

Exhibit A
General Plan Implementation Work
Program Progress Report and
Table 6. GPI Work Program Status Update

General Plan Implementation
REF120007

Board of Supervisors
March 26, 2012

Exhibit A

General Plan Implementation Work Program Progress Report (Year 1)

Overview

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

On October 26, 2010 the Monterey County General Plan (GP) for the non-coastal unincorporated area of the county was adopted. The 2010 General Plan policies require the drafting of new ordinances and the creation of new programs and tracking systems to implement the goals of the General Plan. On January 25, 2011 the Board of Supervisors adopted a Work Program that was designed to accomplish the work associated with the General Plan implementation within a three year period. The work program itself was the first program required to be completed by policy of the General Plan (LU – 9.1).

Within the approved work program staff has identified programs and ordinances that can be prepared in-house and those that require consultant assistance. The distribution of work between consultants and staff is based upon work that requires additional technical expertise. Both consultant and staff work has been prioritized to address ordinances and programs with time limitations set by policies of the General Plan and then further prioritized by ordinances and programs that are critical to regular County functions. Time sensitive and critical ordinances and programs were included in the first year of the three year program to the extent feasible recognizing that some of the more complex programs must also be started early in the three year program to provide sufficient processing time.

Another component of the work to be accomplished is the environmental review associated with the new and/or revised ordinances and programs. Once the ordinances and programs are developed they will be reviewed by staff to determine if additional environmental review is required under the California Environmental Quality Act (CEQA). One of the environmental review considerations will be whether to prepare a subsequent or supplemental environmental review or addendum to the certified Environmental Impact Report (EIR) for the 2010 General Plan. An addendum may be prepared if only minor technical changes or additions are necessary or if none of the conditions requiring a subsequent or supplemental EIR have occurred. If the ordinances and programs will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, then additional environmental analysis will need to be completed to address these potential impacts. It is envisioned that the ordinances and programs will be grouped into bundles for purposes of preparing the environmental documentation. This is accounted for in the schedule and budget of the approved Work Program.

General Plan Implementation Work Program Update

Status Update

Several Ordinances and programs have been developed and approved since the adoption of the 2010 Monterey County General Plan including the three year work program outlining how the General Plan will be implemented. The first seven items from Table 6 of the approved Work Program have been approved including the following:

- **General Plan Implementation Ordinance** – An Interim Urgency Ordinance (Ordinance No. 5171) was adopted by the Board on December 14, 2010. The ordinance was modified and extended by Ordinance No. 5172 on January 25, 2011 and the Board recently adopted an ordinance extending the urgency measure until December 14, 2012. The urgency measure sets a process to determine consistency with the 2010 General Plan while ordinances and programs are being developed.
- **General Plan Implementation Plan** - On January 25, 2011, the Board of Supervisors approved a “three year Work Program” outlining how the necessary ordinances and programs will be completed and what resources are necessary.
- **Housing Element Ordinances**–The 2009-2014 Housing Element is part of the General Plan. Goal H-4 of the Housing Element identified nine separate areas where our zoning codes provided constraints to housing opportunities and where they were out of compliance with current State and Federal Laws. Staff drafted the required zoning amendments and prepared an initial study covering all nine subjects. On May 24, 2011, within the one year time limitation, 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. Amendments to the Coastal Land Use Plans and Coastal Zoning Ordinance (Title 20 of the Monterey County Code) were also prepared. On June 28, 2011, the Board adopted a Resolution of Intent to adopt these amendments and transmitted them to the California Coastal Commission for certification.

The nine subjects include:

- 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

Adoption of the Title 21 amendments within one year of adoption of the Housing Element enabled the County to remain eligible for certain grant funding.

General Plan Implementation Work Program Update

Some items have not been completed. Those items that have not been completed include:

- **Cultural Resources Protection Guidelines** – Policy LU – 9.2 requires adoption of guidelines necessary to implement protection of cultural resources within one year form adoption of the General Plan. The guidelines have not been adopted but draft language has been prepared by staff, and meetings with local stakeholders (i.e. archaeologists) are planned. Staff anticipates bringing an ordinance to the Planning Commission in mid 2012.
- **Tracking System** – Policy LU – 1.20 requires development of a tracking system within one year of adoption of the General Plan to ensure that area build-out is not exceeded. Area build-out means specific land use/density designations as mapped in the area plans adopted as part of the 2010 General Plan. Staff has identified a number of policies within the General Plan that limit development and therefore need to be included in the tracking system. Using our current permit database, staff has created new fields for data entry in our permit information fields that will make reporting effortless. The permit system fields are currently being tested and are expected to go live in the near future.
- **County Operation (Municipal) Climate Action Plan/Greenhouse Gas (GHG) Reduction Plan** – Policy OS – 10.15 requires adoption of County operations Greenhouse Gas inventory and reduction plan within 12 months of adoption of the General Plan. The Board has approved a contract with ICF Consulting to prepare the County Greenhouse Gas reduction plan. ICF is nearing completion of a draft plan that will be reviewed by the Alternative Energy and Environment (AEE) Board Subcommittee and all affected County Departments prior to staff completing a final draft for consideration. Staff anticipates bringing the plan to the Planning Commission and Board in the 2012 calendar year. County-wide Climate Action Plan cannot be completed until cities complete Municipal Climate Action Plans.
- **Development Evaluation System** – Policy LU – 1.19 requires establishment of a Development Evaluation System within 12 months of adoption of the General Plan. The Development Evaluation System is a pass/fail system to help provide a systematic, consistent, predictable, and quantitative method for evaluation of developments of five or more lots or units outside of Community Plan or Rural Centers. The policy provides guidance on the criteria to consider in the evaluation system. Staff has taken an initial look at the policy and has found similarities with the Carmel Valley Master Plan subdivision quota and allocation system that was implemented under the 1982 General Plan. Staff considers the evaluation criteria as outlined pending the establishment of Development Evaluation System, when processing applications. Staff anticipates bringing an efficient and logical method to implement the Development Evaluation System to the Planning Commission and Board in the 2012 calendar year.
- **County Traffic Impact Fee (CTIF)** – Policy C-1.8 & C-1.12 requires the County Traffic Fee Program be in place within 18 months from the adoption of the General Plan. On December 13, 2011, the Board of Supervisors approved a Professional Services Agreement (PSA) with Kimley-Horn & Associates, Inc, to assist in the completion of the County-wide Fee Program Nexus Study and Agricultural and Winery Corridor Plan Impact Fee. Due to the need to identify the proper funding source and refine the scope of work for the PSA, the processing of the contract was delayed; however, Kimley-Horn &

General Plan Implementation Work Program Update

Associates, Inc is now proceeding with the work, and it is projected that the program will be completed in the Fall of 2012.

- **Carmel Valley Traffic Improvement Program (CVTIP)** – 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 has been delayed due to the litigation of the 2010 General Plan. However, Kimley-Horn & Associates, Inc is currently under contract, and barring delays stemming from litigation, the work should be completed by the Fall of 2012.

Work has progressed on a number of other ordinances and programs needed to implement the General Plan, including several items that are ahead of schedule. The following is an update on the status of required ordinances moving ahead of schedule.

- **Boronda Community Plan** – Policy LU – 2.21 designates the Boronda area as a community area that is a planned population center within Monterey County. Policy LU – 2.23 requires adoption of Community Plans to guide development within Community areas. The County has been working with Boronda residences to draft a Community Plan, and the County has contracted with Pacific Municipal Consultants to prepare the Environmental Impact Report for the plan. It is anticipated that a draft EIR will be released in 2012 for public comment.
- **Green Building Ordinance** – Policy OS – 10.12 requires adoption of an Ordinance requiring green building practices for new construction within 24 months of adoption of the General Plan. As part of the Energy Efficiency Community Development Block Grant (EECBG) awarded to the County of Monterey by the Department of Energy (DoE), the County has contracted with Pacific Municipal Consultants (PMC) and RBF Consulting. A preliminary draft Ordinance has been prepared for County review. The County is in the process of suggesting revisions and community outreach is planned. Staff anticipates having a draft ordinance for Planning Commission consideration well before the 24 month deadline.
- **Historic Preservation Plan/Ordinance Update** – Policy PS- 12.1 requires an update the historic preservation ordinance to maintain the necessary tools to protect the County's cultural resources. A draft ordinance update has been prepared, and a subcommittee of the Historic Resources Review Board has been discussing revisions. It is anticipated the ordinance update will be brought to the Planning Commission for review in early spring of 2012.
- **Water and Energy Efficient Landscape Ordinance** - This ordinance is a hybrid of both water efficiency goals as outlined in Policies PS -3.10 and PS – 3.12 of the General Plan and energy efficiency goals as it relates to the EECBG grant funding. The two goals are combined to create one set of criteria for landscaping. Staff has discussed draft ordinance language with consultants, and staff is in the process of revising a preliminary draft ordinance prior to distributing it for community input.
- **Renewable Energy** – Policy OS – 9.1 encourages the use of renewable energy sources. Currently county staff is working with environmental consultants under EECBG grant

General Plan Implementation Work Program Update

funding to produce a Small Wind Turbine Ordinance. A Model Solar Ordinance development of a State Model Ordinance and Guidelines by the California County Planning Directors Association (CCPDA) in consultation with industry Stakeholders. Staff is considering the development of a Solar Ordinance utilizing the CCPDA State Model Ordinance and Guidelines.

