

# Attachment A

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# Table of Contents

**Introduction, Overview & Summary** .....1-8  
**2019 Annual Progress Report Summary Matrix**.....Exhibit 1  
**Annual Report on the 2015 Housing Element** .....Exhibit 2

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## Introduction

Government Code Section 65400 requires Resource Management Agency (RMA) – Planning to provide an annual report to the legislative body by April of each year, regarding the progress of General Plan implementation, progress in meeting the County’s share of regional housing needs, implementation of the housing element (for details see attached Exhibit 1) and compliance of the General Plan (GP) with the General Plan Guidelines adopted by the Governor’s Office of Planning and Research (OPR).

A total of **55** General Plan tasks have been in process since the adoption of the 2010 General Plan.

## Background

- 1965: Monterey County’s first adopted General Plan
- 1982: Comprehensive update to the County’s General Plan adopted, including 12 Areas Plans, Master Plans. Coastal Land Use Plans adopted between 1982 and 1986.
  - June 15, 2010 - 2009-2014 Housing Element adopted
  - August 24, 2010 - 2009-2014 Housing Element certified by HCD
  - January 26, 2016 - 2015-2023 Housing Element adopted; HCD certified the Housing Element on May 10, 2016
- October 26, 2010: Monterey County Board of Supervisors adopted the 2010 General Plan (GP) for the non-coastal unincorporated areas of the County.
- November 26, 2010: the 2010 General Plan became effective.
- January 25, 2011: The BOS adopted a General Plan Implementation Work Program addressing policies that require the drafting of over 100 new ordinances, plans and programs to implement the goals of the General Plan. Staff estimated this would be a multi-year program, with a cost of about \$8 million. The process involves interdepartmental coordination, obtaining technical information from county consultants, and scoping with stakeholders through extensive public outreach.
- December 13, 2011: Board of Supervisors approved a Professional Services Agreement (PSA) with EMC Planning Group Inc. to provide technical support for development of certain priority GP implementation documents for an amount not to exceed about \$1 million through June 30, 2015. Since the approval of the PSA staff has submitted budgetary updates to the Board regarding consultant expenditure.
- In response to settlement agreements related to litigation over the General Plan EIR, General Plan Amendments were adopted in 2013 and are described below in the Litigation section.

## 2010 General Plan

The Monterey County 2010 General Plan complies with the OPR General Plan Guidelines. State law requires that General Plans address a range of issues. The mandatory elements of a general plan are: land use, circulation, housing, conservation, open space, noise and safety. These elements provide the County’s objectives, goals and policies to guide land development decisions. Additionally, general plans may include additional elements that are necessary as directed by the governing legislative body and must be consistent with Government Code Section 65300 et seq.

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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 2015-2023, adopted 01/26/2016, certified by HCD 05/10/16
- Public Service Element (PS); adopted 10/26/2010, amended 02/12/13
- Agriculture Element (AG); adopted 10/26/2010
- Economic (ED); adopted 10/26/2010

Area/Master Plans for the following Planning Areas:

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

## Litigation

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

- 1) Carmel Valley Association, Inc. v. Board of Supervisors of the County of Monterey (Monterey Superior Court case no. M109442); case settled. General Plan amended consistent with terms of the Settlement Agreement (February 12, 2013).
- 2) Salinas Valley Water Coalition et al v. County of Monterey (Monterey Superior Court case no. M109451); case settled. General Plan amended consistent with terms of the Settlement Agreement (February 12, 2013).
- 3) LandWatch Monterey County v. County of Monterey (Monterey Superior Court case no. M109434). Supplemental petition challenging February 12, 2013 General Plan amendment filed March 21, 2013. Settlement Agreement entered in early 2015; litigation stayed pending consideration of proposed General Plan amendments and the lawsuit will be dismissed if the amendments are adopted and other settlement conditions are met. Settlement discussions are ongoing.
- 4) The Open Monterey Project (TOMP) v. Monterey County Board of Supervisors (Monterey Superior Court case no. M109441). Supplemental petition challenging February 12, 2013 General Plan amendment filed March 21, 2013. Settlement Agreement entered in early 2015;

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litigation stayed pending consideration of proposed General Plan amendments and the lawsuit will be dismissed if the amendments are adopted and other settlement conditions are met. Settlement Discussion are ongoing.

