



CITY OF DEL REY OAKS

650 CANYON DEL REY RD. • DEL REY OAKS, CALIFORNIA 93940
PHONE (831) 394-8511 • FAX (831) 394-6421

May 7, 2020

AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING

WEDNESDAY MAY 13, 2020 AT 6:00 P.M.

MEETING TO BE HELD VIRTUALLY ONLY

**AT THE FOLLOWING ZOOM LINK PER GOVERNOR NEWSOM'S
EXECUTIVE ORDERS N-29-20 AND N-33-20 REGARDING COVID-19**

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1. ROLL CALL

2. CONSENT AGENDA:

A. Adopt March 11, 2020 Planning Commission Meeting Minutes

3. PUBLIC COMMENTS:

Anyone wishing to address the Commission on matters not appearing on the Agenda may do so now. The public may comment on any other matter listed on the Agenda at the time the matter is being considered by the Commission. *There will be a time limit of **not more than three minutes** for each speaker. No action will be taken by the Commission on matters brought up under this item and all comments will be referred to staff.*

4. REPORTS: Building Activity Report March/April 2020

5. OLD BUSINESS: None

6. NEW BUSINESS: *Action Item*

- A. Swearing in of newly appointed Planning Commissioner - Denise Wood
- B. Approval of the Annual Progress Report for the General Plan Update-
City Manager Pick

7. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS

8. NEXT MEETING: Wednesday, June 10, 2020 at 6:00 P.M.

9. ADJOURNMENT

All enclosures and materials regarding this agenda are available for public review at Del Rey Oaks City Hall. Information distributed to the Planning Commission at the meeting becomes part of the public Record. A copy of written material, pictures, etc. should be provided to the Secretary for this purpose.

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**CITY OF DEL REY OAKS PLANNING COMMISSION REGULAR MEETING
CONVENED AT 6:00 P.M. ON WEDNESDAY, MARCH 11, 2020 IN THE
CHARLES BENSON MEMORIAL HALL, CITY HALL**

Present: Chairman Donaldson, Vice Chair Hayworth, Commissioner Jaksha, Commissioner Kreeger, Commissioner Hallock and Commissioner Burton.

Absent: None

Also present: City Manager Pick, City Attorney Lorca, Chief of Police Hoyne and Deputy City Clerk Minami

Meeting came to order at 6:00 p.m. and roll call was taken.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

Commissioner Kreeger: For the record, did not support Councilmember Gaglioti's decision to keep his signs up, as stated in the minutes from February meeting, only supports the idea of free speech and the ordinance that needs to be revised.

Motion to approve: *Commissioner Hayworth*

Second: *Commissioner Kreeger*

Public Comment: *None*

Vote: *Approved 6-0*

PUBLIC COMMENT:

None

REPORTS:

Accepted

NEW BUSINESS:

Consider revision of the Del Rey Oaks Municipal Code Chapter 17.59 Signs.

Chairman Donaldson: Thanks the audience, there input is crucial. Explains the process of the revision of the ordinance. City Attorney's document has information for enforcement that will help the City. Violations via the Muni-Code for administrative citations. He reviews all of the new codes and possible changes. Every property is different in DRO, if the city right of way is 5 feet, the signs will be placed at different locations in the yards. He wanted to ban single use plastic for political signs. Sustainable DRO is going to propose a ban on single use plastic any way.

- Public Property

- The City may ban the posting of signs, including political signs, on public property.
- City may summarily remove them.

- Private Property

- The City cannot limit the number of signs in support of or opposition to a candidate or issue.
- The City can limit the size of signs if doing so doesn't "infringe on the ability to effectively exercise free speech or unjustifiably treat signs unequally to other noncommercial signage."
- Size limits have been accepted by courts, e.g., 16-square-foot size limit on signs.
- Courts have struck down time limits relating to how far in advance of an election political signs may be posted, when such signage would be effectively banned other times of the year.
- However, a requirement that the signs be removed 10 days after the election survived challenge.

- Private Property - Process

- Summary pre-election removal of signs is unlawful.
 - Absent an immediate public health or safety justification, the City cannot unilaterally remove a sign in violation of the sign ordinance. It must give notice to the sign owner and provide a reasonable opportunity to respond before the City removes the sign.

Regulation of Content

- *Town of Reed v. Gilbert*: the Town's sign ordinance distinguished between political, ideological (non-commercial), temporary vs. permanent, and directional signs with different rules (e.g., size and location of signs).
- US Supreme Court found this to be content based restriction: "A law that is content based on its face is subject to strict scrutiny regardless of the government's benign motive, content-neutral justification, or lack of 'animus toward the ideas contained' in the regulated speech."
- "If you need to read a sign to know how to regulate it, it's content-based."
- In a concurrence to Justice Thomas' decision, three other Justices provided "a few words of further explanation" in which they suggested regulations that would not be content based: location regulations; free-standing v. those attached to buildings; lighted vs. unlighted signs; fixed messages vs. electronic or variable regulations; private vs. public placement.

City Attorney Lorca: Reviews and explains each of the slides. These will be tools in a tool box, the frame work on how you wish to regulate.

Commissioner Burton: What are we really afraid of? What is the forcing function? What happened to make this change?

City Manager Pick: Not afraid, just realizing that it is a grey area now and it needs to be clearer. Has to be enforceable yet reasonable.

Chairman Donaldson: The emotional aspect and the citizens that get involved. The City needs better guidelines. The Planning Commission is the forcing function, signs need to be regulated.

Commissioner Kreeger: It's a generous policy.

Commissioner Burton: Why aren't we following the State's regulations?

City Attorney Lorca: It is a free speech issue and planning is up to the City.

Commissioner Jaksha: Likes to look at ordinances occasionally. Doesn't want signs all over the place like other cities. Keep it clean looking. Language on signs should be addressed.

Commissioner Hayward: Village feel, content is an issue.

Commissioner Hallock: Good sign ordinance. Law enforcement measures are good to have. What do we want to accomplish? There was accusations during the last election through social media that just were not true! Made for some raised eyebrows. Equal treatment for all, wants it to be peaceful.

Commissioner Kreeger: Perception is more important than anything. Can the sign be on the fence if it's 5 feet from the street?

Chairman Donaldson: No, because of safety, set back is 5 feet and can't be on a fence.

Commissioner Burton: Fences can be an obstruction, the fence won't make a difference.

Commissioner Kreeger: Line of sight. Ancillary signs, what about bumper stickers, free speech issue. How long does the sign have to be up, 45 days?

