

ATTACHMENT A

ANNUAL PROGRESS REPORT
MONTEREY COUNTY
2010 GENERAL PLAN IMPLEMENTATION

REF160006

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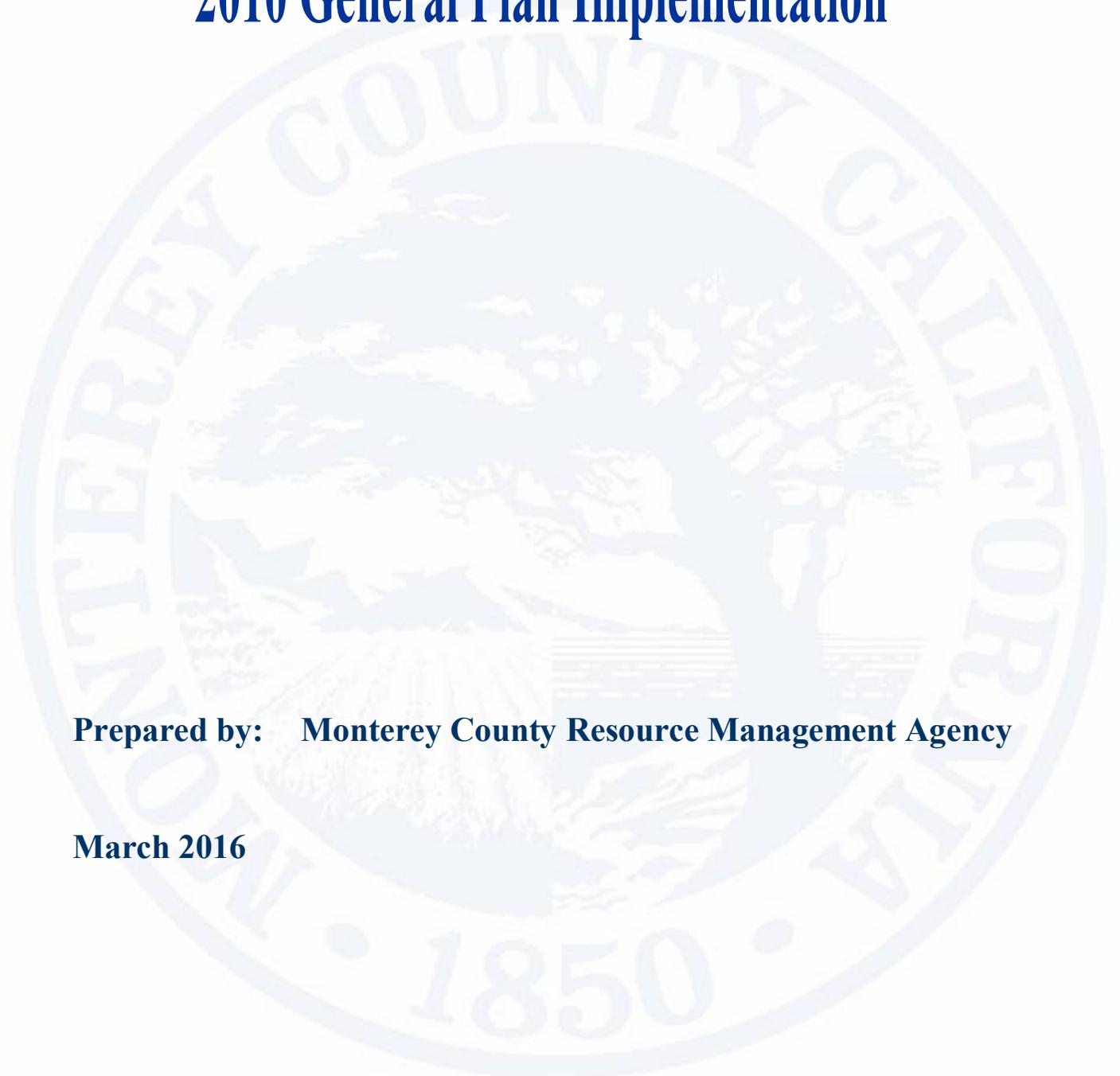
Annual Progress Report