The proceeding list of ordinances/programs is not a comprehensive list of the work done to date. It is intended to cover the major items where substantial efforts have been focused.

Next Steps

In an attempt to complete the implementation work within the three year Work Program, staff has divided the necessary ordinances and programs amongst the next three fiscal years. To remain on schedule, staff is working to complete the following ordinances/programs, guidelines and standards, or make substantial progress on the complex ordinances/programs, guidelines and standards, by the end of this fiscal year (in addition to those listed above):

- Subdivision Ordinance revisions;
- Agricultural Winery Corridor Plan;
- Criteria for hydro-geologic reports;
- Establish a slope permit process; and
- Establish a process and criteria for processing General Plan Amendments.

Theses ordinances/programs are currently being prepared with existing staff along with technical support from EMC Planning Group Inc and should be completed by fiscal year 2013. Additionally, staff will be providing direction, reviewing documents, providing community outreach, preparing reports for hearing, and overseeing contracts with consultants to make substantial progress or complete the following ordinances/programs within this fiscal year (2011-2012) and next fiscal year (2012 -2013):

- Water Supply Ordinance;
- Water Conservation/Recycling Program;
- New Well Ordinance (building on work already done by the Environmental Health Bureau & Water Resources Agency)
- Runoff/Erosion Standards;
- Biological Assessments and Report Criteria
- Capital Improvement and Financing Plan (CIFP)
- Traffic Impact Fees with environmental documents
- Critical Habitat Monitoring Program;
- Conservation Strategic Plan; and
- On-site Waste Management Plan (building on work already done by the Environmental Health Bureau)

With all the above ordinance/programs progressing this fiscal year, we anticipate meeting the three year schedule projections.

General Plan Implementation Work Program Update

Schedule

The work on the Work Program will be completed within a 3 year time frame. Table 3 on the following page was presented as part of the Work Program and it remains appropriate to illustrate the anticipated flow of progress in implementing the General Plan. Although staff desires to keep everything ahead of schedule, work is progressing mostly within the given time lines.

Monitoring Program

The RMA Planning Department will submit invoices and justification to the CAO, which will provide funding from a pooled account. An accounting of those expenses for each year, in relation to, the total cost, and status of work program tasks will be reported to the Board of Supervisors Capital Improvements Committee (CIC) semiannually.

Table 6. -- General Plan Implementation Work Program Status Report

PROJECT #	DESCRIPTION	POLICY REFERENCE	TIME LIMIT	STATUS
1	General Plan Implementation Ordinance		With GP Adoption	Complete October 26, 2010
2	General Plan Implementation Work Program	LU - 9.1	3 Months of GP	Complete October 26, 2010
3	HE -- Density Bonus	LU-2.12; CV-1.10; GMP-1.9	1 Year (Oct. 26, 2011)	Complete May 24, 2011
4	HE - Second Unit, Residential Care Homes, Definition of Family		1 Year (Oct. 26, 2011)	Complete May 24, 2011
5	HE - Emerg.Shelters, Tran. Housing, SRO		1 Year (Oct. 26, 2011)	Complete May 24, 2011
6	HE - Farm/Ag Worker Housing		1 Year (Oct. 26, 2011)	Complete May 24, 2011
7	HE - Reasonable Accommodation		1 Year (Oct. 26, 2011)	Complete May 24, 2011
8	Boronda Community Plan	LU-1.19, LU-2.21, LU-2.22	N/A	90% Complete
9	Stream Setback Ordinance	OS-5.22	3 Years (Oct. 26, 2013)	5% Complete
10	Resource Cultural Protection Guidelines	LU-9.2	1 Year (Oct. 26, 2011)	85% Complete
11	Capital Improvement Finance Plan (CIFP)	C-1.2, 1.12; LU-2.30; PS-1.1, 3.7, 4.1, 7.8, 11.10; CACH-2.6; CV-4.3; GMP-2.1; GS-2.1; NC-2.1; T-2.5; AWCP-4.5	3 Years (Oct. 26, 2013)	5% Complete
12	County Traffic Impact Fee (CTIF) (Title 19)	C-1.8 & C- 1.12	18 Months (April 26, 2011)	35% Complete
13	Green Building Ordinance	OS-10.12	2 Years (Oct. 26, 2012)	75% Complete
14	Greenhouse Gas (GHG) Reduction Plan	OS-10.11, C-3.1	2 Years (Oct. 26, 2012)	45% Complete
15	County Operation GHG Reduction Plan	OS-10.15	1 Year (Oct. 26, 2011)	45% Complete
16	Tracking System	LU-1.20	1 Year (Oct. 26, 2011)	95% Complete
17	Alternative Water Source Plan	PS-3.14	5 Years (Oct. 26, 2015)	5% Complete
18	Hazard Database- -Severe Slope, -Geological Constraints, -Inundation Maps -Erosion, sedimentation, chemical pollution inventory	OS-3.4; S-1.2, 3.6, 3.8, 5.7	5 Year Intervals (Oct. 26, 2015)	
19	Visual Sensitivity Maps	OS-1.11; CACH-3.1; CSV-3.1; GMP-3.3; NC-3.1; T-3.1, 3.3	5 Year Intervals (Oct. 26, 2015)	