City Attorney Lorca: Yes, there is nothing to stop someone from putting it back up on the 46 day.

Chairman Donaldson: Once feedback is given, then City Attorney will make changes. The reason for the time limit for the temporary signs is that permanent would need Planning Commission approval.

Commissioner Jaksha: Most people are reasonable. Ordinances are to stop the unreasonable people that need the guidelines. Fences are all different, have to draw the line somewhere.

Commissioner Hallock: Typically setback is 4 feet from the curb cut, but now 5 feet.

Chairman Donaldson: Edge of curb. Each property is unique. Consulted with Frank Lucido and he stated that minimum city right of way goes into the property by 5 feet.

Commissioner Burton: The Chief of Police would set the rules, is it clear and enforceable?

Chief of Police Hoyne: Yes absolutely. This will make enforcement easier. A lot of misinformation last November regarding election signs. Dozens of calls from both sides. The Police Department takes the lowest level of action. 1) warning 2) Went on CITY RIGHT OF WAY to remove signs, not private property. Treated complaints equally. After 31 years of being a Cop, the PD never gets involved politically. Hard position to be put in. This will solve problems across the board. The line of sight for the fences is a safety issue, similar to a child running in between two cars into the street.

Commissioner Burton: Every issue uses up resources.

Chief of Police Hoyne: Not really, because this will help us.

Public Comment:

Irene Barlich: When she first moved into her house, she was told by the former Police Chief that the setback was 3 feet. How much of her property will the city take over!

Chairman Donaldson: Sorry any misinformation so many years ago.

Ken Rutherford: Each lot is different, makes sense that she was told it was 3 feet. No 5 foot limit. Limit the size of sign and don't do a setback of 5 feet. Line of sight is an issue, with cars parking on street and kids in the street. A post up from the fence will be unappealing. Citizens want to know that everyone is treated the same, no matter who you are. Everyone should be treated fairly.

Kim Shirley: Thanks Planning Commission for the work. List of signs that she thought of and noticed around City that are not included in the document:

*Values/Believes-like her house

*No road DRO

*Lending Library-wonders if the project received city approval

*Garage sale -specifically George's sign's

*Signs on utility poles

*Home security

*Missing animal

*Pick up after your dog

It's not clear about the 45 days. Hand held signs are not clear either, 6 square feet is too limiting.

Chairman Donaldson: The ordinance addresses if the sign isn't a temporary sign, then it should go to Planning Commission, it would be a permanent sign. Signs are not allowed on utility poles, speaking to George. Lending library needs approval. City needs to address home security and dog signs.

Chief of Police Hoyne: Quality of life like security signs should be allowed. Since he started at the City, issued only 3 or 4 citations, 1 of them for a sign. The fee is the highest level. Holds public officials to a higher standard.

Commissioner Kreeger: Is it 6 feet per person for the hand held signs?

City Attorney Lorca: The Commissioner has that discretion to make that recommendation.

John Gaglioti: Democracy in action. Supports free speech. Lifetime resident of DRO, thanks the Planning Commission. Their work help provide relief for City and Police Department.

Commercial signs are clear cut. But residential signs on private property is a slippery slope, not a Planning Commission matter. It's a free speech issue. Reads from the 1st amendment and a court case. Simply put: residential signs are free speech and we don't need to be on that slippery slope.

Pat Lintell: This new ordinance should be put on the website and in the Acorn, so everyone will know about it.

Public Comment Closed

Commissioner Burton: If the Council decides to pass this new ordinance, there needs to be an easy and free permit process. There is always an exception to the rules. The City must be able to react with 48 hours, it will make it easier.

Commissioner Jaksha: The garage sale signs are for the betterment of the DROCAG. Would be upset if he couldn't hang up signs for the City wide garage sale. Bothers him when a lost cat sign or other sign is up for 6 months or more! Irene and he are founding members of the DROCAG, it's come a long way. His signs are down by 2:00, the afternoon of the garage sale. Line of sight, half of the garages in DRO don't have a car in them, cars parked on the street is an issue.

Chairman Donaldson: No permit for garage sale signs.

Commissioner Hayworth: Most people are reasonable and there is an appeal process. Hard to fashion an ordinance with a 5 feet setback. Glad the C.O.P. is here, important input.

Commissioner Hallock: Advertises his business. Can he put a huge banner across Fremont to draw attention to his business? Of course not and he understands why. Reads about safety and well-being. It's a very clear sign ordinance. Doing his part to keep the peace.

Commissioner Kreeger: Thanks Alex and citizens. Must be something in the California Superior court decisions. Permits should be easy to get, make is ministerial and then they can be heard at a latterly date. Agrees with Kim Shirley. Sign on fence is nicer than on a pole. Ready make changes and have it go to City Council.

Chairman Donaldson: The intent behind Planning Commission doing this was to give City Council a clear document. Wants City staff time to focus on the following:

- *Address Setback issue
- *Days of temporary signs
- *Hand held signs
- *Permanent signs of residential
- *Fees for permanent signs
- *Check for redundancies

Motion to approve item 7.A., Consider revision of the Del Rey Oaks Municipal Code Chapter 17.59 Signs, with conditions as followed:

**Address setback issue*

**Days of temporary signs*

**Hand held signs*

**Permanent signs of residential*

**Fees for permanent signs*

**Check for redundancies*

Second:

Public Comment:

Vote:

Commissioner Hayworth

Commissioner Kreeger

None

6-0

Motion passes

COMMISSIONER REPORTS:

Chairman Donaldson: Note from Planning Commissioner Academy in March:

- Provided opportunity to complete required Ethics Training
- Improving your community
 - Solicit ideas... welcome and validate all of them
 - Yes, and...
 - Demonstrate what a project would look like (create crosswalks/bike lanes, bring trees, set up tables and chairs, etc.) so public can see vision
 - Revitalize city through maximum community input and business involvement
- CEQA
 - Baseline is starting point. Conditions frozen in time
 - Old baseline can be used if it shows conditions haven't changed
 - CEQA document and project should be considered separately by Planning Comm.
 - Thresholds are part of General Plan and are compared to the baseline, but they're not absolute

If threshold is exceeded, mitigation required

Statement of overriding consideration – does the benefit outweigh the impact? should not be part of the EIR

- CEQA can't fix what's already wrong... for example, if traffic is already bad, a project can't be expected to fix it, it'll only mitigate impacts of the specific project