Monterey County

2010 General Plan Implementation

Prepared by: Monterey County Resource Management Agency

March 2016



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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 2) 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 49 General Plan tasks have been in process during the 2015 calendar year: 11 to completion; 13 to the Board of Supervisors; 4 to the Planning Commission as either a hearing or workshop; 4 Under Preparation & Public Outreach, 18 in Internal Development and 6 (not counted in the total in processed) Unassigned. Since the adoption of the LRWP, 42 General Plan tasks have been complete.

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; submitted to HCD for certification
- 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.
- 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 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.
- 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.

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 (to be replaced with the Housing Element 2015-2023 when certified by HCD)

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; requires certification 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). Following adoption of these amendments in 2013, the two remaining litigants filed supplemental petitions challenging adoption of the February 12, 2013 amendments relating to water supply policies. In early 2015, the County entered into settlement agreements with the two remaining litigants, Landwatch and The Open Monterey Project. 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. 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.

- 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; 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.

As a result of the litigation described in numbers 1 and 2, above, 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

The County has 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 agreements require the County to consider amendments to the following policies: PS – 3.1 (relating to long term sustainable water supply), OS - 3.5 (relating to Agriculture and the conversion of uncultivated land on slopes greater than 25%), OS - 3.1 (relating to Best Management Practices regarding erosion control), OS-3.9 (relating to a program to address cumulative hydrologic impact of the conversion of hillside rangeland to cultivated croplands), OS-5.16 (relating to biological report requirements), OS-5.24 (relating to wildlife corridor/linkages and the addition of an illustrative wildlife corridor map to the 2010 General Plan);and amend the Agricultural Winery Corridor Plan and Glossary. An addendum to the General Plan EIR for these amendments has been prepared. As a result of recent Settlement Agreements with LandWatch Monterey County and The Open Monterey Project, General Plan amendments have been processed to the Planning Commission starting in February 2015 and to the Board of Supervisors in April 2015, May 2015, September 2015, December 2015, March 1, 2016, and again continued to April 26, 2016. To date discussions have not concluded. However, depending on the outcome, if the amendments are adopted as currently proposed, a reprioritization of the General Plan LRWP tasks would occur as substantial ordinance work will need to be completed within 12 months.

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 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 is 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, as more fully described in the following chronology:

- October 26, 2010 Monterey County Board of Supervisors adopts 2010 General Plan, including Fort Ord Master Plan (FOMP).
[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 is 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
- 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 on a tie vote, 6-6-1.

April 8, 2014 Successor Agency approved Long Range Property Management Plan & submitted it to Oversight Board.

April 17, 2014 Oversight Board for the Successor Agency approved the LRPMP and directed staff to submit to the Department of Finance (DOF).

April 18, 2014 Long Range Property Management Plan (LRPMP) submitted to Department of Finance.

December 31, 2015 DOF approved the LRPMP

February 29, 2016 Report on LRPMP provided to Fort Ord Committee of Board of Supervisors.

General Plan Implementation

Since the adoption of the 2010 General Plan, a number of ordinances, plans and programs have been adopted. In the 2015 calendar year the items listed below have been approved, adopted and in some cases, as indicated, require on – going monitoring. If additional action is required, it is indicated in the last column titled Next Steps in the Long Range Planning Work Program Summary Matrix (Exhibit 1).

