

April 9, 2024

Martha Diehl, Chair
Monterey County Planning Commission
168 W. Alisal St.
Salinas, CA 93901
pchearingcomments@co.monterey.ca.us

Subject: 2010 General Plan Implementation and 2015-2023 Housing Element Progress

Dear Chair Diehl and Members of the Planning Commission:

Since the County's adoption of the General Plan Update on October 26, 2010, LandWatch has tracked the County's plan implementation. Stunningly, after almost 14 years, 72 policies remain ignored or incomplete, according to our analysis (see attachment). In fact, only two policy areas have been completed in the last two years. Of particular importance are the Development Evaluation System (DES), the Climate Action Plan, and the Community Plans for Boronda, Chualar and Pajaro. We urge the Planning Commission, Board of Supervisors, and Chief Administrative Office to examine this management failure and address it by establishing clear priorities, deadlines, and staff responsibilities for completing the tasks identified in 2010.

As one noteworthy example of an important priority for policy implementation, consider the County's ***Development Evaluation System (DES)***, required by LU 1.19. Below is a summary of events conveying the amount of time and resources that have been poured into the DES over the years to little avail. In fact, the DES was almost completed before the County inexplicably abandoned its efforts. LandWatch is at a loss to understand a 14-year implementation period for a task that should have been completed in 12 months. It's time for the County to finalize the DES.

- October 2010: County adopts the General Plan;
- July 2013: Planning Commission conducts a DES public workshop;
- January 2014: John Farrow submits a letter on behalf of LandWatch expressing concern that the County has not implemented the DES;
- February 2015: Planning Commission conducts a second DES public workshop;
- February 2016: County conducts a DES focus group, including LandWatch representatives;
- May 2018: Planning Commission considers RMA Planning vs. LW DES drafts;

- December 2019: Planning Commission conducts a public workshop re: DES before sending to the Board of Supervisors prior to Planning Commission deciding on the ordinance;
- August 2020: County holds a public hearing re: DES ordinance;

LandWatch has pointed out the County's delay in implementing the DES, as well as provided proposed draft language, many times throughout the years:

- Feb. and Sept. 2015
- April 2016
- July 2017
- May 2018
- Mar 2019
- Dec. 2019
- April 2020
- Jan. 2021
- March 2022

Housing Element Progress

We have no comments on implementation of the current Housing Element. However, we have major concerns regarding the County's failure to submit the updated Housing Element on time. Because of the County's delay, unincorporated areas are now subject to unplanned and unregulated growth by developers under the builder's remedy.

Thank you for your consideration.

Sincerely,



Michael DeLapa
Executive Director

Attachment

Implementation of GPU2010

Policy/Mitigation Measure	Schedule in GPU	Responsible Agency	Status
LU-1.8 ; OS-1.7, T-1.6 Establish TDR Program	None	Planning	
LU-1.14 to 1.18	Lot Line Adjustment/Subdivision Provisions	Planning	
LU-2.24 Adoption of Community Plans Boronda Chualar Pajaro	None	Planning	
C-1.8 Develop County Traffic Impact Fee	Within 18 months		Under Dev Past due
OS-1.1 Visual Sensitivity Maps	Oct 2016	Planning	Past Due
OS-1.2, C-5.2, C-5.3, C-5.4, T-2.8 Scenic Highway/Rd Corridor	None	Planning	
OS- 1.3-1.5 Criteria for ridgeline development	None	Planning	Under Dev
OS-2.4 , 2.5 Map mineral deposits in GIS; OS-3.4 Map slopes with severe erosion constraints	None	Planning	
OS-5.1 Map endangered species; map acreages of potentially suitable habitat for protected species	None	Planning	
OS-6.2, 7.2, 8.2 Update Arch Sensitivity Map	None	Planning	
OS-10.11; C-3.1 Climate Action Plan/GHG Reduction Plan	Within 24 months	Planning	Under Dev-past due
S-5.1 to S-5.6 Maintain hazard GIS data and develop programs for sharing information with other jurisdictions; Hazard Mng. Plan	None	Planning	Under Dev

OS-1.8 Clustering Program		Planning	Under Dev
OS-2.2, 2.5 SMAR Ordinance Update			
OS-3.1 & 3.3 Establish BMPs for erosion control	None	Planning	Under Dev
S- 3.6, 3.8, 5.7 Mapping Issues	Oct. 2015		No action – past due
OS-3.5 & 3.6 Discretionary permit process for development on steep slopes or hazard areas; Agricultural Permit process for conversion on steep slopes; ministerial permit process for development on slopes 10 to 24%	None	Planning	
OS-5.7 to OS-5.10 Timber Harvest			
OS- 5.14 Policies to encourage control of invasive plants	None	Planning	Under Dev
OS-5.21, 5.22, 5.1,5.24, 5.16, Conservation Strategic Plan	None	Planning	Litigation since 2010
OS-6.2 , 7.2, 8.2 Compile data on archaeological resources; work with local tribes to update County GIS maps on archaeological sensitivity areas;	None	Planning	
OS- 3.9, 5.2, 5.15, 5.10, 5.17, 5.18, 5.19, 5.21, 5.23, 5.25 Conservation Strategic Plan	5.21 & OS.3.9 due Oct. 2015; OS-5.22 due Oct 2013; OS- 5.23 due Oct 2016; OS-5.19 due Oct, 2014	Planning	Under dev. 4 Past due
S-1.2, 3.6,3.8, 5.7; OS-3.4 Hazard Data Base Mapping	Due Oct 2015	Planning	Past Due
S-1.2, 5.1-5.10 –Hazard Mitigation Plan	None		
S- 1.1 to 1.9; 2.3, 2.6, 3.9, 2.10, 2.11,S-3.1, 3.2, 3.3,3.5, 3.7, 4.10, & 4.17; PS-2.8-2.9. &	None	MCWRA	Under Dev

