

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 12, 2012 Time: 2:00 P.M.	Agenda Item No. 8
Project Description: Consider the process for obtaining public input and enhancing public participation in the development of the long range planning documents relating to the Local Coastal Program Update, the 2012 General Plan Implementation Program and other Ordinances	
Project Location: County -wide	APN: N/A
Planning File Number: REF120071 & 120072	Owner: N/A
Planning Area: Inland Areas of the Unincorporated County of Monterey	Flagged and staked: N/A
Zoning Designation: N/A	
CEQA Action: N/A	
Department: RMA - Planning Department, Long Range Planning Team	

RECOMMENDATION:

It is recommended that the Planning Commission receive a presentation related to the process for obtaining public input and enhancing public participation in the development of the long range planning documents relating to the Local Coastal Program Update, the 2012 General Plan Implementation Program and other Ordinances and recommends staff's proposed process to the Board of Supervisors.

OVERVIEW:

Resource Management Agency (RMA) Planning Bureau's Long Range Planning Team is tasked to work on preparing and processing General Plan/ Local Coastal Plan Amendments, ordinances, community plans, public facilities plans, and impact fee programs needed to facilitate the long range planning goals of the County. The RMA in coordination with other County staff and Advisory Committees have developed a recommended management process aimed at undertaking these functions in an effective manner intended to balance public participation, current policy direction, and state requirements, if applicable, with available resources.

DISCUSSION:

Staff has developed an overall approach to managing an extensive list of assignments that have emerged from a range of sources including:

- The 2010 General Plan (applies to the non-coastal areas only)
- Local Coastal Program (LCP) Update (Periodic Review and Coastal General Plan)
- Federal or State regulations that require the County to adopt certain ordinances
- Community interest and specific land use related issues identified by the Board of Supervisors (Board Referrals)
- Clarifications indentified by staff based on implementation experiences.

The Long Range Planning Team developed a comprehensive list of all the assignments generally organized by topic. This list is titled the Long Range Planning Work Program (**Attachment 1**) and is intended to be a management and communication tool that will be periodically updated as work on the individual assignments progress, are completed, evolve or additional assignments

are added. A current version will be maintained on the Long Range Planning website forthcoming in 2013.

Long Range Planning Work Program:

The Long Range Planning Work Program includes some basic information to assist in communication internally in the County and externally with the decisions makers and public. It is not intended to provide a comprehensive background or status for each assignment but rather serve as a quick reference tool related to the current assignments for Coastal and Non-Coastal areas. The Work Program provides the following:

- Document Type. Specific plans/policies/ordinances/programs that need to be prepared are listed with a simple title.
- Relationship to policy documents. Generally, plans/policies/ordinances/programs are related to new/amended state or federal laws, new/amended regional regulations (Air District, Regional Water Quality Control Board, etc), General Plan policy, or Local Coastal Plan policy. There are also various assignments designed to improve the County planning processes or inconsistent/unclear regulations that come up in response to current events (e.g.; Board of Supervisor Referrals).
- Applicability. Where staff intends to apply a subject policy/regulation (countywide, inland only, coastal only) and what part of the Monterey County Code is anticipated to be amended (Title, Chapter). The list also includes reference to "Ag" where items are identified to potentially relate to the agricultural industry for referral to the Agriculture Advisory Committee as a technical advisory group.
- Priority. The Work Program is a "living document" with many assignments that will take multiple years to complete. Items with specific timelines established by policy or with timelines established by the Board of Supervisors are generally given a higher priority. The Team also established priorities for other items based on what we determined to have importance for operations/process and available resources.
- Staff Assigned. Assignments have been organized into groupings that enable a single project manager to become expert and oversee an entire work element, benefiting from the interrelationships between the various assignments.
- General Status (% complete). See Phasing below.

