS REPORT

ANNUAL HOUSING ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction County of Monterey
 Reporting Period 1/1/2013 - 12/31/2013

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							
1	2	3	4			5	5a	6	7	8
			Affordability by Household Income	Total Units per Project						
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure (R=Renter, O=Owner)	Very Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	See instructions	See instructions	
(9) Total of Moderate and Above Moderate from Table A3			66							
(10) Total by income Table A/A3			66							
(11) Total Extremely Low-Income Units*										

* Note: These fields are voluntary

ANNUAL HOUSING ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction County of Monterey
 Reporting Period 1/1/2013 - 12/31/2013

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 it 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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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
No. of Units Permitted for Above Moderate	62	2		2	0	66	0

* Note: This field is voluntary

ANNUAL HOUSING ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction County of Monterey
Reporting Period 1/1/2013 - 12/31/2013

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.	2007-2009		2010		2011		2012		2013		Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9						
Income Level	RHNA Allocation by Income Level														
Very Low	Deed	140	0	48	37	0								225	57
	Restricted Non-deed restricted	65												65	
Low	Deed	174	0	9	86	0								269	-83
	Restricted Non-deed restricted	75												75	
Moderate	Deed	28	0		0	0								28	20
	Restricted Non-deed restricted	247												247	
Above Moderate		2,652	68	62	36	66								2,884	-2,233
Total RHNA by COG. Enter allocation number:		3,381	68	119	159	66								3,793	-2,239
Total Units															
Remaining Need for RHNA Period															

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

ANNUAL HOUSING ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction County of Monterey
 Reporting Period 1/1/2013 - 12/31/2013

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation Program (H-1.a)	Rehabilitate an average of five owner-occupied lower-income units and 20 renter-occupied lower income units annually. Work to achieve 10% of the rental units to extremely low income households. Include information on County's website and develop written material to advertise the program within one year of adoption of the Housing Element.	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.	Annually	During 2013, the County wound down the NSP-1 Program. A total of 21 foreclosed homes were purchased and rehabilitated from 2010-2012. Of those, 20 have been sold, 4 to very-low, 9 to low, and 7 to moderate income families. In addition, the County continued its assistance to a non-profit for the rehabilitation of the Camphora Farm Labor Camp that currently houses 44 very low income farmworkers families (29 of which are extremely low) totaling 174 people. The County assisted with the land use entitlements and secured State CDBG funding program to pay down the Seller Acquisition Note and improve the onsite water storage and distribution system. In 2011, the County was awarded \$1,284,794 in NSP-3 funding for the rehabilitation of foreclosed houses to be sold to non-profits for use as special needs housing and assistance for a 21 unit supportive housing project in Marina. Two houses were acquired in 2012 and construction financing was provided to the supportive housing project in 2013.
Mobile Home Park Preservation (H-1.b)	Preserve 3,169 existing mobile homes. Maintain contact with property owners and monitor status of mobile home parks. When feasible, work with tenants to preserve parks by providing technical assistance and assisting in funding applications. Conduct survey of existing mobile home park residents and owners and determine the feasibility of establishing a mobile home rent stabilization program in 2010-2011.	on going and on- 2011	In 2010, the County prepared an analysis on a potential mobile home rent stabilization program. It was concluded that this program would not be feasible to implement.	
Preservation of Existing Affordable Units (H-1.c)	Preserve 11 at-risk very low income affordable housing units.	on going	See H-1a above pertaining to the Camphora Farm Labor Camp. 44 units of existing affordable housing is being preserved. The County has also begun to analyze two projects in Castroville that are in need of rehabilitation.	
Tenant Relocation and Homeless Assistance (TRHA) Program (aka "Soft Landing") (H-1.d)	Adopt the program in 2009. Refer 100 households for assistance annually (including 10 extremely low income households.) Expand inventory of relocation housing units to 50 by 2014.	2009 and annually	In 2009, the County was awarded an HPRP grant of \$1.6 million which was aimed at preventing homelessness. Part of the funding was reserved for housing tenants who were displaced due to County code enforcement actions. The program funding ended in the summer of 2012. The County Redevelopment Agency (RDA) reserved nine units at the Kents Court Swing Housing Facility in Pajaro to provide temporary housing. The facility has now transferred to the County as the Housing Successor Agency to the RDA. To date, two families have been assisted with temporary housing related to code enforcement activities.	
Foreclosure and Credit Counseling (H-1.e)	Provide foreclosure prevention and credit counseling services to 150 homeowners annually. Assist 29 lower and moderate income households to purchase homes through the NSP program.	annually and on-going	In 2008, the County was awarded a CDBG grant to provide foreclosure counseling. This program ended in 2012. A total of 400 persons were assisted of which 287 were low income and 113 were moderate income households. Households were also assisted with credit counseling through the NSP Program.	