- Planning Commission/City Council Relationship
 - Schedule a joint meeting
 - Planning Commissioners should attend Council Meetings, but not vice versa
 - Use surveys and workshops to get public opinion
 - Invite stakeholders to meetings, in addition to members of the community
- Development Agreements
 - Begin Planning Commission and community involvement early in process
 - Create vision, plan workshops, set developer for success
 - Clarify what we want to do and how it's going to be done
 - Establish performance agreement between developer and city
 - Keep on track with schedule of performance and set penalties
 - Developer should do community outreach
 - Agreements are done in open session
 - Have stipulations for unseen situations such as economic downturns, acts of god, etc
- ADUs
 - Uncertainty if they can be used in RHNA numbers
 - Relax parking and setback requirements, and allow garage conversion
 - State allows 1 Jr. ADU and 1 detached up to 800 sq/ft
 - Impacts on character of the neighborhood -- noise, parking, privacy, etc
- City Finances. How problems arise:
 - Overcompensation of employees
 - No control over management and policy decisions
 - Overreliance on one-time land development money
 - Lack of diversified revenue streams
 - Risky financial schemes
 - Toxic relationships
 - Economic downturn
- Legislative Update
 - State can make cities plan to meet RHNA, but can't make them build
 - They can facilitate and incentivize (SB 35 and LEAP grants)
 - RHNA increased for cities where jobs, population growth and commercial areas exist
 - Continued reduction of height, density and parking restrictions
 - States trying to make cities lower impact and development fees

Commissioner Kreeger: United Way might be a resource for ADU's, missing out by not taking advantage of it. Academy was interesting and really glad to have gone.

Commissioner Burton: Thanks to the Commissioners that went to the academy, they make the commission stronger and smarter.

Commissioner Jaksha: Got madder at the academy, State telling us what we have to do! Learn a lot about the Brown Act at the academy. ADU's are a nice idea, but parking will still be an issue.

7:30 p.m., Adjourned to next meeting date April 8, 2020 at 6:00 pm.

Attest:

Date:

March/April 2020 Building Permit Report

PERMIT#	DATE	ADDRESS	NAME	PROJECT DESCRIPTION	TYPE	STATUS
B-16-26	08/16/16	1007 Paloma	Roesner/Owner-Builder	Addition and remodel	R-1	Referred to Building Official
B-17-32	09/05/17	5 Quendale	Sampognaro/Zehn Const	Addition and remodel	R-1	Current
B-19-12	04/17/19	68 Carlton Drive	Larson/D. Young Const	Remodel	R-1	Current
B-19-22	07/09/19	924 Via Verde	Rutherford/Owner Builder	R&R awning, install sky light	R-1	Current
B-19-24	07/24/19	120 Calle Del Oaks	Sparx/DPR Construction	Tenant Improvement	C-1	Current
B-19-37	09/19/19	9 Los Encinos	Bowen/Scudder Roofing	Re-Roof	R-1	Current
B-19-39	09/23/19	15 Baxter Place	Burger/John Chatters	Addition and remodel	R-1	Current
B-19-40	09/24/19	831 Arlington	Walsh/Ricardo Munoz	Wall and stairs	R-1	Current
B-19-41	10/01/19	924 Via Verde	Rutherford/Owner Builder	Re-Roof	R-1	Current
B-19-43	10/25/19	833 Portola	PGE/SAC Wireless	Cell tower modifications	C-1	Current
B-19-47	11/05/19	1106 Rosita Rd	Prue/Avila Construction	Kitchen and Bath remodel	R-1	Current
B-19-50	11/21/19	78 Work Ave	Ghavamian/Owner Builder	New windows	R-1	Current
B-19-52	11/26/19	926 Angelus	Clarke/Tariviet Const	Kitchen remodel	R-1	Current
B-19-55	12/19/19	800 Altura	Buckman/Kitchen Studio	Kitchen remodel	R-1	Current
B-20-03	02/04/20	1025 Rosita Rd	Souza/Earl Deal Roofing	Re-Roof	R-1	Current
B-20-04	02/26/20	10 Wallace Pl	Grogan/DMD Construction	Misc. Interior Work	R-1	Final
B-20-05	02/27/20	1 Setter Pl	Yeo/Riparetti Roofing	Re-Roof	R-1	Current
B-20-06	03/10/20	45 Work Ave	Ezcurra/J Luna Const.	New Porch and roof	R-1	Current
B-20-07	03/16/20	10 Serrano	Jelleson/ Williams Roofing	Re-Roof	R-1	Current
B-20-08	04/08/20	980 Rosita Rd	Ju-Han/Marc Watts Const	Re-Roof	R-1	Final

March/April 2020 Building Permit Report



CITY OF DEL REY OAKS

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PHONE (831) 394-8511 • FAX (831) 394-6421

May 13, 2020

TO: City of Del Rey Oaks Planning Commission

FROM: City Manager and DD&A, City Consulting Planners

SUBJECT: Annual Progress Report on the Implementation of the General Plan

Government Code Section 65400 requires the City to annually prepare a report regarding the status of the City's General Plan and progress in its implementation (2019 General Plan Progress Annual Report). This Annual Progress Report (APR) must be provided to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The annual progress report provides a means to monitor the actions taken to implement the City's General Plan. This allows the City to consider if annually if changes are needed in the plan or its implementation programs.

The format and content of this Annual Report was prepared in accordance with the State's submittal requirements under California Government Code Section 65400. This General Plan Annual Report is a reporting document and does not create or alter policy. The content is provided for informational purposes only and is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15306.

The Annual Report also provides information regarding the City's progress in meeting its share of regional housing needs and summarizes the degree to which the General Plan complies with statutory requirement pursuant to Government Code Section 65040.2. The City adopted the 2019 Housing Element on December 17, 2019 as required by Government Code Section 65580 et seq. The 2019 Housing Element is a multi-year housing plan for the 5th Planning Cycle, 2015-2023 planning period. The City of Del Rey Oaks submitted the Housing Annual Progress Report to HCD and OPR (on the Housing Element progress) on April 1, 2020. This General Plan Annual Progress Report is also due to HDR and Office of Planning and Research (OPR) annually. Due to the pandemic, the report due date submittal was delayed until May.

Planning Commission: Staff recommends that the Planning Commission receive the staff presentation, receive planning commission and public input, and consider staff recommendations.

Staff Recommendation: Recommend the APR be submitted to City Council at the May 26, 2020 City Council meeting (Attachment A).

Next Steps: Once the Planning Commission makes their recommendation, City Council can consider the APR and approve the required submittal of the APR to HCD.