The County adopted two General Plan Amendments:

**County initiated amendment of the Carmel Valley Master Plan pursuant to terms of a settlement agreement responding to litigation filed by the Carmel Valley Association:**

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

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

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

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

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

**County initiated amendments of the 2010 General Plan pursuant to terms of settlement agreements responding to litigation filed by LandWatch Monterey County and The Open Monterey Project.**

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

## Fort Ord

In 1997, the Fort Ord Base Reuse Plan (BRP) was adopted for the former Fort Ord area. The Fort Ord Reuse Authority was formed with representatives from interested jurisdictions and agencies to oversee implementation of the BRP. The Fort Ord Reuse Authority (FORA) Board of Directors must certify that jurisdictions' general plans within the Fort Ord territory are intended to be carried out in full conformance with the Fort Ord Reuse Authority Act and are consistent with the BRP and FORA's plans and policies. The process for such a consistency review is established by Section 8.01.020 of the FORA Master Resolution.

In 2001, Monterey County amended the County's 1982 General Plan to incorporate a Fort Ord Master Plan with relevant sections of the BRP. In 2002, FORA certified that the Fort Ord Master Plan is consistent with the BRP. In 2010, the County adopted an updated Fort Ord Master Plan as part of the 2010 General Plan, but the Fort Ord Reuse Authority has not certified the 2010 Fort Ord Master Plan. A Transition Plan was adopted by the Fort Ord Reuse Authority (FORA) in December 2018 that required significant staff resources to track and evaluate. Under current state law, dissolution of FORA is scheduled to occur on June 30, 2020.

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## General Plan Implementation

Since the adoption of the 2010 General Plan, 55 ordinances, plans and programs have been implemented or adopted. In 2019 for the reporting period of April 2019 to March 2020, the items listed below have been in process. The 2019 Annual Report Summary Matrix, attached as Exhibit 1, indicates the work completed in 2019 on specific General Plan tasks, the corresponding policy references and the next steps to take on these specific tasks. There is currently no update on the General Plan tasks not listed in the 2019 Annual Report.

### 2019 Annual Progress Report – General Plan Working Progress Tasks *Salinas Valley Zone 2C - Salinas River Ground Water Basin Study, LRWP Task No. 155*

Policy PS-3.1 provides for a study on the state of the Salinas River Groundwater Basin (Zone 2C) relative to quantity, quality, drought, groundwater storage and seawater intrusion. In 2018, an integrated groundwater-surface water hydrogeologic model was developed to aid in this study. The model will be used to evaluate future water demands of the basin. Year 4 (of the 5-year study) work program was provided in 2018. The Salinas River Ground Water Basin Study is currently still being conducted. The Study is anticipated to be completed in late 2020.

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

Policy No. AG-1.12, which requires preparation, adoption and implementation of a program that requires projects involving a change of land use designation resulting in the loss of Important Farmland (as mapped by the Department of Conservation [DoC] Farmland Mapping and Monitoring Program) to mitigate the loss of that acreage. In 2016, the County of Monterey RMA-Planning received a Sustainable Agricultural Lands Conservation Program (SALC) grant award from the State of California DoC up to \$182,366. Staff is currently working with the DOC to finalize the contract and development program. In 2018, multiple easements were processed to assist in completing this program.