ANNUAL HOUSING ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	County of Monterey	Reporting Period	1/1/2013 - 12/31/2013
Energy Conservation (H-1.f)		Reduce energy consumption and carbon emissions throughout the planning period.	on going
Green Building Initiative (H-1.g)		Provide educational materials to prospective developers and develop recommendations for incorporating "green" practices by end of 2011.	on going
Affordable Housing Project Assistance (H-2.a)		Assist 50 lower and moderate income rental housing units annually.	Annually
Farmworkers and Agricultural Employees Housing (H-2.b)		Assist employers to provide 10 lower income farmworker housing units annually.	Annually
Extremely Low Income and Special Needs Individuals and Households (H-2.c)		Assist 10 extremely low income individuals and households in new or expanded residential care facilities, emergency shelters, transitional housing, supportive housing, or SRO facilities annually.	Annually
Housing Resource Center (HRC) (H-2.d)		Provide financial and as-needed technical assistance to HRC related to implementing the County's affordable housing programs and promote the center's services.	On going
Down payment Assistance (DPA) Program (H-2.e)		Assist 29 households through the NSP program in 2010/2011. Assist three to five first-time homebuyers annually with RDA funding or new grants. Ongoing implementation throughout the planning period.	2011 and on going
Section 8 Housing Choice Vouchers (H-2.f)		Support Housing Authority of Monterey County efforts to provide vouchers to very-low income individuals and families annually.	On going

The County is undertaking a number of energy conservation related initiatives. In 2009, the County received funding in the form of an Energy Efficiency and Conservation Block Grant (EECBG) to prepare green ordinances and energy efficiency policies, a Greenhouse Gas Inventory and Tracking System and a public energy efficiency education program. In 2013, the County adopted a Green Building Ordinance and the Municipal Climate Action Plan (MCAP). The County has also initiated a County-wide Sustainability Program to align the various initiatives to achieve energy reductions and access available programs and funding. A part of that effort is the development of a Community Climate Action Plan and continuing participation in a regional feasibility study related to Community Choice Aggregate.

Educational materials are being prepared, a Green Building Ordinance has been adopted, and a County-wide Sustainability Program is being developed, including a website and public information materials related to available programs and funding, see H-1.f above.

During 2012, the Housing Office assisted the Sea Gardens Apartment Project (formerly Axtell) to complete pre-development and start construction on 58 affordable apartments. The County RDA previously provided \$2,300,000 to the project. In addition, the RDA previously provided \$300,000 in funding to a non-profit to acquire and rehabilitate 44 rental units at the Camphora Farm Labor Camp. The County assisted with the land use entitlement process, provided technical assistance in regard to financing the project, and secured \$925,000 of State CDBG funding for the project. Finally, the County assisted MidPen Housing in securing a \$10 million NSP-1-3 grant from the State for a 66 unit affordable rental project on the former Fort Ord (Manzanita Court) which is the first phase of affordable housing required for the East Garrison Project. Construction was completed in the summer of 2013 and the project was fully occupied by early fall.

See H-1a above pertaining to the Camphora Farm Labor Camp.

In 2010, the County assisted the Sunflower Gardens Supportive Housing Project which serves 23 very low income adults with mental disabilities, as well as the 200-unit Pacific Meadows Senior Housing project. In 2011, the County received \$1,294,794 of funding through the NSP-3 program of which \$325,000 was used in 2013 to assist Interim's Rockrose Garden Project. Construction began in August of 2013 and completion is expected in October of 2014. The project will provide 21 units of supportive housing for very low and extremely low income adults with psychiatric disabilities. NSP-3 also funded the purchase of two foreclosed units that were sold to non-profits for use by very low and extremely low income special needs individuals.

Since 2004, the County has provided support to the HRC. In 2013, the County provided specific funding to provide homebuyer education and homebuyer qualification for the NSP-1 and First Time Homebuyer programs.

In 2013, the County provided Down Payment Assistance (DPA) to 1 household through the NSP-1 Program and 2 households with State HOME Program income.

The County continues to support the Section 8 Program by referring inquiries to the Housing Authority.