Attachments to the Staff Report

A City of Del Rey Oaks General Plan Implementation Progress Report

City of Del Rey Oaks

General Plan Annual Progress Report

April 28, 2020

1.0 Introduction And Summary

Government Code Section 65400 requires the City to annually prepare a report regarding the status of the City's General Plan and progress in its implementation (2019 General Plan Progress Annual Report). This Annual Report must be provided to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs. The Annual Report also provides information regarding the City's progress in meeting its share of regional housing needs and summarizes the degree to which the General Plan complies with statutory requirement pursuant to Government Code Section 65040.2.

The format and content of this Annual Report was prepared in accordance with the State's submittal requirements under California Government Code Section 65400. This General Plan Annual Report is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15306.

2.0 Background

The Del Rey Oaks (City) General Plan was adopted in 1988 for areas outside of the former Fort Ord. On June 17, 1997, the City adopted amendments to its General Plan which approved land use designations and policies for the City's lands within the former Fort Ord. (Resolution 97-1, approved by the City Council on July 17, 1997, adopted the General Plan Update and Certified the Environmental Impact Report for the General Plan Update). On December 9, 1998, the City Council of the City of Del Rey Oaks also passed and adopted Resolution No. 98-20 which declared the City's intent to carry out the General Plan Update in conformity with the Fort Ord Reuse Plan and Authority Act. The current General Plan is a combination of the 1988 Policies and 1997 General Plan Update for the Former Fort Ord.

Prior Housing Element

The City of Del Rey Oaks' Housing Element was first drafted in 1990, and in January 1992 it was formally adopted. The Element was then incorporated into the 1995 General Plan Update, which was approved in 1997. A draft version of an Update to the Draft Housing Element was prepared and circulated with a public review CEQA document (Draft Initial Study/Mitigated

Negative Declaration) in 2003. The California Department of Housing and Community Development (HCD), the agency responsible for reviewing the housing elements of all cities in California for their compliance with State law requirements, identified additional policies and programs needed for the 2003 Housing Element to be consistent with State Law. The Housing Element was revised and expanded per HCD comments in 2006. This 2006 version was again reviewed, and this time conditionally accepted by the HCD in 2006 subject to the adoption of the Housing Element by the City Council.

Adopted Housing Element

The City adopted the 2019 Housing Element on December 17, 2019 as required by Government Code Section 65580 et seq. The 2019 Housing Element is a multi-year housing plan for the 5th Planning Cycle, 2015-2023 planning period. The City of Del Rey Oaks submitted the Annual Progress Report to HCD and OPR on the Housing Element progress on April 1, 2020. The City's Housing Element APR reported progress limited progress on the Housing Element in reaching the Regional Housing Needs Assessment. The City is working on a work program to implement the newly adopted 2019 Housing Element and will be conducting sessions with the Planning Commission and City Council toward this effort in 2020.

3.0 General Plan Implementation Progress

DRO General Plan elements were reviewed for implementation progress and status through updating the 2017 Annual Progress Report conducted over a series of meetings and public hearings. During these Planning Commission meetings, each policy of the General Plan was reviewed, relevant projects undertaken by the City were identified, and progress on the implementation was discussed. Attachment 1 provides the City of Del Rey Oaks policies/programs and addresses implementation action/status of each of these. This document was updated by staff on April 1, 2020.

General Plan Progress: This General Plan Annual Progress Report represents the progress the City has made towards implementing the actions of the General Plan. Review of the General Plan identified actions undertaken by the City that worked toward implementing the City's General Plan and represents a comprehensive review and reporting.

The City has worked to progressively implement the policies outlined in each element of the City's General Plan. While some accomplishments were realized through this process, additional steps are needed to effectuate the General Plan more fully. While some of the General Plan polices have areas that require additional work for implementation, the overall concepts of the planning policies relative to Del Rey Oaks are compatible with the vision and quality of life values for the City of Del Rey Oaks, as reported in the General Plan.

Housing Element Progress: The City Planning Commission and City Council recognized the need for a Housing Element update and completed the update in 2019. The City adopted the 2019 Housing Element on December 17, 2019 as required by Government Code Section 65580 et seq. The 2019 Housing Element is a multi-year housing plan for the 5th Planning Cycle, 2015-2023 planning period. The City is working on a work program to implement the newly adopted 2019 Housing Element and will be conducting sessions with the Planning Commission and City Council toward this effort.

Other Actions: The City Council also conducted a public meeting concerning City of Del Rey Oaks vision for 2020.

**ATTACHMENT A:
City of Del Rey Oaks General Plan Implementation Progress Analysis
Updated April 1, 2020**

Policy Number	Policy Summary	Progress Reported on Implementation Status	Discussion/Notes
Land Use Element			
L-1	The city of Del Rey Oaks shall work with adjoining cities, special districts, County, Fort Ord Reuse Authority and regional agencies on matters of zoning, land use planning, transportation planning and water shed management to assure that all development projects and actions are consistent with the goals and policies contained in the City's General Plan, and that such projects and actions shall minimize adverse community and environmental impacts.	Progress reported on implementation	The City works regularly with local agencies to ensure consistency between regional development and City General Plan policies. The City works closely with current Fort Ord Reuse Authority (FORA) to ensure the City General Plan is in conformance with the Fort Ord Reuse Plan. Upon FORA sunsetting in June 2020, the City will continue to assure that all development projects and actions are consistent with the goals and policies contained in the City's General Plan, and that such projects and actions shall minimize adverse community and environmental impacts.
L-2	The City shall work with the Local Agency Formation Commission (LAFCO) to define the City's Sphere of Influence and prepare a plan for providing services for the Fort Ord reuse area to facilitate annexation.	Progress reported on implementation	The City works closely with LAFCO. One example of this is when the City annexed property on former Fort Ord, the City worked directly with LAFCO for services and adopted a Sphere Of Influence.
L-3	The City shall continue to work with the Monterey Peninsula Airport District to ensure land use compatibility of the airport's proposed north side development plan. The City shall work with the Airport District to ensure that the District will implement a buffer/open space area that reduces the impact on the adjoining residential units in the City.	Progress reported on implementation	The City works closely with the Monterey Peninsula Airport District (MPAD) to ensure land use compatibility. In addition, a 100-foot buffer along the northern airport property line has been designated as Open Space to provide separation for the City to reduce impacts on the residents. The City is actively reviewing MPAD plans to reduce impacts to City residents.
L-4	The City shall work with the Airport District to ensure that the Airport District will not compete with the City's market for future development of light industry, research, visitor serving, and office uses.	Progress reported on implementation	The City works closely with the Airport District and attends Board of Directors meeting regularly to monitor the Airport Districts upcoming development projects to ensure they do not conflict with the City's planned future development.
L-5	The airport shall not expand its present aviation operation. If expansion is necessary to accommodate projected passenger demand, it should be moved away from populated areas prior to further improvement and capital investments.	Progress reported on implementation	City is working closely with the airport on their general plan update, which will expand facilities. The City is diligent to work with the District on expansion plans but not in areas that would affect the City.
L-6	New commercial uses shall be compatible with the character of the community and not generate impacts that would create a significant adverse effect on existing uses.	Progress reported on implementation	All new commercial projects are reviewed for consistency with the City's character and uses by the City Planning Commission, overseen by the City Council.
L-7	Undergrounding of utilities and other forms of enhancement shall be pursued as	Progress reported	The City's Planning Commission encourages undergrounding