Lighting Design Criteria (REF130036), LRWP Task No. 37

Policy LU-1.13 directs staff to develop lighting criteria in the form of enforceable design guidelines for the inland portion of Monterey County. General Plan policies Carmel Valley (CV) 3.16 and 3.17, and Toro (T) 3.2 are policies to prevent offsite glare for activities and street lighting in Carmel Valley and require additional controls to preserve scenic areas in Toro, respectively. In March of 2013, staff began researching state and county regulations relevant to lighting controls, lighting and shielding techniques, and dark sky initiatives. Stakeholder outreach was conducted in with the Streamlining Task Force in September and October of 2013, the Monterey Institute for Research in Astronomy and Rangers at Fremont Peak State Park. On December 11, 2013 a public workshop was held at the Planning Commission where discussions were had regarding the development of the Design Guidelines with the outcome to achieve proper lighting along with amendments needed to Title 21 (inland zoning) to allow adequate enforcement. On November 18, 2015, the Planning Commission recommended adoption an ordinance amending Title 21 (non-coastal zoning) to establish a process for adoption of design guidelines and to amend site development standards in non-coastal zoning districts relating to exterior lighting, and the Commission also recommended adoption of Design Guidelines for Exterior Lighting. On January 26, 2016, the Board of Supervisors adopted the ordinance and the Design Guidelines for Exterior Lighting.

2015 - 2023 Housing Element Update (REF140087), LRWP Task No. 155

The 2015-2023 Housing Element (Housing Element) is the fifth cycle Housing Element update for Monterey County. On November 18, 2015, the Planning Commission recommended adoption of the 2015-2023 Housing Element, and on January 26, 2016, the Board of Supervisors adopted the Housing Element. Staff submitted the Housing Element to the State Department of Housing and Community Development in February 2016 for certification.

Tracking System/Reporting, Agricultural Wine Corridor Plan (REF120031) & Carmel Valley Unit Count (REF120056), LRWP Task No. 172, 193 & 194

Policy LU 1.20 requires the preparation of a tracking system to monitor development build-out, based on specific land use/density designations, as identified in the adopted area plans of the 2010 General Plan. In addition, there are several policies that limit

development and therefore need to be tracked. For instance, Carmel Valley Master Plan policies CV-1.6 and CV-1.15 cap residential and visitor serving developments, and the Agricultural and Winery Corridor Plan limits certain winery related development. In October 2012, the tracking system was presented to the Board of Supervisors. The tracking system incorporates all limited development, updating the information periodically and requires that the information be presented to the Planning Commission on an annual basis. The current year effort relates to developing the program for identifying the tracking intervals and establishing a schedule to presented the updated information to the appropriate hearing authority. The annual report was presented to and accepted by the Planning Commission on October 28, 2015.

FY15/16 Capital Improvement Plan (CIP) (REF130106) & Amendment (REF150052), LRWP Task No. 152 & 177

The annual Capital Improvement Program (CIP) is a five-year compilation of projects submitted by County departments which includes such projects as new facility construction, minor and major infrastructure maintenance, road and bridge construction and maintenance, major equipment purchase and installation, and software purchase and installation. Government Code Section 65401 requires the County's CIP be submitted to the Planning Commission for review and report to the Board of Supervisors on the conformity with the adopted general plan. RMA staff presented the FY15/16 CIP to the Planning Commission on May 27, 2015 with a report on conformity of the CIP with the 2010 General Plan or Local Coastal Plan as applicable. The Planning Commission found the CIP consistent with the 2010 General Plan or Local Coastal Plan, as applicable, and issued a report to the Board of Supervisors.

Cultural Resource Protection Guidelines, Cultural Resource Design and Report Criteria, Establish a Native American Panel (REF110065), LRWP Task No. 10, 20 & 68