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PROJECT #	DESCRIPTION	POLICY REFERENCE	TIME LIMIT	STATUS
20	Cultural Resource Design and Report Criteria	OS-6.5, 6.6, 7.1, 7.5, 8.4, 8.7	N/A	70% Complete
21	Ag Conversion Mitigation Program	AG-1.12; GS-6.1	N/A	
22	Routine and Ongoing Agriculture Ordinance	AG-3.3; CV-6.2	N/A	
23	Revised Right to Farm Ordinance	AG-1.9	N/A	50% Complete
24	Slope permit Process: Discretionary Ag Permit- Ministerial Formula	OS-3.5, 3.6; CACH-3.4; CV-4.1	N/A	5% Complete
25	Erosion Program - Hillside Conservation (Convene a Committee)	OS-3.9	N/A	
26	Critical Habitat Monitoring Program	OS-5.17; CACH-3.7; CV-3.7, 3.8, 3.9; GMP-3.8, 3.9; NC-3.5	N/A	
27	Critical Habitat/Suitable Habitat/Wildlife Corridors	OS-5.1, 5.2, 5.17, 5.18, 5.24	N/A	
28	Biology Reports	OS-5.16	N/A	10% Complete
29	Mapping Kit Fox Habitat	OS-5.19	N/A	10% Complete
30	CVTIP	CV-2.17, 2.18, 2.10, 2.11, 2.12	N/A	70% Complete
31	BMPs for grading and erosion	OS-3., 3.3	N/A	
32	New Well Testing Ordinance	PS-2.4, 2.5	N/A	70% Complete
33	New Well Ordinance	PS-3.3	N/A	70% Complete
34	High Capacity Well Assessment	PS-3.4	N/A	70% Complete
35	Development Evaluation System	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	N/A	5% Complete
36	Lot Line Adjustments Subdivision Provisions	LU-1.14 to LU-1.18	N/A	5% Complete
37	Lighting Criteria	LU-1.13; CV-3.16, 3.17; T-3.2	N/A	

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PROJECT #	DESCRIPTION	POLICY REFERENCE	TIME LIMIT	STATUS
38	Ridgeline Development Criteria	OS-1.3, 1.4, 1.5	N/A	
39	Clustering Program	OS-1.8	N/A	
40	Criteria for geo/hydro studies/reports	OS-3.3; S-1.3 to 1.8	N/A	5% Complete
41	Tree Removal Regulations - Migratory Birds	OS-5.10, 5.25; CACH-3.4, 3.6; CV-3.11; NC-3.3, 3.4; T-3.7	N/A	
42	Invasive Plant Policy and Procedures	OS-5.14	N/A	35% Complete
43	Ag Buffer Criteria	AG-1.2; LU-2.8	N/A	5% Complete
44	Update Zoning Classification: 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	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	N/A	5% Complete
45	Permit Assistant Process- Key Industry Clusters	ED-4.1	N/A	
46	Chualar Community Plan	LU-1.19, LU-2.21, LU-2.22	N/A	5% Complete
47	Runoff Performance Standards	S-3.5; PS-2.8	N/A	
48	Alternative Energy Promotion Ordinance	OS-10.13	N/A	90% Complete
49	At-Risk Structure Inventory	S-5.16	N/A	
50	Scenic Highway/Road Corridor	C-5.2, C-5.3, C-5.4; T-2.8	N/A	
51	Study Areas - Review for STA Designation	CV-1.26; CSV-1.4; GS- 1.11	N/A	
52	Solid Waste Management Plan	PS-5.3 to P.S-5.6	N/A	
53	Agricultural Wine Corridor Plan (AWCP)	AG-4.3	N/A	5% Complete
54	On-site Wastewater Management Plan (OWMP)	PS-4.12; CV-5.5, PS-4.8, 4.10	N/A	2% Complete
55	OWTS Criteria	PS-4.7	N/A	20% Complete
56	Recycling / Diversion Programs	PS-5.3	N/A	
57	Development Impact Ordinance	S-5.11, 6.3	N/A	