OS-3.3 Flood Criteria or Drainage Design Manual			
S-5.11 and S-6.3 Development Impact Ordinance	None	Planning	
S-5.16 Develop inventories of at-risk structures;	None	Planning	
S-7.1 Community Noise Ordinance	None	Planning	Under Dev
S-4.27 Increasing roadway connectivity	None	Planning/Public Works	
PS-2.2 Monitoring Wells for Rapid Growth Area			
PS -2.4 & 2.5 Regulations for new domestic wells	None		Under Dev
PS-2.6 Hydrologic Resources & Constraints Mapping	None		
PS-3.3 Criteria for proof of long term sustainable water supply	None	Planning/MCWRA	Under Dev
PS-3.4 Criteria for adequacy of new wells	None	MC Health Depart.	Under Dev
PS-3.9 Program to eliminate overdraft of water basins as part of CIFP	None	MCWRA	Under Dev
PS-3.14 – Alternative Water Source Plan	Oct. 2015	MCWRA	Under Dev- Past due
PS-3.15 Guidelines for water supply assessments	Oct. 2015	MC Health Depart. and MCWRA	Under Dev- Past due
PS-4.7 and 4.8 Criteria for new wastewater treatment facilities and septic disposal systems;	None	MC Health Department	Under Dev

PS-4.10 Alternative wastewater system management program consistent with AB885;	None	MC Health Dept.	Under Dev
PS-5.3 Program to facilitate recycling/diversion of construction materials	None		Under Dev
PS- 5.5 Review Solid Waste Management Plan every 5 years; adopt requirements for composting by wineries	None		Under Dev
PS-6.4 Ordinance to establish buffer zones for landfills	None		Under Dev
PS-11.2, 11.11, 11.12 Parks Acquisition Guidelines	None		
PS-12.1 and 12.2 Update historic preservation plan and cultural resources inventory	None		Under Dev
Ag-1.3 Sub. Of Ag Land			
AG-1.5 Ordinance with policies providing tax and economic incentives for agriculture	None		
AG-1.10 Farmland Mapping			
AG-4.3 Wine Corridor Tracking			On-going
ED-2.1 Program to enhance Monterey County's industry; ED-2.2 Track industry clusters	None		Under Dev
ED-3.2, 3.4-Economic Incentive Program			
ED-3.3 Link Overall OEDC and Workforce Investment Plan			
ED-4.2 Inventory Vacant/underutilized commercial and industrial land			
ED-4.1- Develop permit assistance process for projects supporting key industry clusters	None	Planning	
C-1.2, 1.12; LU-2.29, 2.30, PS-1.1, 1.2.3.7, 4.1, 7.8, 11.10 – Capital Improvement Finance Plan	18 months after adoption of		Under Development

	County Traffic Impact Fee		
CV-3.20; NC-3.8; NC-5.4 Permit Process for Well Ord.	Oct 2011		Under Dev-past due
LU-2.13 Program for retaining affordable housing units.	None	Planning	
S-4.5 Update wildland fire severity map			
S-4.6 Identify structural and other non-wild land fire risks within wild land urban interface areas; S-4.7 Procedures to inform developers of fire hazard area requirements	None	County and fire agencies	Under Dev
S-4.9, 4.13, 4.16, 4.19, 4.22, 4.23, 4.44 – Fire Safety Issues	None		Under Dev
S-5.11, 6.3 Dev. Impact Ord	None	Planning	
S-6.6 Information brochures on levels of safety service	None	Planning	
PS-8.3 Establish or maintain programs for routine inspection of food, milk and dairy operations, water systems, sewage disposal, public housing, institutions, labor camps, swimming pools, recreation facilities, locations of hazardous substances, occupational health issues and noise hazards	None		
PS-11.1 Evaluation of parkland and recreational needs;	None		
PS- 11.2, 11.11, 11.12 Management plans for county parks, etc.	None		
Mitigation Measures from FEIR not included as policies			
BIO-1.1 Baseline inventory of land cover, special status species, etc	None	Planning	

BIO-1.2 Salinas Valley Conservation Plan for kit fox	Within 4 years	Planning	
BIO-1-5 Comprehensive County Natural Communities Conservation Plan	By 2030	Planning	
Bio-2.1 Stream Setback Ordinance	None	Planning	
BIO-2.2 Oak Woodlands Mitigation program	None	Planning	
Tran-1E Revise Safety Element	None	Planning/Public Works	
CC-3 Map renewable resources in GIS			