Policy LU-9.2 requires the County to adopt guidelines necessary for cultural resource protection consistent with the goals and policies of the General Plan. Policies OS-8.5 and OS-8.7 requires the establishment of a technical advisory committee consisting of appropriate tribal representatives and qualified archaeologists to provide assistance to county staff in determining how to best address monitoring and site treatments. In 2011, staff began working with local archaeologists and tribal representatives to prepare draft documents to implement the General Plan policies relative to cultural resource protection. In 2014 significant state legislation (AB 52) was passed that required a Native American consultation process for tribal cultural resources as part of CEQA. Based on the new law, the technical advisory panel duties were reconsidered and now include providing assistance to staff in updating the archaeological sensitivity map and providing public outreach and education. After years of public outreach based on direction received at PC workshops along with numerous meetings with technical experts and Native American tribal representatives, the Planning Commission recommended, by a vote of 8-2 at its February 25, 2015 meeting, adoption of an ordinance amending and adding standards for archaeological and tribal cultural resource protection in Title 21 of the Monterey County Code. The Board of Supervisors adopted the ordinance on April 28, 2015. The final step in the process is for the Planning Commission to appoint qualified representatives to

serve on the Native American and Archaeological Resources Technical Advisory Panel. Members of the advisory panel have not been appointed to date.

Hazard Mitigation Plan (HMP) (Emergency Plan/Procedures) (REF130070), LRWP Task No. 59

Policies S-5.1, S-5.2, S-5.3, S 5.5 & S- 5.6 require the preparation of Emergency Plans that provide a coordinated and effective response to emergency and disaster events within Monterey County. The 2013-2014 plan update process was led by Monterey County's Office of Emergency Services, with technical assistance from consultant AECOM, and through a collaborative partnership with the National Oceanic and Atmospheric Administration (NOAA), Federal Emergency Management Agency (FEMA), and National Association of Counties (NACo). Also providing assistance was a multi-jurisdictional planning team that includes representation from participating communities and other key stakeholders, and will be informed through a sustained public outreach and engagement strategy. The process updated the existing plan to better reflect current conditions, along with the incorporation of new information, to help address the potential long-term effects of climate change and sea level rise. The updated Multi-Jurisdictional Hazard Mitigation Plan was approved by the Board of Supervisors on February 23, 2016 with formal approval by the Federal Emergency Management Agency (FEMA) to follow.

General Plan Amendments No. 3 (REF150010), Settlement Agreement, LRPWP Task No. 166

(Includes Monterey County Wildlife Corridor Policies)

As a result of recent Settlement Agreements with LandWatch Monterey County and The Open Monterey Project, General Plan amendments have been processed to the Planning Commission starting in February 2015 and to the Board of Supervisors in April 2015, May 2015, September 2015, December 2015, March 1, 2016, and again continued to April 26, 2016. To date discussion has not concluded. However, depending on the outcome if the amendments are adopted as currently proposed, a reprioritization of the following tasks would occur, as substantial ordinance work will need to be completed within 12 months.

Salinas Valley Zone 2C - Salinas River Ground Water Basin Study, LRWP Task No. 155

Policy PS-3.1 requires a study on the state of the Salinas River Groundwater Basin relative to quantity, quality, drought, groundwater storage and seawater intrusion. On December 16, 2014, the Board of Supervisors received an Executive Summary of the State of the Salinas River Groundwater Basins Study (SRGBS). On March 22, 2016, the BOS approved a cooperative joint agreement with the United States Geological Survey (USGS) to complete the SRGBS.

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 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. Due to the technical nature of the regulations, the design manual was distributed to local landscape architects, contractors and nurseries for review and input. 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, and staff is scheduled to present a status update to the Board on April 19, 2016. Staff intends to present the final Coastal and Inland Water and Energy Efficient Landscape ordinances and accompanying Landscape Manual for consideration and approval thereafter.

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. Over the past three years staff has been working on developing the evaluation system and has received input from various stakeholders. In February 2015, a second Planning Commission workshop was conducted. The public requested additional discussion with staff and the Commission directed further outreach to stakeholders primarily to resolve agricultural development in relation to the policy. As a result, a DES Focus Group was created. Staff held three meetings with the group in late 2015, early 2016. Staff is scheduled to report back to the Planning Commission in April 2016 with findings and identified options for developing the DES.