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

Water conservation is critical to Monterey County and its residents, and landscaping is a key area where this can be achieved. Requiring installation and maintenance of landscape designs that use less water will result in water conservation. There are six General Plan policies that are related to landscaping and landscape activities, and adoption of a Landscape Ordinance will result in the implementation of those policies. The main principles of four policies (PS-2.8; PS-3.11; PS-3.12; and OD-5.6) are potable water conservation and ground water recharge. Implementation of these policies will require planting with low water use, drought tolerant, and native or native compatible vegetation; designing irrigation systems to be water efficient; and incorporating Low Impact Development landscape techniques to capture and maintain storm water onsite. Implementation of Policies OS-5.14 and S-2.4 require the encouraging the exclusion and eradication of invasive plants and incorporating the use of fire-resistant plants. In

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addition to the General Plan policies, state law, the “State Water Conservation in Landscaping Act” requires local jurisdictions to either adopt the State Model Water Efficient Landscape ordinance (MWELo) or a local ordinance that is at least as effective in water conservation. Staff has drafted Coastal and Inland Water and Energy Efficient Landscape ordinances and an accompanying design manual that incorporates the requirements of the General Plan and state law. The ordinances were brought before the Planning Commission at workshops on December 12, 2012 and April 9, 2014. Input and comments were received by the public and commission. The Planning Commission considered the draft ordinances and recommended approval to the Board of Supervisors on March 25, 2015. On April 15, 2015, the Governor of the State of California issued Executive Order B-29-15 revising the MWELo, resulting in the need for staff to revise the proposed ordinances. Staff revised the ordinances accordingly, and the ordinances were introduced at the Board of Supervisors on February 23, 2016. The Board of Supervisors directed further consultation with the interested public. Staff presented the revised ordinance to the Board of Supervisors at its meeting of October 23, 2018. The Board of Supervisors directed staff to work with the development community members to revise the ordinance. Staff held two stakeholder working group meetings as directed by the Board in 2019. These meetings have helped to refine the technical components of the Ordinance. Staff anticipates bringing the final draft of the ordinance and implementation manual to the BOS for adoption in June/July 2020.

***Development Evaluation System (REF120030), LRWP Task No. 35***

Community Areas, Rural Centers and Affordable Housing Overlay Districts are identified as areas of top priority for future development. Outside of those areas, Policy LU-1.9 of the General Plan requires a Development Evaluation System (DES) be established to provide a systematic, consistent, predictable and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments that will have the equivalent or greater impact regarding traffic, water or wastewater. Staff has been working on developing the evaluation system and has received input from various stakeholders since the adoption of the 2010 General Plan, including multiple workshops with the Planning Commission. Staff held the final Planning Commission workshop on the DES in 2019. The Planning Commission reviewed the draft ordinance and program which finalized the appropriate thresholds for water and wastewater, appropriate methodology for calculating traffic, DES scoring methodology, and proposed exemptions. The Planning Commission has provided a recommendation to move the draft DES forward to the Board of Supervisors for review and direction. The draft DES is scheduled for the Board of Supervisors in May, 2020. After review and direction from the Board on the draft DES, environmental review will commence on the ordinance, and then it will return to the Planning Commission for a formal recommendation to the Board of Supervisors for Adoption. It is anticipated that the final recommendation for the DES being approved by the Board will return in early 2021.



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

This task requires both an update to the zoning maps and the development of new zoning regulations within the inland zoning ordinance (Title 21) to develop new zoning and overlay districts that were established by the 2010 General Plan. Staff is currently revising these draft regulations to incorporate comments received from the Planning Commission and the Housing Advisory Committee. Staff began drafting the Mixed-Use Zoning Ordinance; however, due to staff constraints, updates to the zoning maps have been placed on hold. The Mixed-Use Zoning Ordinance is still in process, and anticipated to be brought to the Planning Commission in May, 2020. Based on the uncertainty of resources at this time, staff needs to assess priorities for completing the task of updating Zoning Maps.