Long Range Planning Team Program Management Summary:

The Team generally consists of staff from the Resource Management Agency, Long Range Planning, County Counsel, Health Department/Environmental Health Bureau, the Ag Commissioner's Office, and Monterey County Water Resources Agency. A variety of consultants are assisting in specific assignments as necessary.

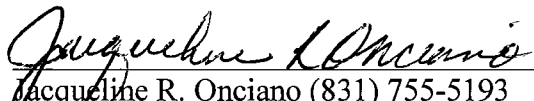
In order to help manage the extensive and diverse workload associated with various assignments, staff has developed a basic standard process for processing ordinances and programs, and a separate process for updating the Local Coastal Program (LCP). These processes are intended to take assignments forward in an organized manner to maximize efficiencies in meeting target timelines while addressing the specific issues associated with each ordinance or planning document. This process revolves around the Planning Commission as the central point where all public input is assessed (including stakeholders and advisory committees) and a recommendation

is made to the Board of Supervisors. In certain cases, the Commission may request additional or unique steps to solicit input from specific stakeholders.

The general steps include internally scoping the assignment, preparing a recommended concept or alternative approaches and transmitting it to stakeholders and relevant committees (e.g. Land Use Advisory, Ag Advisory), holding a Planning Commission workshop to obtain direction, preparing a draft ordinance or document and conducting environmental review, and conducting hearings at the Planning Commission and Board of Supervisors. More details are included in **Attachments 2 and 3**.

OTHER AGENCY INVOLVEMENT:

The Work Program was distributed to the Land Use Advisory Committees (LUACs) with an opportunity to submit comments. Staff made presentations on the proposed process to the Coastal Land Use Advisory Committees (LUACs), Carmel Valley LUAC, Alternate Energy & Environment Committee (AEE), Ag Advisory Committee and the Permit Streamlining Task Force. Big Sur LUAC submitted comments for how they request documents are processed for their area (**Attachment 4**).


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November 26, 2012

This report was prepared and reviewed by Marti Noel, Assistant Director, Resource Management Agency and Jacqueline R. Onciano, Planning Services Manager, Long Range Planning

cc: Front Counter Copy; Planning Commission (10); County Counsel, Wendy Strimling; Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Ag Commissioner's Office (Ag Advisory Committee [AAC]); Alternative Energy & Environment Committee (AEE); County Streamlining Task Force c/o Ernie Mill; Refinement Group; Marti Noel, RMA Planning; Jacqueline R. Onciano, Planning Services Manager; The Open Monterey Project; LandWatch; Planning File No. REF120071 & REF120072.

Attachments:

- 1 Long Range Planning Work Program
- 2 General Ordinance/Document Preparation Process
- 3 Local Coastal Program Process
- 4 Big Sur LUAC Comments

ATTACHMENT 1

Long Range Planning Work Program

gram MCC Title/Chapter Area	Task Description (File #)	Policy Reference	Completion Goal	Status	Priority #	Planner/ Agency	Task #
ADMINISTRATION							
Administration Inland	2010 General Plan Implementation Ordinance		With GP Adoption (10.26.2010)	100% (10.26.2010)	Complete		1
Administration Inland	2010 General Plan Implementation Work Program	LU-9.1	3 Months (01.26.2011)	100% (01.25.2011)	Complete		2
Administration Inland	Tracking System (REF120031)	LU-1.20	1 Year (10.26.2011)	95%	1	AQ	16
Administration Inland Title 21	Development Evaluation System (REF120030)	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	1 Year (10.26.2011)	30%	1	AQ	35
Administration Inland Title 21	General Plan Amendment (GPA) Process	LU-9.6		5%	2		76
Administration Inland Title 21	GPA Criteria	LU-9.7		5%	2		77
Administration Inland Title 21	Criteria for geo/hydro studies/reports	OS-3.3; S-1.3 to 1.8		0%	3	JRO	40
Administration Inland	Permit Assistant Process- Key Industry Clusters	ED-4.1		20%	3	ED	45
Administration	Link Overall Economic Development Commission (OEDC) and Workforce Investment Board (WIB)	ED-3.3		90%	3	ED	84