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 presented a draft of these zoning regulations at a workshop before the Planning Commission in November of 2015. The Affordable Housing Overlay draft regulations were heard by the Housing Advisory Committee in January of 2016. Staff is currently revising these draft regulations to incorporate comments and feedback received at both of these meetings.

County Traffic Impact Fee (REF130108), LRWP Task No. 11

Policies C-1.2.c and 1.8 requires the preparation of a Traffic Impact Fee Program. In February 2014, a Nexus Study was completed and presented to the Planning Commission and the public for review and discussion. The study identifies the transportation projects to be funded by the fee program, the fees to be implemented and documents the relationship between anticipated development impacts and fee rates. The Nexus study has been completed, and an ordinance establishing the fee is being drafted. Hearings on the program and ordinance are expected in 2016.

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 in 2015 taking lead from the Alternative Energy and Environment Committee (AEE). A public meeting was held on June 5, 2015, an online poll was posted on the County web-site to obtain feedback from the public the importance of climate change and suggestions on how to address it, and a focus group was formed to develop a list of reduction measures for inclusion in the plan. A detailed analysis of reduction measure costs and benefits is needed before drafting the Community Climate Action Plan, preparing environmental documents and processing through hearings.

Agricultural Buffer Ordinance (REF130045), LRWP Task No. 43

Policies AG 1.2 and LU-2.8 require the protection of agricultural land from adjacent land uses. Staff has been working with the Agricultural Commissioner staff and the Agricultural Advisory Committee Ad hoc Sub-committee in the development of the ordinance, most recently in January and March 2016. It is anticipated that the ordinance will be presented to the Planning Commission and the Board of Supervisors in 2016.

Historic Preservation (REF110066), LRWP Task No. 72

Policies PS-12.1, CV-3.13, GS-1.4, 3.3 and 3.4, and NC 3.6 require the adoption of a preservation plan and ordinance, committees to review resources, guidelines for development in Spreckels, protection of resources in Spreckels and Boronda, and to ensure resources are protected within the Historic Resources zoning district. Staff has worked with a subcommittee of the Historic Resources Review Board to develop draft plans and policies. This work has been on hold for the last year while resources are dedicated to other priorities. Draft plans and policies are awaiting refinement and will be taken to the full Historic Resources Review Board for consideration before they are considered by the Planning Commission and Board of Supervisors.

Carmel Valley Traffic Improvement Program (CVTIP), LRWP Task No.

Policy CV-2.18 requires the CVTIP to be completed within 12 months from the adoption of the General Plan. On December 13, 2011, the Board of Supervisors approved a PSA with Kimley-Horn & Associates, Inc to assist in the completion of the Carmel Valley Transportation Improvement Program Traffic Analysis Fee Calculation along with the environmental analysis. The implementation of the updated CVTIP was delayed due to the litigation of the 2010 General Plan. In 2015, staff met with the Carmel Valley Road Committee to review information and move the project forward. Kimley-Horn & Associates, Inc is currently under contract, and the work should be completed in 2017.

Discretionary Permit Process for Well Ordinance (REF120022), LRPWP Task No. 32, 33, 34 & 111

The 1982 and 2010 General Plans along with the Certified Local Coastal Plan includes, technical criteria and land use regulations that address wells. Policies PS-2.4, 2.5, 3.3, 3.4, 3.5 & 3.9; CV-3.20; NC-3.8 & 5.4 of the 2010 General Plan addresses regulations for new wells, water quality testing of individual domestic wells, criteria for high capacity wells and long-term sustainable water supply. The Monterey County Code Chapter 15.8 and Titles 20 and 21 need to be updated to implement policies of the 2010 General Plan and address the unique conditions of Monterey County. Since 2011 staff has been working with the Environmental Health Bureau, County Water Resources Agency, and County Counsel and initially with EMC Planning Group Inc. technical consultants. Staff has facilitated multiple stakeholder meetings and numerous Planning Commission and Board of Supervisor workshops. At the October 22, 2013 Board of Supervisor workshop, staff was directed to again meet with industry stakeholders in an effort to resolve issues raised at the workshop. Staff has been participating in those meetings.

Solar Ordinance (REF130045), LRPWP Task No. 48

Policy OS-10.13 requires the identification of appropriate sites for energy production and the development of regulations to implement general plan policies and protect important resource areas. A workshop was conducted with the Planning Commission to gather input from the Commissioners and the public. A second workshop will be held before the

Planning Commission in spring 2016, after which ordinance development will commence.

Local Agency Management Program (LAMP), LRPWP Task Nos. 54 & 55

Policies PS-4.8, PS-4.10, PS-4.12 & CV-5.5 as well as the Basin Plan require the development of area specific On-site Wastewater Management Plans (OWMP), which have been superseded by a County-wide Local Agency Management Program (LAMP). Technical assistance has been secured from the Wallace Group. Environmental Health Bureau has taken the lead and is scheduled to take the proposed LAMP to the Board of Supervisors in April 2016. In accordance with state law, staff intends to submit the proposed LAMP (OWTS regulations) to the Regional Water Board by May 13, 2016.

Conservation Strategic Plan (REF120060)[Biological Cluster], LRPWP Task No. 9, 25, 26, 27, 28, 29 & 69

In 2013 RMA staff presented a concept to the Board of Supervisors for a more comprehensive approach to addressing the biologically related tasks. Seven tasks have been combined into a “biological cluster” grouping and stakeholder outreach and ordinance development will occur over the next several months. Technical assistance is being provided by consultants, EMC Planning Group. If the General Plan Amendments, currently being considered by the County, are adopted then relevant ordinances pursuant to policies PS – 3.1 (relating to long term sustainable water supply), OS - 3.5 (relating to Agriculture and the conversion of uncultivated land on slopes greater than 25%), OS - 3.1 (relating to Best Management Practices regarding erosion control), OS-3.9 (relating to a program to address cumulative hydrologic impact of the conversion of hillside rangeland to cultivated croplands), OS-5.16 (relating to biological report requirements), OS-5.24 (relating to wildlife corridor/linkages and the addition of an illustrative wildlife corridor map to the 2010 General Plan);and amend the Agricultural Winery Corridor Plan and Glossary will become high priority.

Conclusion

The summary above, in association with the LRWP (Attachment A, Exhibit 1), outlines the accomplishment and work in progress of the implementation of the 2010 Monterey County General. The General Plan Work Program Summary Matrix (Exhibit 1) indicates the task number, task description, policy reference with action dates, and next steps for the various ordinances, plans and programs to be completed. Citizens in Monterey County present a very diverse range of opinions so the ability/time to complete these tasks depends on discussing and addressing competing interests. Since the adoption of the Long Range Work Program, 45 General Plan tasks have been completed. Ten of those tasks were completed in 2015 and 35 more tasks are were progressed towards completion in that same timeframe.

Housing

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, 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 and 2 have been recorded, horizontal construction (subdivision improvements) for both phases have been completed, and vertical construction of new homes is under way.

As of March 29, 2016, vertical development of Phase 1's 397 dwelling units is two-thirds complete, including construction and occupancy of Manzanita Place, a 65-unit low income apartment complex, 203 detached single-family dwellings, and two neighborhood parks.

Vertical construction of Phase 2's 470 dwelling units began in late 2015, and as of March 29, 2016 there are approximately 65 building permits issued for the construction of detached single family dwellings. This phase will also include a new fire station, two additional neighborhood parks, and a 6-acre community park known as Lincoln Park

Submittal of the Final Map and subdivision improvement plans for Phase 3 is anticipated in late 2016, with infrastructure construction scheduled in 2017. Vertical construction of Phase 3 will begin in 2018, and will include 533 dwelling units, the 34,000 s.f. commercial Town Center development and park, the Historic-Arts District, an additional neighborhood park, and a new public library.