ATTACHMENT A:
City of Del Rey Oaks General Plan Implementation Progress Analysis
Updated Version April 1, 2020 (Prepared May 10, 2017)

Policy Number	Policy Summary	Progress Reported on Implementation Status	Discussion/Notes
	practicable on public and private property.	on implementation	of facilities in new development, the Stone Creek Shopping Center undergrounded utilities but there has not been a lot of major development in City recently. The City is currently accumulating money from PG&E yearly and saving those funds to be able to underground whole sections of the City.
L-8	New development along Canyon Del Rey should be reviewed from the standpoint of the "view from the road," in addition to normal site plan review criteria. Buildings should be modulated for interest and softened by trees and landscaping.	Progress reported on implementation	There has not been any new development along Canyon Del Rey aside from the Stone Creek Shopping Center Project, during which a program was developed to preserve and plant oak trees, maintain open space, and incorporate native vegetation into landscaping.
L-9	Native vegetation along Canyon Del Rey should be preserved and entrances to the City enhanced by landscaping.	Progress reported on implementation	See policy L-8. The new Stone Creek Shopping Center being an entrance to the City was considered during the development of the project and native landscaping was incorporated.
L-10	New commercial uses shall consider its' affects on glare, bright lights, or electrical interference that would affect airport operations.	Progress reported on implementation	The City Planning Commission takes these factors into consideration for all new commercial development.
L-11	Commercially zoned areas shall include standards for: visual appearance, landscaping, screening of storage and trash, building bulk, height, exterior treatment, and relationship to Canyon Del Rey Road and Highway 68.	Progress reported on implementation	The City Planning Commission takes these factors into consideration for all new commercial development.
L-12	New and/or remodeled and expanded residential structures shall be visually attractive and compatible with the existing residential neighborhoods and their appearance.	Progress reported on implementation	Multiple remodeling and residential expansion projects come before the Planning Commission every year and these factors are considered.
L-13	Efforts shall be made to control long-term parking of vehicles on streets, and boats, trailers and recreation vehicles on property where they detract from the orderly appearance of the neighborhood.	Progress reported on implementation	The City has various ordinances setting standards for parking of all types of vehicles to conserve the character of the City. In addition, currently the City is undergoing a process of adding an ordinance City code to limit the parking of recreational vehicles on the streets.
L-14	The City should continue to support the Association of Monterey Bay Area Governments in its efforts to disseminate information and to develop technical assistance programs.	Progress reported on implementation	The City is a member of Association of Monterey Bay Area Governments and supports multiple of their projects and programs.
L-15	The City shall facilitate community input and feedback in various methods including the City's ACORN publication.	Progress reported on implementation	A primary goal of the City is to facility community input and feedback; all community meetings are open to the public and advertised on their website. In addition, community input is encouraged and public participation plays a major role in all City projects including the City's General Plan update and the Stone Creek Shopping Center Project.

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L-16	The City should encourage volunteer participation for their citizens.	Progress reported on implementation	Another goal of the City is to provide and encourage volunteer participation, the Planning Commission is made up of resident volunteer, and often the City provides volunteer opportunities for their citizens.
Circulation Element			
C-1	Level of Service (LOS) shall be as defined by the most recent planning method in the Highway Capacity Manual (HCM) for intersections during the weekday afternoon peak hour.	Needs Update	The appropriate LOS is defined in Monterey County by the Transportation Agency of Monterey County (TAMC).
C-2	<p>All intersections on Highway 218 within the City are part of the adopted Monterey County Congestion Management Program (CMP) network. Proposed new land uses shall require mitigation measures to assure that the CMP LOS standards are met for those intersections. These measures may include, but not be limited to a fair share of the City's costs to fund the recommended regional transportation projects. The CMP LOS standards are as follows:</p> <p>Intersection - CMP Standard</p> <ol style="list-style-type: none"> 1. Highway 218 @Highway 68 - LOS E 2. Highway 218 @ N. Fremont - LOS D 	Needs Update	<p>The Congestion Management Plan is managed by the Transportation Agency of Monterey County (TAMC). The Monterey County Regional Transportation Plan (RTP) meets the requirements of 23 CFR 450.320 by incorporating the following federal congestion management process: performance monitoring and measurement of the regional transportation system, multimodal alternatives, land use impact analysis, the provision of congestion management tools, and integration with the regional transportation improvement program process.</p> <p>Recent Transportation Agency Board actions related to the Congestion Management Program include:</p> <ul style="list-style-type: none"> • Resolution 2016-04 Adoption of the Monterey County 2014 Regional Transportation Improvement Program, which includes "the TAMC Board finds that the revised Monterey County 2016 RTIP is consistent with the Congestion Management Program (CMP) and the Regional Transportation Plan (RTP) and hereby amends the revised 2016 RTIP into the Congestion Management Program Capital Improvement Program." • Resolution 2014-11 Adopting the 2014 Monterey County Regional Transportation Plan, which includes "the 2014 Monterey County Regional Transportation Plan serves as a Congestion Management Process identifying the most

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			serious congestion problems and evaluating and incorporating, as appropriate, all reasonably available actions to reduce congestion, such as travel demand management and operational management strategies for all corridors with any proposed capacity increase.” The 1994 CMP lists LOS standards, but TAMC has adopted and supports an LOS D standard for planning purposes.
C-3	Proposed new land uses shall require mitigation measures to assure that the LOS will not degrade below LOS “C” or the current (1995) LOS – whichever is lower for all other intersections within the City.	Needs Update	TAMC has adopted and supports an LOS D standard for planning purposes. However, there has been no new development that speaks to this policy within the City.
C-4	To minimize the adverse impact of through-traffic traversing the City, widening or other actions which increase such traffic on Highway 218 west of North-South Road or City streets will be discouraged or not permitted by the City. Conversely, actions which reduce or divert such traffic will be favored or implemented by the City.	No Issue	No widening has occurred on Highway 218. It is the policy of the City that if new development has the potential for an adverse impact on traffic the City would require a traffic study and environmental clearance document to determine mitigation that would minimize traffic impacts.
C-5	Super trucks shall not be allowed off State highways within City limits.	No Issue	No issue.
C-6	For proposed new land uses, new off-street parking shall be required, adequate for the motor vehicle parking demand generated by such proposed use(s). Joint use parking is encouraged.	Progress reported on implementation	All new proposed land uses are reviewed for parking and traffic impacts by the City Planning Commission, overseen by the City Council.
C-7	The City does not support any realignment of Highway 68 which will significantly impact the intersection of Canyon Del Rey and Highway 68 and result in land use and fiscal impacts on the City due to the loss of commercial property at the east entrance to the community.	Progress reported on implementation	Re-alignment of Highway 68 has been considered, but has not occurred for any significant portion.
C-8	Minimize the potential negative impact of the reopening of North-South Road.	Progress reported on implementation	North-South Road was reopened and renamed as General Jim Moore Boulevard. Potential negative impacts of reopening of the road were minimized through traffic calming measures such as traffic lights, stop signs, raised concrete center divide, etc.
C-9	The City supports the Monterey County Congestion Management Program and voluntary Trip Reduction Ordinance adopted by the Transportation Agency for Monterey County.	Needs Update	See Policy C-2 above.
C-10	To reduce the need for motor vehicle trips, mixed, complementary land use will be promoted where feasible.	Progress reported on implementation	The City is receptive to projects that promote walkability, although not much new development has occurred in the City and these types of uses have not been proposed.
C-10a	The City will coordinate and assist with TAMC and AMBAG in providing funding	Progress reported	The City works closely with TAMC and AMBAG. TAMC

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	for an efficient regional transportation network.	on implementation	has development different regional fees associated with new development, therefore if new development does occur the City would be required to pay the appropriate fees.
C-10b	Support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation network.	Progress reported on implementation	There has not been much significant new development in City; however, the City supports planning effort to provide an efficient regional transportation network.
C-10c	Land use and circulation plans shall be integrated to create an environment that supports a multi-modal transportation system. Development shall be directed to areas with a confluence of transportation facilities (auto, buses, bicycles, pedestrian, etc.)	No Issue	There has not been much significant new development in the City.
C-11	In order to provide or promote a safe, interconnected network of bicycle and pedestrian routes linking homes with places of work, school, recreation, shopping, transit centers and other activity centers both within the City and nearby, four Class II City Bike Routes are hereby designated and adopted: <ul style="list-style-type: none"> ▪ Highway 218 within City limits; ▪ North/South Road from City limit to Highway 218 (requested Fort Ord annexation area) ▪ Carlton Drive from Highway 218 to the City limit. ▪ South Boundary Road (requested Fort Ord annexation area) 	Progress reported on implementation	The City has adopted some of these bike lanes including a Class II bike lane along Highway 218 traveling west, the City is always looking for opportunities and funds to incorporate these bike lanes. Also, the City supports the proposed Fort Ord Rec Trail and Greenway (FORTAG) which will provide regional bike trail connections through the cities of Monterey, Del Rey Oaks, Seaside, and Marina.
C-12	Any improvement, repavement or signalization on the three designated City Bike Routes permitted by the City shall include Type II bike lanes on both sides of the affected segment of those routes.	No Issue	There have been no new improvements to these areas.
C-13	New non-residential land uses which generate significant adverse traffic impacts shall dedicate an easement or make a monetary contribution, if appropriate, toward the completion of adopted Bicycle Routes.	Progress reported on implementation	All new non-residential land uses, of which there have been very few within the City, must adhere to California Environmental Quality Act standards, therefore if they do have the potential to generate adverse traffic impacts those impacts would be evaluated in a traffic study and mitigation measures to reduce those impacts would be required, these may include new bicycle routes.
C-14	For all proposed new land uses in the City, provision for bicycle circulation, sidewalks and pedestrian-friendly design will be required.	Progress reported on implementation	Though there has not been much new development in the City the Planning Commission reviews all new projects and promotes multi-modal transportation and walkability
C-15	Land use and circulation plans shall be integrated to create an environment that supports a multimodal transportation system. Development shall be directed to areas with a confluence of transportation facilities (auto, bus, bicycle, pedestrian, etc.).	No Issue	See policy C-10 above.

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<i>C-16</i>	The City will seek to continue and expand the provisions of MST or other transit services to existing and new users.	Progress reported on implementation	The City works closely with MST to continue to provide service to the City and regional connections.
<i>C-17</i>	The City will not support the potential north side access from Highway 218 and Del Rey Gardens Drive or any airport access road through the City of Del Rey Oaks.	Progress reported on implementation	The City works closely with the Airport District and attends Board of Directors meeting regularly to monitor the Airport Districts upcoming development projects to ensure they do not conflict with the City's planned future development. To date, there are no approved projects or policies that have passed to provide access to the airport through the City.
Public Services Element			
<i>S-1</i>	New development shall be required to "pay its own way" and not overly burden existing City residences and services consistent with applicable laws.	Progress reported on implementation	New development is required to evaluate its potential adverse effects on services and other environmental impacts under CEQA and identify potential mitigation if applicable; in addition, FORA consistency also requires new development to study these impacts as well.
<i>S-2</i>	The City shall encourage the appropriate agency to look into replacing deteriorated sewer and water lines.	Ongoing/Actions for Implementation Underway	California American Water Company completed water line replacement along General Jim Moore Boulevard and Carlton Drive within the City in 2017. CalAm is responsible for water lines; Seaside County Sanitation is responsible for sewer line replacement.
<i>S-3</i>	All new development shall connect to a municipal water and sewer system.	Complete/Policies Implemented	The City Planning Commission takes these factors into consideration for all new development.
<i>S-4</i>	Gravity flow for sewer and water service shall be employed wherever feasible and appropriate.	Progress reported on implementation	The City Planning Commission takes these factors into consideration for all new development.
<i>S-5</i>	The City should work closely with the Seaside Sanitation District and the County Health Department in encouraging all homes to be connected to the sanitary sewer system.	Progress reported on implementation	The City actively works with the District. Some houses within the City are still on septic, but new lines on General Jim Moore Boulevard encourage and allow for more houses to connect.
<i>S-6</i>	Engineered drainage plans shall be required for all development projects.	Progress reported on implementation	Engineering drainage plans are required by the City and under CEQA. The City has a contract engineer; staff and technical engineer reviews drainage plans submitted to the City for all new development. There is limited development occurring with the City.
<i>S-6a</i>	The direct discharge of stormwater or other drainage from new impervious surfaces created by development of the office part (OP) parcel into the ephemeral	No Issue	There has not been any new significant development in these areas however, new development is required to evaluate its

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	drainage in the natural area expansion (NAE) parcel will be prohibited. No increase in the rate of flow of stormwater runoff beyond pre-development levels will be allowed. Stormwater runoff from developed areas in excess of pre-development quantities shall be managed on site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods which are appropriate to accomplish these requirements will be utilized for development on polygon 31b.		potential adverse effects on hydrology and water quality under CEQA and identify potential mitigation if applicable.
<i>S-7</i>	The City shall identify public infrastructure needs to schedule improvements necessary for achieving long term land use and community development objectives.	Ongoing/Actions for Implementation Underway	Urban services are provided within the City limits., FORA Capital Improvements Plans identifies public infrastructure improvements scheduled from 2016/17 through 2021/22.
<i>S-8</i>	The City shall develop a water allocation program identifying priority water connections.	Ongoing/Actions for Implementation Underway	The Monterey Peninsula Water Management District (MPWMD) regulates the allocation of water within the Monterey Peninsula.
<i>S-9</i>	The City shall encourage waste minimization and source reduction of all wastes.	Progress reported on implementation	This is required under state mandate.
Parks and Recreation			
<i>PS-1</i>	A Park Master Plan should be developed to address the maintenance and upgrade to the City's parks.	Ongoing/Actions for Implementation Underway	Maintenance of parks is a serious budget line item, there has not been a specific Park Master Plan developed due to lack of budget, but the City is hopeful that funds may become available with new taxes that have recently been passed.
<i>PS-2</i>	New development should provide landscaping, natural areas of open space, recreation areas or amenities wherever appropriate.	Progress reported on implementation	The City's requirements include plans for landscaping. Planning Commission consideration also takes into account landscaping, natural areas of open space, recreation area or amenities where appropriate.
Open Space/Conservation			
<i>C/OS-1</i>	The City will encourage protection of scenic resources by: a. Locate structures away from ridgelines, steep slopes, or in other highly visible locations unless site review and design makes it desirable; b. Utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes;	Progress reported on implementation	The design, location, and use of natural landforms of new development are considered when presented to the City Planning Commission. In addition, the City is holding a vacant 17-acre parcel as open space to protect the parcels scenic resources and due to undevelopable steep slopes.
<i>C/OS-2</i>	The City should actively communicate and coordinate with surrounding jurisdictions and water agencies in preventing erosion, pollution and siltation of the	Progress reported on implementation	The City actively coordinates with local agencies to prevent soil erosion, pollution and siltation of the Canyon Del Rey

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	Canyon Del Rey drainage system.		drainage system. In addition the California Environmental Quality Act limits/prevents impacts to geologic and water resources, therefore any project proposed for development along Canyon Del Rey that may have an adverse impact on the drainage system would be subject to assess and mitigate for any adverse impacts under the California Environmental Quality Act.
<i>C/OS-3</i>	Wildlife habitat and wildlife corridors shall be preserved.	Progress reported on implementation	The City is committed to preserving wildlife habitat and wildlife corridors by preserving large areas of open space and maintaining natural vegetation at the frog pond.
<i>C/OS-4</i>	Significant stands of riparian vegetation shall be subject to only minimal cutting and removal, and then only when proven unavoidable.	Progress reported on implementation	The City is committed to maintaining green belts and open spaces, there is not much riparian vegetation in the City, and the City of Monterey maintains the vegetation of the frog pond with the goal of preserving the natural riparian vegetation.
<i>C/OS-5</i>	The existing system of green belts and open spaces should be preserved and maintained.	Progress reported on implementation	The City is committed to maintaining green belts and open spaces, and has set aside multiple parcels for this purpose.
<i>C/OS-5a</i>	Encourage the conservation and preservation of irreplaceable natural resources and open space at former Fort Ord.	Progress reported on implementation	The former Fort Ord annexed a large portion of land to the City; much of this land has been preserved as open space.
<i>C/OS-5b</i>	The City shall use open space as a buffer between various types of land use.	Progress reported on implementation	The City has several areas designated as open space with the primary purpose to act as buffers, for example the area north of the Airport District is designed as open space to buffer between the Airport and City residential areas.
<i>C/OS-5c</i>	The City shall review each development project in the former Fort Ord annexation area with regard to the need for open space buffers between land uses.	Progress reported on implementation	The conservation area within the annexed land from former Fort Ord has been expanded and the City is working with the Monterey Regional Park District in this area.
<i>C/OS-5d</i>	The City shall review each future development project for compatibility with adjacent open space land uses and require that suitable open space buffers are incorporated into the development plan of incompatible land uses as a condition of project approval.	Progress reported on implementation	The City Planning Commission considers open space buffers and land use compatibility when reviewing new development. The upcoming RV Park Project has worked with FORTAG (Fort Ord Rec Trail and Greenway). Also, there is a vacant 17 acres in City that they are conserving as open space, and 4.5-acres were recently given to native plant society to conserve.
<i>C/OS-5e</i>	The City shall ensure that all habitat conservation and corridor areas identified in the Fort Ord Habitat Management Plan (HMP) are protected from degradation due to development within or adjacent to these areas. This shall be accomplished by assuring that all new development in the Fort Ord Reuse Area adheres to the management requirements of the HMP and the policies of the Fort Ord Reuse Area	Progress reported on implementation	The City has adopted each of the policies in the Fort Ord Reuse Area Plan as part of their General Plan update; this includes compliance with the HMP. Currently, the City is working with the Fort Ord Habitat Working Group on this item and to meet policy objective once FORA sunsets.