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Administration Countywide Title 2	Emergency Plan/Procedures	S-5.1, 5.3, 5.5, 5.6		0%	5	AQ	59
LOCAL COASTAL PROGRAM (LPC) UPDATE							
LCP Coastal	Local Coastal Plan Update LCP: Part I - General Provisions	2004 Periodic Review		20%	1	MC (CH)	
LCP Coastal	Local Coastal Plan Update LCP: Part II - North County Land Use Plan	2004 Periodic Review		10%	1	MC (CH)	
LCP Coastal	Local Coastal Plan Update LCP: Part II North County Land Use Plan- Moss Landing Community Plan (GPZ090005)	2004 Periodic Review		75%	1	MC (CH)	
LCP Coastal	Local Coastal Plan Update LCP: Part III - Big Sur Land Use Plan	2004 Periodic Review		5%	2	MC (CH)	
LCP Coastal	Local Coastal Plan Update LCP: Part IV - Carmel Area Land Use Plan	2004 Periodic Review		5%	2	MC (CH)	
LCP Coastal	Local Coastal Plan Update LCP: Part V - Del Monte Forest Land Use Plan	2004 Periodic Review		95%	1	MC (CH)	
LCP Coastal	Title 20: Coastal Implementation Plan	2004 Periodic Review		10%	1	MC/AQ (CH)	
GENERAL PLAN (GP) [Area and Corridor Planning] - INLAND							
GP Inland	Boronda Community Plan	LU-1.19; LU-2.21; LU- 2.22		90 %	4	Bob S.	8

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GP Inland	Chualar Community Plan	LU-1.19, LU-2.21, LU-2.22; LU-2.23		5%	4	NA	46
GP Inland	Study Areas- Review for Special Treatment Area (STA) Designation	CV-1.26; CSV-1.4; GS-1.11		0%	4	RMA - PD	51
GP Inland Title 21 Title 19 AAC	Agricultural Wine Corridor Plan (AWCP)	AG-4.3		5%	3	CH/JRO (AgC)	53
GP Inland	Pajaro Community Plan	LU-1.19, LU-2.21, LU-2.22 LU-2.23		0%	4		74
GP Building Inland (CV)	Carmel Valley Traffic Improvement Plan (CVTIP)	CV-2.17, 2.18, 2.10, 2.11, 2.12		70%	3	DM/PW	30
CLIMATE ACTION							
Climate Action Countywide	Municipal Climate Action Plan (CAP) County Operation (GHG) Reduction Plan (REF120044)	OS-10.15 (EECBG)	1 Year (10.26.2011)	65%	1	CS	15
Climate Action Countywide	Community Climate Action Plan & Greenhouse Gas (GHG) Reduction Plan (REF120045)	OS-10.11: C-3.1 (EECBG) Mitigation Monitoring & Reporting Plan (MMRP)	2 Years (10.26.2012)	45%	2	CS/MC	Climate Action Countywide
Climate Action Chapter 15.12 Countywide	Green Building Ordinance (Ord.) (REF110058)	OS-10.12 (EECCB)	2 Years (10.26.2012)	95%	1	CS	13

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Climate Action Countywide	Public Energy Efficiency Program (Outreach) (REF110053)	(EECBG)		40%	1	NA/JRO	
Climate Action Countywide	Green House Gas Inventory and Monitoring Tool (REF110054)	(EECBG)		45%	1	CS	
Climate Action Inland Title 21	Wind Turbine (Small-Scale) Ord.	OS-10.13 (EECBG)		65%	1	DM/JRO	
Climate Action Countywide	Energy, Water Efficient (Conservation) and Landscape Ord. (REF110056)	(EECBG)		50%	1	AQ/MC	
Climate Action Countywide	Green Zoning Ord. (REF110057)	(EECBG)		50%	1	NAMC	
Climate Action Inland Title 21	Alternative Energy Promotion Ord. (REF110059)	OS-10.13		90%	2	JRO/CS	48
HOUSING							
Housing 20.65-Coastal 21.65- Inland	Density Bonus	Housing Element LU-2.12; CV-1.10; GMP- 1.9	1 Year (10.26.2011)	100% (05.24.2011)	Complete		3
Housing 20.64-Coastal 21.64-Inland	Second Unit; Residential Care Homes; Definition of Family	Housing Element	1 Year (10.26.2011)	100% (05.24.2011)	Complete		4
Housing 20.64-Coastal 21.64-Inland	Emer. Shelters; Trans. Housing; SRO	Housing Element	1 Year (10.26.2011)	100% (05.24.2011)	Complete		5