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

Policy OS-10.11 requires the County to adopt a greenhouse gas reduction plan with a target to reduce emissions by 2020 to a level that is 15% less than 2005 emission levels. With assistance from the Association of Monterey Bay Area Governments (AMBAG), an inventory of 2005 baseline emissions has been completed. Staff has forecasted 2020 emission levels based on a Business as Usual scenario, assuming no efforts are made to reduce emissions. RMA staff has lead stakeholder outreach efforts. Public meeting and an online poll was posted on the County web-site to obtain feedback from the public the importance of climate change and get ideas/suggestions on how to address climate change. A focus group was formed to develop a list of reduction measures for inclusion in the plan. A contract proposal from ICF International has been received to prepare a model and detailed analysis of reduction measure costs and benefits to complete the Community Climate Action Plan. Once completed staff will manage the preparation of the CEQA document and processing through hearings. No significant action has taken place on the Community Climate Action Plan (CCAP) as staff resources shifted. As part of the 2018/19 FY budget, position(s) allocated to the Go Green! Program were deleted. Based on the uncertainty of resources at this time, staff needs to assess priorities for completing this task. As part of the 2019/20 FY budget, the County re-created a position and hired a Sustainability Manager to begin work once again on the Community Climate Action Plan.

**Conclusion**

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

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## Housing

### **2019 Update - East Garrison Housing Development– (PLN030204, Greater Monterey Peninsula Area Plan)**

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

The East Garrison Community includes three phases of development along with a Town Center and a Historic-Arts District. Since its approval in 2005, the Final Maps for Phases 1, 2, and 3 have been recorded. Horizontal construction (subdivision improvements) for Phases 1 and 2 has been completed, and vertical construction of new homes is under way.

#### Phase I – 394 Residential units developed

2016 - Constructed Development:

329 Single Family Dwellings/Townhomes (52 Single Family Dwellings pending construction)

65 Manzanita Place - low income apartments

Two (2) - Neighborhood parks.

#### Phase II – 349 Residential units developed

2016 -17 Constructed Development:

349 Single Family Dwellings/Townhomes (78 Single Family Dwellings pending construction)

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

In Phase II a new fire station and two (2) neighborhood parks were completed in 2018. A 65-unit low income apartment complex is anticipated to be completed in 2022, pending funding.

#### Phase III – 92 Residential units developed

92 Single Family Dwellings/Townhomes in various stages of construction (305 Single Family Dwellings pending construction)

The Final Map and subdivision improvement agreement for Phase 3 were submitted to and accepted by the Monterey County Board of Supervisor on December 12, 2017. Phase 3 infrastructure construction began in 2017. Vertical Construction of Phase 3 began in 2018, and included the 34,000 sf. commercial Town Center development and park, the Historic-Arts District, an additional neighborhood park, and a new public library.

# Exhibit 1

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**Exhibit 1 - 2019 Annual Report Summary Matrix (April 2019 -March 31, 2020)**

<b>Task Description (File No.)</b>	<b>Program Area MCC/Title</b>	<b>Policy Reference  Completion Goal/Target Date</b>	<b>Work Completed in 2019</b>	<b>Next Steps</b>
Annual Report (2019) (REF19011)	GP (Inland)	Planning and Zoning Law Gov't Code Section 65400	2019 Annual Report prepared	Prepare 2020 Annual Report in 2021.
Ag Land Mitigation Program (REF160008) (Ag Land Conservation Program)	GP (Inland) Title 21	AG - 1.12 AB 823	Staff is working with the Department of Conservation to finalize the Ag Land Program.	Finalize contract and development program.
Ag Conversion Mitigation Program (REF130046)	GP (Inland) Title 21	AG-1.12; GS-6.1	(See Ag Land Mitigation Program Above)	(See Ag Land Mitigation Program Above)
Salinas Valley Zone 2C Salinas River Groundwater Basin Study BOS Referral #: 2014.0 (REF140088)	GP (Inland) Board Referral	PS-3.1  BOS Referral No: 2014.01  Rep. to the BOS 5 Year Intervals	The Salinas River Ground Water Basin Study is currently still being conducted. The Study is anticipated to be completed in late 2020	Begin implementing policies in accordance with the findings of the study.
Water and Energy Efficient Landscape Ord. (REF110056)	GP / Alternate Energy Countywide	(EECBG)	Staff has held two stakeholder meetings as directed by the Board in 2019. Technical components of the Ordinance have been refined.	Final draft ordinance and implementation manual scheduled for Board Adoption in June/July 2020.