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	Plan.		
<i>C/OS-5f</i>	The City shall encourage the preservation of small pockets of habitat and populations of special status species within and around developed areas, in accordance with the recommendations of the HMP and Fort Ord Reuse Area Plan. This shall be accomplished by requiring project applicants to conduct surveys to verify sensitive species and/or habitats on the site and developing a plan for avoiding or salvaging these resources, where feasible.	Progress reported on implementation	Please see Policy C/OS-5e, above.
<i>C/OS-5g</i>	The City shall provide for the protection and mitigation of impacts of wetland areas consistent with applicable state and Federal regulations.	Progress reported on implementation	The City Planning Commission ensures all new projects in the City comply with applicable state and Federal regulations.
<i>C/OS-6</i>	The City will encourage the Monterey Regional Parks District to ensure water quality of the Frog Pond, develop and maintain areas of open viewsheds of the Frog Pond along Canyon Del Rey and North/South Road.	Progress reported on implementation	The City works closely with Monterey Regional Parks District to ensure the Frog Pond is maintained to ensure the natural riparian habitat is protected while creating a quality viewshed and park resource.
<i>C/OS-7</i>	Maintain the green belt along the Canyon Del Rey drainage way.	Progress reported on implementation	Consistent with C/OS-6 above, viewshed of Frog Pond.
<i>C/OS-8</i>	Surface water quality shall be maintained, and areas of ground water recharge kept free of contamination.	Progress reported on implementation	The City Planning Commission reviews that these policies are implemented when new development occurs, in addition under CEQA any potential impacts to hydrology/water quality are evaluated and mitigation is required where significant.
<i>C/OS-9</i>	The City should continue to communicate and coordinate with surrounding jurisdictions in preventing channel erosion and siltation in Del Rey Oaks due to increase water runoff from urban development in upland areas.	Progress reported on implementation	The City works closely with surrounding jurisdiction to maintain safe conditions for their residents, including preventing channel erosion and siltation due to increased water runoff from urban development in upland areas. In addition under CEQA any potential impacts to hydrology/water quality are evaluated and mitigation is required where significant.
<i>C/OS-10</i>	All lands within 50 feet of an active or potentially active fault lands of 25% slope and above, unstable soil areas and areas subject to periodic flooding should generally be kept free of development until further detailed geotechnical studies prove these lands safe to the City's satisfaction.	Progress reported on implementation	The City Planning Commission considers this policy when approving new development projects.
<i>C/OS-11</i>	The City shall work with the appropriate Water Management District to encourage water conservation, retrofitting, education, reclamation and reuse.	Progress reported on implementation	City is a part of the Monterey Peninsula Water Management District and implements water conservation projects in collaboration with the Water Management District.
<i>C/OS-12</i>	Water usage and conservation of water will be considered as part of all land use decisions.	Progress reported on implementation	The City Planning Commission considers this policy when approving all new development projects.

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<i>C/OS-13</i>	The City will encourage the improvement of air quality in Del Rey Oaks and in the region by implementing the measures described in the Monterey Bay Air Quality Management Plan. Such measures include, but are not limited to, measures to reduce dependence on the automobile and encourage the use of alternate modes of transportation such as buses, bicycling and walking.	Progress reported on implementation	Under each project subject to CEQA air quality modeling is required, and it is documented how these projects are consistent with Air Quality Management Plans and policies.
<i>C/OS-14</i>	The City will study the opportunities for the preservation of the Stonehouse building located adjacent to Highway 218 and Highway 68.	Progress reported on implementation	Stonehouse has been preserved as a part of Tarpy's Roadhouse winery.
<i>C/OS-15</i>	If development of a site uncovers cultural resources, the recommendations of Appendix K, of the Guidelines for Implementation of the California Environmental Quality Act shall be followed for identification, documentation and preservation of the resource.	Progress reported on implementation	Under each project subject to CEQA cultural resources are considered, new development is subject to policies specific to Appendix K.
<i>C/OS-16</i>	The City shall document and record data or information relevant to prehistoric and historic cultural resources which may be impacted by proposed development. The accumulation of such data shall act as a tool to assist decision-makers in determinations of the potential development effects to prehistoric and historic resources located within the City.	Progress reported on implementation	Under CEQA all new development projects are required to assess impacts to prehistoric and historic cultural resources, in addition projects are required to consult with local Native American tribes.
Noise			
<i>N-1</i>	Strong support shall be given to: <ul style="list-style-type: none"> a. Proposals for restricting the use of high noise emitting aircraft; b. State and Federal regulations to quiet jet engines; c. Reduction in flight frequency, particularly in the most noise sensitive time periods; d. Maintenance of restrictions on nighttime flights; e. Use of approach and departure flight paths that minimize noise over residential areas of the City; f. Use of the natural terrain, buildings and landscape buffers to shield noise emitted to residential areas; and g. Runway 6-24 should not be used due to noise and safety impacts of nearby residents. 	Progress reported on implementation	The City works closely with the airport to ensure residents are protected from noise created by the airport. Runway 6-24 has been closed for safety and noise abatement purposes.
<i>N-2</i>	The City shall encourage the Airport District to continue to install a noise monitoring system that will provide information for setting local noise standards and provide a means of evaluating the effectiveness of noise abatement strategies.	Progress reported on implementation	The airport has a noise monitoring system and works with the City and citizens closely for noise attenuation.
<i>N-3</i>	Emphasis shall be placed upon the reduction of noise through administrative and physical techniques, such as cluster zoning, Building Code regulations	Progress reported on implementation	Under CEQA all new development projects are required to assess impacts to noise and if significant it is required to

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	(soundproofing, acoustical construction techniques), Health Code regulations, City Planning Commission review (acoustical architectural design, acoustical site planning, berms, and landscaping buffers) and Environmental Impact Reporting.		identify mitigation measures for these impacts, these mitigation measures can be those outlined in this policy.
N-4	Noise/land use compatibility shall be considered impacted if exposed to noise levels on the exterior of a building that exceeds 65 dB, and on the interior of a building exceeds 45 dB.	Progress reported on implementation	Noise and land/use compatibility is considered when approving new development.
N-5	Any future improvements to Canyon Del Rey must include noise attenuation measures to ensure that resultant indoor and outdoor noise levels are within recommended acceptable levels for residential land use.	Progress reported on implementation	No new development has occurred or is proposed to Canyon del Rey; however as road improvements are planned they would have to include attenuation measures as stated in this policy.
N-6	The City will work with the Monterey Peninsula Airport District to minimize the noise impacts of the proposed increase in airport operations and changes in different types of aircraft will not be supported by the City.	Progress reported on implementation	The City works with the airport closely to ensure noise attenuation measures are met, in addition the Airport is small, and therefore different types of aircraft such as larger jets cannot be supported on the runways.