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Housing 20.64-Coastal 21.64-Inland	Farm/Ag Worker Housing	Housing Element	1 Year (10.26.2011)	100% (05.24.2011)	Complete		6
Housing 20.61-Coastal 21.61-Inland	Reasonable Accommodation	Housing Element	1 Year (10.26.2011)	100% (05.24.2011)	Complete		7
SPECIAL STUDIES							
Special Studies Inland	At-Risk Structure Inventory	S-5.16		0%	5	Bldg.	49
Special Studies Inland	Inventory Vacant/ Underutilized Commercial and Industrial Lands	ED-4.2		0%	5	ED	85
HEALTH AND SAFETY							
Health and Safety Countywide Title 10	Solid Waste Management Plan	PS-5.3 to PS-5.6		0%	2	EHB	52
Health and Safety Countywide Title 10	Recycling/Diversion Programs	PS-5.3		0%	2	AQ (EH)	56
Health and Safety Countywide Title 10	Landfill Vicinity Ordinance or Standards	PS-6.4		50%	2	EH & RMA- PD	93
STREETS, SIDEWALKS, AND PUBLIC PLACES							

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Public Places Countywide Title 14	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		0%	5	DM/JRO (PW)	71
Health and Safety Countywide Title 14	Parks Acquisition Development and Maintenance Guidelines	PS-11.2, 11.11, 11.12; CV-3.15; GS-5.1		10%	5	JRO/DM (Parks)	78
PUBLIC SERVICES							
Public Services Countywide Chapter 15.08 AAC	New Well Testing Ord. (REF120022)	PS-2.4, 2.5		70%	1	JRO (EH, WRA & AgC)	32
Public Services Countywide Chapter 15.08 AAC	New Well Ord. (REF120022)	PS-3.4; NC-3.8; CV-3.20		70%	1	JRO (EH, WRA & AgC)	33
Public Services Countywide Chapter 15.08 AAC	High Capacity Well Assessment (REF120022)	PS-3.4		70%	1	JRO (EH, WRA & AgC)	34
Public Services (Zoning) Inland (CV, NC) Title 21	Discretionary Permit Process for Well Ordinance	CV-3.20, NC-3.8, NC-5.4	1 Year 10.26.2011	5%	2	JRO (EHB & WRA)	Zoning Inland (CV, NC) Title 21

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Public Services (Environment) Inland Title 16 AAC	Alternative Water Source Plan	PS-3.14	5 Years (10.26.2015)	5%	3	EH & WRA	17
Public Services (Environment) Inland	Working Group for expansion of the Salinas Valley Water Project (SVWP)	PS-3.17	5 Years (10.26.2015)	0%	3	WRA	79
Public Services (Environment) Inland Title 16 Title 19 Title 21 AAC	Long Term Sustainable Water Supply Ord.	PS-3.2		35%	3	JRO (WRA, EH, RMA - PD)	80
Public Services (Environment) Inland	Guidelines and Procedures for Conducting Water Supply Assessment	PS-3.13; CV-5.1		5%	3	JRO (EHB)	81
Public Services (Environment) Inland Title 16	Monitoring Wells for Rapid Growth Area	PS-2.2		0%	3	JRO (EHB)	82
Public Services Countywide Title 15 AAC	On-Site Wastewater Management Plan (OWMP)	PS-4.12; CV-5.5, PS-4.8, 4.10		25%	2	JRO (EHB)	54
Public Services Countywide Title 15 AAC	On-Site Wastewater Treatment Systems (OWTS) Criteria	PS-5.3		25%	2	JRO (EHB)	55

