

# Exhibit 1A

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## **Exhibit 1A**

### **Annual Report 2020. 2010 General Plan Priorities and Strategy**

An analysis of the Monterey County 2010 General Plan reveals a clear set of priorities for implementing the Plan's goals and policies. The following analysis shows all policies with a specific timeline or priority. The goals and strategy laid out in the Plan is to manage the use of land in the unincorporated portions of the County to manage the type, location, timing and intensity of growth, discouraging premature and scattered development, while conserving the County's valued environmental and agricultural assets.

These goals are to be achieved through the concentration of new growth in and around the cities and community areas and rural centers. Growth outside these areas is generally discouraged in order to protect and conserve agricultural production and prime farmland, Oak woodlands, environmentally sensitive habitats, steep hillside and mountain slopes and ridgelines, wetlands, floodplains, and aquifers.

Particular emphasis is given to incentivizing and requiring new housing development to include lower income and workforce housing, and promoting the County's agricultural productivity.

**Key priorities and timelines are stated in the 2010 General Plan as follows:**

**Highest Priority:** Completion of Community Plans for all Community Areas; with Chualar and Pajaro as the highest priority among the Community Plans. (Castroville completed but out of date, Boronda partially drafted, Fort Ord/ East Garrison completed). Plans for the Rural Centers are to follow.

Capital Improvement and Finance Plans are to be adopted for each Area and Center.

Traffic Impact Fees County-wide and for each Community Area are to be adopted, in coordination with TAMC. (Completed for Castroville, but out of date and hindering plan objectives).

Establish Affordable Housing Overlay Districts (completed) and program (partially drafted).

**Within 12 months of 2010 Plan adoption:** Establishment of a Development Evaluation System (DES) to provide a system to evaluate developments outside Community Areas and Affordable Housing Overlay districts. (Recommended by Planning Commission to Board of Supervisors).

**Within 12 months** conduct a Greenhouse Gas Reduction Plan for the County and County operations. (County operations plan completed) and Green Building Ordinance (completed).

**Within 4 years** of plan adoption, adopt a Kit Fox Study and Strategy for the Salinas Valley.

**Within 5 years** of plan adoption, adopt an Oak Woodland Mitigation strategy. (Underway for former Ft. Ord). Title 16 Chapter 16.60 addresses Oak Woodlands.

**By 2018,** Zone 2c Sustainable Water Supply Study. (Zone 2c Study underway: timing implemented to align with Sustainable Groundwater Management Act (SGMA)).

**Other priority projects** mandated by state legislation include the requirement to revise the official county zoning ordinances and maps to implement the General Plan policies, as well as adopt a new Environmental Justice Element of the General Plan along with the updated Housing Element by the end of calendar 2023.

#### 1982 General Plan and Local Coastal Program

The 1982 Plan, which remains in effect in the Coastal areas, is primarily composed of the four Coastal Area Plans: Big Sur, Carmel Area, Del Monte Forest, and North County Coastal and a related Implementation Program. The Big Sur and a portion of the North County (Moss Landing) plans have been under revision for many years. Their completion is a primary Board objective. The Del Monte Forest Plan was updated in 2012.

The **Draft 2021-2026 Five-Year Long Range Planning Work Program** is designed to further implement these policy priorities. In year 1, the projects proposed and funded by grants include the Community Plans for Chualar and Castroville, including finance plans and impact fees. Also included are projects addressing the Affordable Housing Overlay and beginning work on the next Housing Element update required by state legislation. As drafted, Year 2 of the program would complete work on the Castroville and Chualar Community Plans. Year 3 would initiate Pajaro and Boronda Community Plans and Rural Centers. These were placed in year three as no funding is currently available.

The Development Evaluation System completion is a high priority in year 1, and the beginning of the Community Climate Action Plan, grant funded, will address greenhouse gas reduction. The grant funded Sustainable Agricultural Lands Conservation Program and Agriculture Buffer Ordinance also address the Plan's high priority for furthering the County's Agricultural Economy. Other year 1 projects include further work on current plans for Moss Landing and Big Sur, and Plan-required updates to the Zoning Maps and regulations. Year 1 also includes the high priority Zone2c Sustainable Water Supply Study's completion.

The state grant applications were designed to implement the high priority 2010 General Plan priorities.

The other year 1 and year 2 work programs tasks and studies all implement these priorities and strategies.