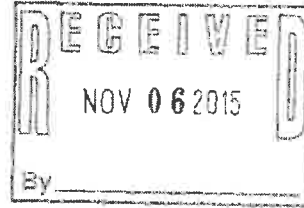


Exhibit D

Exhibit D

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 3, 2015

Ms. Jane Barr, Program Manager
Planning Department
County of Monterey
168 W. Alisal St. 2nd Floor
Salinas, CA 93901

Dear Ms. Barr:

RE: Review of the County of Monterey's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the County of Monterey's draft housing element update that was received for review on September 4, 2015, along with additional revisions received on October 28, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a conversation with you; Ms. Jacqueline Onciano, Zoning Administrator, Ms. Nadia Amador, Associate Planner and Ms. Veronica Tam, City Consultant.

The draft housing element with revisions, meets the statutory requirements of State housing element law. The revised element will comply with State housing element law (GC, Article 10.6) when the element with revisions are adopted and submitted to the Department, in accordance with GC Section 65585(g).

The Department conducted a streamlined review of the draft housing element based on the County meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the County must adopt its housing element within 120 calendar days from the statutory due date of December 31, 2015 for AMBAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available

Ms. Jane Barr, Program Manager
Page 2

data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. The Department urges the County to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication provided by Ms. Nadia Amador, Ms. Jacqueline Onciano, Ms. Veronica Tam and you, in preparation of the housing element and looks forward to receiving Monterey County's adopted housing element. If you have any questions or need additional technical assistance, please contact James Johnson, of our staff, at (916) 916-263-7426

Sincerely,



Paul McDougall
Housing Policy Manager

Exhibit E

Exhibit E

STATE OF CALIFORNIA

EDMUND G. BROWN JR., Governor

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013
(213) 576-7083



October 23, 2015

Jacqueline Onciano
County of Monterey
168 W. Alisal Street
Salinas, CA 93901

Dear Jacqueline:

Re: SCH 2015101025 Monterey County 2015-2023 Housing Element - DND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission's Rail Crossings Engineering Branch (RCEB) has received the draft *Negative Declaration (DND)* from the State Clearinghouse for the proposed County of Monterey (County) 2015-2023 Housing Element.

According to the DND, the project area includes active railroad tracks. RCEB recommends that the County add language to the Housing Element so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes, and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Chiang".

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings and Engineering Branch
Safety and Enforcement Division

C: State Clearinghouse

Exhibit F



Serious drought
Help save water!

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TTY 711
<http://www.dot.ca.gov/dist05/>

October 28, 2015

MON-Var.Var.
SCH# 2015101025

Jacqueline Onciano
Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Dear Ms. Onciano:

COMMENTS TO 2015 MONTEREY COUNTY HOUSING ELEMENT UPDATE

Thank you for including the California Department of Transportation (Caltrans), District 5, in the process of reviewing the 2015 Monterey County Housing Element Update. The mission of Caltrans is to provide a safe, sustainable, integrated, and efficient transportation system that helps enhance California's economy and livability. We review general plan amendments, land use projects, transportation improvements, etc., to ensure consistency with state planning priorities. We offer the following comments to your document.

- Page 4 – Caltrans supports policies that encourage consistency with other planning documents, particularly the AMBAG Sustainable Communities Strategies.
- Pages 6, 8, 48-49 -- While it is true that a Housing Element update does not create development entitlements (and the associated impacts), one particular location identified as a target area in the plan causes significant concern for Caltrans. Specifically, within the North County Land Use Planning area is a development proposal being discussed by CHISPA as a potential site; we are compelled at every opportunity (including this process) to discourage additional housing at this location at this time.

The proposed 168-unit development (currently called Castroville Oaks) is located along State Route (SR) 156 just east of Castroville Boulevard and adjacent to the Monte Del Lago community. The additional traffic to a highway already experiencing significant operational issues outweigh the competing interests. While sympathetic to the regional housing needs; our consistent message about this particular location is that any future development should only proceed after the SR 156 improvement project is completed.

Jacqueline Onciano
October 28, 2015
Page 2

If you have any questions, or need further clarification on items discussed above, please don't hesitate to call me at (805) 542-4751.

Sincerely,



JOHN J. OLEJNIK
Associate Transportation Planner
District 5 Development Review Coordinator

cc: Orchid Monroy (D5)
Hank Meyers (TAMC)

Exhibit G

Exhibit G

Before the Monterey County Airport Land Use Commission, State of California

Resolution No. 15-003

Finding the proposed application for review of the draft Housing Element consistent with the Comprehensive Land Use Plan (CLUP) for Monterey Peninsula Airport, Marina Municipal Airport, Salinas Municipal Airport and Mesa Del Rey Airport.

[REF140087, County of Monterey, County-Wide]

WHEREAS, on October 7, 2015, ALUC Staff received an application from the applicant, County of Monterey, RMA-Planning, to review a draft 2015-2023 Housing Element update to the 2010 Monterey County General Plan (REF140087). The Housing Element is one of seven elements required to be included in the County's General Plan. The Housing Element is a policy document that assesses housing needs and evaluates the current housing market in the County, and identifies programs that will meet housing needs; and

WHEREAS, the ALUC is responsible for review of all projects and specific plans for consistency with the Comprehensive Land Use Plans (CLUPs) for Monterey Peninsula Airport, Marina Municipal Airport, Salinas Municipal Airport and Mesa Del Rey Airport; and

WHEREAS, on October 26, 2015, the ALUC conducted a duly noticed public meeting to consider and accept the application (ALUC File No. REF140087, Item 7a); and

WHEREAS, the Housing Element identifies the Affordable Housing Overlay (AHO) Districts, already adopted in the 2010 Monterey County General Plan, designated for future development of affordable housing. The areas are as follows:

- AHO-1: Mid-Carmel Valley (near Carmel Valley Road);
- AHO-2: Monterey Airport Vicinity (along Highway 68 and Olmstead Road);
- AHO-3: Highway 68/Reservation Road (Portola Drive, Salinas); and
- Community Areas and Rural Centers

Of these areas, AHO-2 is the only future location near an airport, Monterey Regional Airport. General Plans Policies C-7.4 requires land uses in the vicinity of public airports shall be consistent and compatible with the airport comprehensive land use plans; and

WHEREAS, On Page 58 of the Housing Element, development must be consistent with all adopted Airport Land Use Comprehensive Plans (ALUCPs). Therefore, future development of affordable housing shall be consistent with the General Plan which requires consistency with all adopted airport comprehensive land use plans. Other than the identified AHO Districts, the Housing Element is a policy document that does not propose development, but provides policies identifying ways to accommodate the region's projected housing needs, which was assigned a Regional Housing Needs Allocation (RHNA) of 1,551 units for 2015-2023.

NOW, THEREFORE, BE IT RESOLVED, that the Monterey County Airport Land Use Commission does hereby find the application for the review of the draft Housing Element (REF140087) consistent with the Comprehensive Land Use Plans (CLUPs) for Monterey Peninsula Airport, Marina Municipal Airport, Salinas Municipal Airport and Mesa Del Rey Airport.

PASSED AND ADOPTED on this 26th day of October, 2015, upon motion of Commissioner Kampe, seconded by Commissioner Cleveland, by the following vote, to-wit:

AYES: Kampe, Cleveland, Sabo, Larsen, Cohen

NOES:

ABSENT: Huerta, McGregor

ABSTAIN:

ATTEST

Mike Novo, Secretary to ALUC

By: 

Dan Lister, Designee of Secretary to ALUC
October 26, 2015