ANNUAL HOUSING ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Reporting Period	Annualy	Frequency
County of Monterey	1/1/2013 - 12/31/2013		
Inclusionary Housing (H-2.g)	Facilitate the development of 10 affordable and workforce housing units annually.	Annually	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. In 2012, the Pebble Beach project was approved. This project 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 in the beginning stages of seeking entitlements. The 66-unit Manzanita Place project located on the former Fort Ord is in partial compliance of East Garrison's inclusionary requirement for very low and low income rental housing. Construction of the project was completed in the summer of 2013. The first phase of the for sale component of the East Garrison Project began construction in 2013. This phase includes 19 moderate income inclusionary townhouse units and 47 workforce for sale houses.
Disaster Rental Assistance Grants (H-2.h)	Provide rental assistance to lower income households impacted by disasters.	On going	In 2008, the County was awarded a CDBG Freeze Grant to respond to a disaster which affected numerous farmworker families. The program provided rental assistance in partnership with HRC. Although this grant is closed, the program could be reintitiated in the event of another disaster.
Housing Policy and Allocation Procedures Manual (H-2.i)	Update the Manual by early 2010.	2010	On October 22, 2009 the County adopted a new Housing Policy and Allocation Manual.
Infrastructure Coordination and Development (H-3.a)	Coordinate infrastructure and public facility improvements and service delivery to facilitate the development of housing in Monterey County.	on going	Previously, the RDA funded a comprehensive program to upgrade the storm drain system and streets in the community of Boronda. Due to the elimination of the RDA on February 1, 2012, the final phase (Phase 4) was put on hold pending identification of an alternative funding source. During 2013, the County began the feasibility/planning stage for the Boronda Wastewater System in regard to identifying potential upgrades to pump stations. The County also began investigating potential funding sources for the project. In addition, the County continued to assist the community of San Lucas to replace their existing water well to supply safe drinking water for the existing community and allow a 33-unit affordable housing project to move forward. In 2013, the County was awarded a Proposition 84 Safe Drinking Water grant to provide initial funding for a feasibility study, construction engineering and environmental clearance activities. Finally, the County approved \$200,000 of HUD CDBG funding in 2013 to make improvements to the Chualar community wastewater system.
Community and Specific Plans (H-3.b)	Adopt entire Castroville Community Plan in 2011. Pursue the General Development Plan for the Cypress Opportunity Area in Castroville Community Plan in 2010-2011. Pursue adoption of the Boronda Community Plan in 2010. Continue to work with the developers of East Garrison and Butterfly Village to implement Specific Plans throughout the planning period. Begin planning process for development of Community Plans for the Pajaro, Chualar, and Moss Landing Community areas prior to 2014.	2011 and on going	The Castroville Community Plan (non-coastal area portion) was adopted in 2007. A local coastal plan amendment required by the California Coastal Commission (CCC) was submitted but subsequently withdrawn due to lack of support from CCC staff. The County is not pursuing another application at this time. During 2011, a revised draft Boronda Community Plan and draft EIR were completed but put on hold due to the elimination of the RDA. The County has initiated discussions with the City of Salinas to annex the undeveloped area located in South Boronda. The County continues to work with the new owners/developers of the East Garrison Project on implementation. First phase public improvements and the first phase affordable rental housing are complete. The first phase of the for-sale housing is underway. Building permits were pulled for 60 homes and 34 have been completed. The Phase 2 improvement plans are being finalized. The County has prepared a draft of the Moss Landing Community Plan as part of the General Plan Implementation Program and processing of it is proceeding. The preparation of the Pajaro Community Plan is on hold pending resolution of flood control issues.

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	County of Monterey	Reporting Period	1/1/2013 - 12/31/2013	on going and 2012	The County has a remaining RHNA of 77 units. The first phase of the for sale component of the East Garrison Project began construction in 2013. The 19 moderate-income for sale inclusionary townhouses are expected to begin construction in 2014. The 2010 General Plan is currently being implemented which includes zoning code amendments such as the Affordable Housing Overlay.
Adequate Sites for RHNA (H-3.c)			As part of the comprehensive General Plan update and with future and Community and Specific Plans, 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. 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. Upon adoption of the General Plan update, pursue adoption of the Affordable Housing Overlay in 2011-2012.		
Zoning Ordinances and Permit Processing (H-4.a)			Remove governmental constraints on the provision of housing in Monterey County by amending the Zoning Ordinances within one year of adoption of the Housing Element.	2011	The ordinances were adopted by the Board of Supervisors in May of 2011.
Fair Housing (H-5.a)			Include information on County's website and develop written material as needed within one year of adoption of the Housing Element.	2011	The website update was completed in 2011.
Non-Profit Housing Assistance Programs (H-5.b)			Continue to support non-profit housing development and market the availability of the County to provide assistance via Homeshare Program, Eviction Prevention, and Rental Assistance, annually.	On going	The County collaborates with and refers people to the Housing Resource Center for assistance in regard to eviction, foreclosure, and rental assistance. The County also works closely with non-profit housing providers to by providing technical assistance and assisting in the identification of funding.

General Comments: