

ATTACHMENT A DISCUSSION

On January 25, 2011, staff presented the BOS with a three-year Work Program to develop and implement over 90 policies in association with the adopted 2010 Monterey County General Plan, applicable in the non-coastal areas of the County. Additional tasks have been added as a result of changes in state laws and Board of Supervisors' referrals, resulting in over 130 individual tasks that are included in the current Work Program. The update of the Local Coastal Program (LCP) is a major task within this work program. In 2003, the Coastal Commission prepared a Periodic Review of the LCP and agreed to allow the County to complete the General Plan before addressing these items. Since the General Plan was adopted for the non-coastal areas only, the LCP Update is included as a separate effort on the Work Program. Also, the Fort Ord Master Plan, which implements and is consistent with the Fort Ord Base Reuse Plan as it relates to Monterey County, is integrated into the 2010 General Plan. As such, the policies and programs identified in that plan have been included in the Work Program. For efficiency, multiple tasks are grouped by topic as "clusters" to be addressed together in an ordinance or program.

Work on the Long Range Planning Work Program consists of five planners (assigned to long range planning) as well as staff from other land use agencies (RMA-Public Works, Environmental Health, Water Resources Agency, County Counsel, Agricultural Commissioner, Parks, etc) as needed. Since the adoption of this Work Program, 15 ordinances, plans or programs have been adopted and implemented, 67 are in the process of being developed and vetted with the land use departments/agencies, Land Use Advisory Committees, stakeholders and interested citizens, with the remaining 16 scheduled for action in the 2014- 2015 fiscal year. As we have already seen, certain tasks include complicated issues that may require significant outreach to stakeholders, which often delays adoption of the ultimate ordinance or plan. All ordinances also require legal review and must be approved as to form and legality by County Counsel. Part of the effort for this year included establishing an efficient process for preparing and processing ordinances and plans. Although only 15 tasks were completed, with 67 other tasks already in process, we expect that we will complete 50 tasks over the next year.

The attached Monterey County General Plan Implementation Status Report indicates the task number, and required, proposed or actual completion dates of each Ordinance, plan, or program.

The following summary highlights items that have been completed (approved, adopted, or require no further action, or in some cases, as indicated, require on going monitoring).

- **2010 General Plan Implementation Interim Ordinance. (Task 1)** – Complete: October 26, 2010
- **2010 General Plan Implementation Work Program (Task 2)** – Complete: January 25, 2011
A Comprehensive work program that lists the Ordinances, plans, programs and systems that shall be implemented over a three year period.
- **Tracking Systems (Task 16)** – Complete: October 25, 2012
Policy LU - 1.20 requires the development of a tracking system to ensure that area build-out is not exceeded. Area build-out means specific land use/density designations, as mapped in the area plans or limited by policy adopted as part of the 2010 General Plan, are fully developed. In addition to area build-out, the General Plan requires the tracking of residential, commercial and industrial growth and the conversion of agricultural lands (Policies OS - 5.20 and OS - 5.21). The General Plan requires tracking of new units in Carmel Valley (Policy CV – 1.6), the tracking of new visitor serving units west of Via Mallorca and north of the Carmel River and east of Via Mallorca, including units at Carmel Valley Ranch (Policy CV – 1.15), and the tracking of Artisan Wineries, Full-Scale Wineries, Wine Tasting Rooms, Restaurants, Delicatessens and Inns in the Agricultural

Wine Corridor Plan (AWCP) area. Staff has completed the development of the tracking system, and it is in place; a report is scheduled to be presented to the Planning Commission in July and to the Board in August of 2013.

- **Housing Element Ordinances (Task 3, 4, 5, 6 & 7)** - Complete: May 24, 2011.
The 2009-2014 Housing Element, part of the General Plan, identified nine areas where the zoning codes provided constraints to housing opportunities and where they were not up to date with current State and Federal Laws. Staff drafted the required zoning amendments and environmental documents. On May 24, 2011, 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.
 - 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
- **Green Building Ord. (Task 13)** – Complete: January 29, 2013.
Policy OS-10.12 requires adoption of an Ordinance requiring green building practices for new construction. As part of the Energy Efficiency and Conservation Block Grant (EECBG) awarded to the County of Monterey by the Department of Energy (DoE), an ordinance was prepared, and on January 29, 2013 the Board of Supervisors adopted the Green Building Ordinance.
- **Public Energy Efficiency Program (Task 94)** – Complete: December 20, 2011.
In association with an EECBG grant, LRP staff secured and worked with The Offset Project (TOP), a non-profit volunteer based organization, to launch the Public Outreach Energy Efficiency Program to provide public education of the County’s incentives and ordinances inspired by the Climate Action Plan in addition to highlighting sustainable initiatives that directly affect local residents in Monterey County. In addition to educating the public at community events, TOP assisted the County in the creation of a “Sustainable Page” link in the County of Monterey’s website:
<http://www.co.monterey.ca.us/sustainability/> that is a continual resource to the residents.
- **Greenhouse Gas Inventory and Monitoring Tool (Task 95)** – Complete: December 21, 2012
The 2005 baseline inventory was completed by the County and AMBAG in 2009 and the county modified the Statewide Energy Efficiency Collaborative online tracking tool for our use.
- **Green Zoning Ord. (Task 98)** – Complete: March 6, 2013
This task has been integrated into the General Development Guidelines currently being amended. Existing policies and ordinances provide an adequate framework; no new ordinance work is needed.
- **Emergency Plan/Procedures (Task 59)** – Complete: February 28, 2013
Policy S-5.1, S-5.3, S-5.5 & S-5.6. LRPT staff completed the analysis to determine what future actions would be needed. The emergency and fire hazard tasks require that the Monterey County RMA be an active participant in safety planning in updating and maintaining emergency and hazard plans and procedures. This activity requires on-going coordination with the Office of Emergency Services, RMA – Building Services, and Regional Fire Agencies, California Department of Forestry and Fire Protection (Cal Fire) and the United States Forest Service.

- **Updated Fire Standards (Task 65)** – Complete: February 28, 2013
Policy S-4.9. See comment above for Task 59.
- **Fire Hazard Development Procedures (Task 66)** – Complete: February 28, 2013
Policy S-4.7. See comment above for Task 59.

The attached complete Long Range Planning Work Program (**Exhibit 1**) is a comprehensive list of work completed and currently being processed by the Long Range Planning Team. The General Plan Implementation Status Report (**Exhibit 2**) depicts the specific tasks associated with the implementation of the 2010 General Plan. The 2010 General Plan Implementation consultant services and technical support (EMC Planning Group, Inc.) Budget Report (**Exhibit 3**) outlines the tasks, expenditure and work products received to date. As indicated in the Work Program, numerous tasks are being actively worked on and are expected to be completed this fiscal year and next, including but not limited to climate action plans, ordinances related to cultural resources, a new well ordinance, energy and water efficiency ordinances, drainage ordinances, amendments to Title 21 to address various process and operational issues, and updates to the official zoning maps.

Budget – General Plan

On December 13, 2011, the Board of Supervisors approved two Professional Services Agreements (PSA): one with EMC Planning Group, Inc. to provide consulting services and technical support for the General Plan Implementation process and the other with Kimley – Horn and Associates, Inc., to provide engineering services associated with the County-wide Traffic Fee Program Nexus Study, Agriculture and Winery Corridor Plan Impact Fee, and Carmel Valley Transportation Improvement Program. The PSA with EMC Planning Group, Inc., has a base budget of \$1,002,022 and a Contingency budget of \$118,950 for a total of \$1,120,972 to provide consultant services and technical support to implement the 2010 General Plan as outlined in the Scope of Work/Scope of Services; for a term of December 20, 2011 through June 30, 2015. To date the County has expended \$303,132 of the budgeted amount and it is projected that the Work Program will require expenditure of an additional \$79,722 through the 2012-2013 fiscal year; the remaining \$738,620 will be used to complete the consultant portions of the General Plan implementation through the next two fiscal years. The PSA for Kimley – Horn and Associates is not to exceed \$255,163 from December 13, 2011 through June 30, 2013.

In January of 2010, the Department of Energy awarded an Energy Efficiency and Conservation Block Grant (EECBG) in the amount of \$270,000 to RMA-Planning to develop and implement Alternate Renewable Energy ordinances (**Task 48**) and other tasks per 2010 General Plan policy. The development of the following programs were initiated and several ordinances and programs have been successfully completed or progress made with EECBG funds: the Green Building Ordinance (**Task 13**), Public Energy Efficiency Program (Outreach) (**Task 94**), Greenhouse Gas Inventory and Monitoring Tool (**Task 95**), Wind Turbine (Small-Scale) Ordinance (**Task 96**), Energy, Water Efficient (conservation) and Landscape Ordinance (**Task 97**) and the Green Zoning Ordinance (**Task 98**). Additionally, the LRPT commenced work on the update to the Local Coastal Program with funding from a grant and from property owners (tasks are identified in **Attachment A, Exhibit 1, Section 2**).

Local Coastal Program

The Monterey County Local Coastal Program (LCP) consists of four Land Use Plans (LUP) -- North County which contains the Moss Landing Community Plan, Del Monte Forest, Carmel, and Big Sur Coast - and the related Coastal Implementation Plan (CIP). The Monterey County

Coastal Implementation Plan consists of six parts: Part 1 – Zoning Regulations; Part 2 – Regulations for Development in the North County LUP area; Part 3 - Regulations for Development in the Big Sur Coast LUP area; Part 4 - Regulations for Development in the Carmel Area LUP area; Part 5 - Regulations for Development in the Del Monte Forest LUP area and Part 6 – Appendices and Applicable County Ordinances. Currently, LRPT staff is working with the respective communities on updating the Moss Landing Community Plan, the North County Land Use Plan and the Big Sur Coast Land Use Plan. The Del Monte Forest LUP was updated in May 2012, although more work will be conducted to complete issues identified in the Coastal Commission Periodic Review and to ensure consistency with changes made to the other LUPs. Updating the Carmel Area Land Use Plan has not yet commenced.

Budget – Update to the Local Coastal Program

In 2011 planning staff estimated that the cost to update the four Coastal Land Use Plans was \$1,200,357. The majority of the cost will be borne by the County of Monterey. In October 2011 the United States Department of the Interior awarded \$387,986 to the County of Monterey under the Coastal Impact Assistance Program (CIAP) to assist with the update process for the Monterey County Local Coastal Program. Work commenced on the Moss Landing Community Plan, which is included within the North County Land Use Plan. An update to the Del Monte Forest Land Use Plan was adopted in conjunction with the processing of the Pebble Beach Development application. To date \$71,150 in invoices has been submitted for reimbursement under the CIAP grant for qualifying work, which has been accomplished in relation to the Moss Landing Community Plan and the update to the Del Monte Forest LUP.