



Monterey County

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Report

Legistar File Number: 15-0271

Scheduled
March 17, 2015

Introduced: 3/13/2015

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

Consider:

- a. Accepting the Annual Progress Report for the 2010 General Plan Implementation pursuant to Government Code Section 65400;
- b. Accepting the Annual Progress Report for the 2009-2014 Housing Element Implementation to comply with State Department of Housing and Community Development requirements;
- c. Authorizing the Resource Management Agency - Director of Planning to submit the progress reports to the State Office of Planning and Research and State Department of Housing and Community Development; and
- d. Receiving a report on the Long Range Planning Work Program, including the 2010 General Plan Implementation, Local Coastal Program (LCP) update, Board Referrals, and update of other policy and regulatory documents, and provide direction to staff on priorities.
(REF150008/Annual Progress Report for the 2010 General Plan Implementation, Housing Element Implementation, and Long Range Planning Work Program)

PROJECT INFORMATION:

Planning File Numbers: REF150008

Applicant: County of Monterey, RMA-Planning

Project Location: County-wide

CEQA Action: Not Applicable per Section 15060(c) (1) and 15378(b) (4)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Accept the Annual Progress Report for the 2010 General Plan Implementation (**Attachment B**) pursuant to Government Code Section 65400;
- b. Accept the Annual Housing Progress Report for the 2009-2014 Housing Element Implementation (**Exhibit 2 of Attachment B**) to comply with State Department of Housing and Community Development requirements;
- c. Authorize the Resource Management Agency - Director of Planning to submit the progress reports to the State Office of Planning and Research and State Department of Housing and Community Development; and
- d. Receive a report on the Long Range Planning Work Program, including the 2010 General Plan Implementation, Local Coastal Program (LCP) update, Board Referrals, and update of other policy and regulatory documents and provide direction to staff on priorities.

SUMMARY:

Monterey County must annually report to the state regarding implementing/amending our General Plan and implementing housing programs. Reports must conform to specific content requirements and be submitted to OPR and HCD by April 1st of each year. Resource Management Agency - Planning is responsible for preparing the Annual Progress Report for the County's 2010 General Plan Implementation (GPI). The Economic Development Department, with assistance from the Resource Management Agency (RMA), is responsible for preparing the Annual Progress Report for the 2009-2014 Housing Element Implementation (HEI).

This staff report presents the Board with a comprehensive overview of priorities for the upcoming year and accomplishments of the prior year priorities. We ask the Board to provide direction for adjusting priorities in the Long Range Planning Work Program (LRPWP). A Work Program (LRPWP) was developed to help manage this program and so that the public can track our work. The LRPWP identifies tasks assigned to be processed related to General Plan Implementation, Board of Supervisors' Referrals, changes in state or federal law, and Local Coastal Program Updates.

A summary matrix currently contains over 200 individual tasks with varying priority and complexity. In FY2014 - 2015, to date, a total of nine (9) General Plan implementation, 13 Board Referrals and one (1) LCP tasks have been completed, with 30 items tentatively scheduled for hearings and workshops.

Attachment B is a comprehensive annual report, and Exhibit 1 of that report identifies priority projects for the upcoming year. This is an opportunity for the Board of Supervisors to provide direction on setting priorities.

DISCUSSION:

Attachment A provides a more detailed discussion of the report requirements and FY 14/15 accomplishment. In the 2014 calendar year, staff was able to complete or progress the following items:

- Salinas River Groundwater Basin Study
- Right to Farm Ordinance
- General Plan Process & General Plan Amendment Criteria Proof of Access Ordinance (Private Roads/Easements)
- Whispering Oaks Rezoning
- Mills Act Program (REF130101)
- Fort Ord General Plan Consistency Analysis
- Minor Amendment Process
- AMBAG Regional Growth Forecast General Plan Amendments No. 3
- Cultural Resource Protection Guidelines
- Hazard Mitigation Plan (HMP)(Emergency Plan/Procedures)
- Capital Improvement Program (CIP)
- GP Consistency
- Well Ordinance
- Housing Element Ordinances
- Development Evaluation System
- Water and Energy Efficient Landscape Ordinance

- Zoning Maps Update
- County Traffic Impact Fee
- Carmel Valley Traffic Improvement Program (CVTIP)
- Lighting Criteria
- Community Climate Action Plan
- Agricultural Buffer Ordinance
- Historic Preservation
- Discretionary Permit Process for Well Ordinance
- 2014 Housing Element Update
- Solar Ordinance
- Local Agency Management Program (LAMP)
- Conservation Strategic Plan
- Tracking System

CEQA:

The recommended progress reports are not projects as defined by the California Environmental Quality Act (CEQA), Guidelines Sections 15060(c) (3) and 15378. These reports are an administrative activity that will not result in direct or indirect physical changes to the environment. They are for information purposes only. Activities identified in these reports implement policies of the 2010 General Plan and the 2009 Housing Element, which were subject to CEQA review.

OTHER AGENCY INVOLVEMENT:

Implementation of the 2010 General Plan involves close coordination between all of the land use departments/agencies (Planning, Public Works, Environmental Services, Environmental Health, Water Resources Agency). Implementation of the Housing Element relates to activities being undertaken by both the Economic Development Department (Housing Office) and RMA-Planning. In addition, the County Counsel's office is actively participating in the legal review of ordinances and plans being prepared as part of General Plan implementation and other needed updates.

FINANCING:

These annual reports are prepared by staff and have no impact to the County General Fund. Much of the implementation work is performed by staff, with no additional cost to the General Fund. However, there are aspects of the work that requires technical expertise that is only available through outside consultants.

On June 10, 2014, the Board approved one-time funding of \$1,000,000 to offset FY 2014 -2015 expenditures related to technical support for General Plan Implementation, Carmel River Lagoon, Local Coastal Plan update and the Salinas Valley Ground Water Basin Study. On July 8, 2014 staff presented a detailed presentation on how the \$1,000,000 would provide funds for completion of the tasks as well as estimates for coming years' funding needs by priority. The Board approved additional funding of \$192,000 to fill the gap identified in FY -2014 -2015 for the Salinas Valley Ground Water Basin Study, bringing the total FY 2014 -2015 Board approved funding for professional services to provide technical support to \$1,192,000.

Staff has been seeking and obtaining grant funding, where available, to help with implementation efforts, with significant awards related to the coastal plan update, and that assisted in the development and implementation of Alternate Renewable Energy programs and ordinances. Updates to the four County Airport Land Use Compatibility Plans are expected to be funded through grants.

Prepared by: Jacqueline R. Onciano, RMA Service Manager, ext. 5193

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192
Carl P. Holm, AICP, Acting Resource Management Agency Director

cc Front Counter Copy; David C. Sweigert, Fenton & Keller; Michael Harrington, Brian Finegan Law Office; Jim Bogart, Grower-Shipper Association; Michael Cling, Law Offices of Michael D. Cling; Norm Groot, Monterey County Farm Bureau; Nancy Isakson, Salinas Valley Water Coalition; Ed Mitchell, Prunedale Neighbors Group; Dale Ellis, Anthony Lombardo and Associates; Pamela Silkwood, Horan Lloyd; Big Sur Multi-Agency Advisory Council c/o Kathleen Lee; Highway 68 Coalition (Mike Weaver); Carmel Residents Association; Carmel Valley Association; Marjorie Kay; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Janet Brennan; John H. Farrow; Carl Holm, Acting Director, RMA; John Guertin, Acting Assistant Director, RMA; Wendy Strimling, County Counsel; Jacqueline R. Onciano, Planning Services Manager; Planning File No. REF150008.

The following attachments are on file with the Clerk of the Board:

Attachment A - Discussion; Attachment B - Annual Progress Report for the Monterey County 2010 General Plan Implementation; Exhibit 1 -Long Range Planning Work Program Summary Matrix -March 2015; Exhibit 2 - 2009-2014 Annual Housing Element Progress Report