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PROJECT #	DESCRIPTION	POLICY REFERENCE	TIME LIMIT	STATUS
58	Restoration Fee Waiver Program	OS-5.15	None	
59	Emergency Plan / Procedures	S-5.1, 5.3, 5.5, 5.6	N/A	
60	Mineral Resource Maps/ SMARA Inventory	OS-2.4; 2.5; CV-1.19	N/A	
61	Water Conservation Ordinance (urban, ag, recycling)	PS-3.10, 3.11, 3.12; CV-5.3	NA	5% Complete
62	Community Noise Ordinance	S-7; CACH-3.2	N/A	
63	Hydrologic Resources and Constraints	PS-2.6	N/A	10% Complete
64	Contaminated sites	PS-2.6	N/A	
65	Updated Fire Standards (18.56)	S-4.9, 4.13, 4.16, 4.19, 4.22, S-4.23, 4.24; CACH-4.3,4.4	N/A	
66	Fire Hazard Development Procedures	S-4.7	N/A	
67	Update Arch Sensitivity Maps	OS-6.2, 7.2, 8.2	N/A	
68	Establish Native American Panel	OS-8-5	N/A	
69	Conservation Strategic Plan	OS-5.21	N/A	5% Complete
70	Oak Woodlands Policies	OS-5.23	N/A	5% Complete
71	Comprehensive Bike Plan - Trail Maps	C-9.1 to C-9.6, OS-1.10, CACH-3.8, CV-3.14, 3.19, GMP-3.11,3.12, 3.13, NC-3.7, T-2.6	N/A	
72	Historic Preservation Plan/ Ordinance Update	PS-12.1; CV-3.13; GS-1.4, 3.3, 3.4; NC-3.6	N/A	
73	Transfer Development Credits	LU-1.8; OS-1.7; T-1.6	N/A	
74	Pajaro Community Plan	LU-1.19, LU-2.21, LU-2.22	N/A	
75	FMMP Mapping	AG-1.10	N/A	
76	GPA Process	LU-9.6	N/A	5% Complete

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PROJECT #	DESCRIPTION	POLICY REFERENCE	TIME LIMIT	STATUS
77	GPA Criteria	LU-9.7	N/A	5% Complete
78	Parks Acquisition Development and Maintenance Guidelines	PS-11.2, 11.11, 11.12; CV-3.15; GS-5.1	N/A	
79	Working Group for expansion of Salinas Valley Water Project (SVWP)	PS-3.17	5 years (Oct. 26, 2015)	
80	Long Term Water Supply Ordinance	PS-3.2	N/A	35% Complete
81	Guidelines and Procedures for Conducting Water Supply Assessment	PS-3.13; CV-5.1	N/A	5% Complete
82	Monitoring Wells for Rapid Growth Area	PS-2.2	N/A	
83	Drainage Design Manual	S-3.7; PS-2.8, 2.9; CV-5.6, 4.2	N/A	
84	Link OEDC and WIB	ED-3.3	N/A	
85	Inventory Vacant/ Underutilized Commercial and Industrial Lands	ED-4.2	N/A	
86	Subdivision of Ag Land	AG-1.3	N/A	
87	Timber Harvest	OS-5.7 to OS-5.10	N/A	
88	Tax/economic Incentives Ordinance	AG-1.5	N/A	
89	Fire Resistant Plant List	S-4.28; OS-5.14	N/A	
90	Design & Implement Public/Private Economic Development Strategy Program	ED-2.1	N/A	
91	Economic Incentive Program	ED-3.2, 3.4	N/A	
92	Opportunities and programs for Historic/Cultural	PS-12.16	N/A	
93	Landfill Vicinity Ordinance or Standards	PS-6.4	N/A	50% Complete
94	Climate Action Plan	Mitigation Monitoring & Reporting Plan (MMRP)	N/A	45% Complete



STAFF	A	Westside Bypass Design	GS-2.1, 2.2, 2.3,
STAFF	B	Air Quality Standards	OS-10.6, 10.9
COMPLETE	C	Off Site Signs	LU-1.10