# Exhibit 1 - 2019 Annual Report Summary Matrix (April 2019 - March 31, 2020)

Task Description (File No.)	Program Area MCC/Title	Policy Reference  Completion Goal/Target Date	Work Completed in 2019	Next Steps
Development Evaluation System (REF120030)	GP (Inland) Title 21	LU-1.19; C-2.4, 2.5; OS-3.5, 3.6, 5.3; S- 1.8, 2.7, 2.9, 3.8, 6.5; PS-1.3, 2.3, 3.1, 3.13, 4.5, 4.6; CV-1.6  1 Year (Oct 26, 2011)	Final draft completed in cooperation with LandWatch. Planning Commission approved final draft DES and forwarded to Board for review/comment.	Board workshop on 4/28/20 to receive final direction on draft. CEQA review to follow. Anticipated Adoption by Board early 2021
Update Zoning Classification (Zoning Maps): POR; Urban Reserve (UR) Overlay; Community Plan (CP) Overlay; Resource Conservation (RC) Overlay; AWCP Overlay; STA Overlay; Affordable Housing (AHO) Overlay; Ag Buffers (AB) Overlay; Visually Sensitive (VS) Overlay; Design (D) District; Site Control District (S); CV RD Setback; Urban Residential-Mixed Use; Rural Residential; Ag Support Facilities; Study Area (REF140023)	GP (Inland) Title 21	LU-2.8, 2.12, 2.16, 2.18, 2.24, 2.28, 2.34, 2.35, 3.1, 4.1, 5.1, 6.1, 6.2, 9.4; AG-1.7, 2.1, 2.2, 2.9, 3.3; CACH-1.2, 1.3, 1.5, 3.1; CV-1.12, 1.20, 1.22, 1.23, 1.25, 1.27, 3.1; CSV-1.1, 1.3, 1.4, 1.5, 1.6, 1.6, 1.7, 3.1; GMP-1.6, 1.7, 1.8, 1.9, 3.3; GS-1.1, 1.2, 1.3, 1.8, 1.9, 1.13; NC-1.4; T-1.4, 1.7; AWCP-4.4	Due to staff constraints, updates to the zoning maps have remained on hold.	Based on the uncertainty of resources at this time, staff needs to assess priorities for completing this task.

<b>Key</b>	
BOS	Board of Supervisors
CCC	California Coastal Commission
DOC	Department of Conservation
DOF	Department of Finance
GP	2010 General Plan
HEU	Housing Element Update
LCP	Local Coastal Program
Ord.	Ordinance
Res No.	Resolution Number
SRGBS	Salinas River Groundwater Basin Study

# Exhibit 2

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

The following information summarizes the application, entitlement, building permit and certificate of occupancy activity found in Tables A and A2 of the new reporting format which must be filed electronically online.

- 90 Units Entitled
  - 68 New SFDs
  - 15 New 5+ Units (Includes 7 employer sponsored units which will provide 112 beds)
  - 7 New ADUs

- 227 Building Permits Issued
  - 174 New SFDs
  - 40 New SFAs
  - 13 New ADUs

245 Certificates of Occupancy Issued/Building Permit Final

- 166 New SFDs
- 45 New SFAs
- 10 New ADUs
- 24 New 5+ Units (Includes a 24 unit inclusionary and employer sponsored project)

Table B provides information on a year by year basis from 2015 through 2019 about the County’s progress towards meeting its Regional Housing Allocation Needs (RHNA) obligations, and are summarized here:

Income Level	RHNA Allocation	Total Units to Date	RHNA Obligation Remaining
Very Low	374	219	155
Low	244	13	231
Moderate	283	35	248
Above Moderate	650	1,210	
Total RHNA/Units	1,551	1,477	634

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