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Public Services Countywide Title 15 AAC	Water Conservation Ord. (Urban, Ag, recycling)	PS-3.10, 3.11, 3.12; CV- 5.3		0%	4	JRO/DM	61
Public Services Inland AAC	Hydrologic Resources and Constraints Mapping	PS-2.6		10%	2	RMA - PD, EHB & WRA	63
Public Services (Environment) Inland	Contaminated sites	PS-2.6		0%	3	EHB	64
ENVIRONMENT							
Environment Inland Title 16 AAC	Critical Habitat Monitoring Program	OS-5.17; CACH-3.7, 3.8, 3.9; GMP-3.8, 3.9; NC- 3.5		0%	3	NA (AgC)	26
Environment Inland Title 16 AAC	Critical Habitat/Suitable Habitat/Wildlife Corridors	OS-5.1, 5.2, 5.17, 5.18, 5.24		0%	3	NA (AgC)	27
Zoning Inland Title 21	Biology Reports	OS-5.16		10%	4	NA	28
Environment (Zoning) Inland Title 21 AAC	Conservation Strategy Mapping Kit Fox Habitat (REF120060)	OS-5.19	4 Years (10.26.2014)	10%	3	NA (AgC)	29
Environment Inland	Restoration Fee Waiver Program	OS-5.15		0%	3	DM	58

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Environment Inland	Mineral Resources Maps/ SMARA Inventory	OS-2.4, 2.5; CV-1.19		0%	3		60
Environment Inland	Opportunities and Programs for Historic/Cultural (Mills Act Program)	PS-12.16		95%	3	CS	92
Environment Inland	Conservation Strategic Plan	OS-5.21	5 Year Intervals (10.26.2015)	5%	3		69
AGRICULTURE							
Agriculture (Environment) Inland Title 21 AAC	Ag Conversion Mitigation Program	AG-1.12; GS-6.1		30%	4	DM (AgC)	21
Agriculture (Zoning) Title 21 Inland AAC	Routine and Ongoing Agriculture Ordinance	AG-3.3; CV-6.2		50%	4	DM (AgC)	22
Agriculture (Zoning) Inland Title 21 AAC	Revised Right to Farm Ord.	AG-1.9		50%	4	DM (AgC)	23

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gram MCC Title/Chapter Area	Task Description (File #)	Policy Reference	Completion Goal	Status	Priority #	Planner/ Agency	Task #
Agriculture (Zoning) Inland Title 21 AAC	Slope Permit Process: Discretionary Ag Permit-Ministerial Formula	OS-3.5, 3.6; CACH-3.4; CV-4.1		5%	4	DM (AAC)	24
Environment Inland Title 21 AAC	Erosion Program- Hillside Conversion (Convene a Committee)	OS-3.9	5 Years (10.26.2015)	0%	4	DM (AAC)	25
Environment Inland Title 21 AAC	Runoff Performance Standards	S-3.5; PS-2.8		0%	4	DM (AAC)	47
Environment Inland AAC	Farmland Mapping and Monitoring Program (FMMP)- Mapping	AG-1.10		0%	4	(AAC)	75
Environment Inland	Tax/Economic Incentives Ord.	AG-1.5		0%	5	ED, RMA- PD & AAC	88
ECONOMIC DEVELOPMENT							
Economic Dev Inland	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; NC-2.1; T-2.5; AWCP-4.5	3 Years (10.26.2013)	5%	4	MN (PW)	11
Economic Dev Inland	Design & Implement Public/Private Economic Development Strategy Program	ED-2.1		75%	5	ED, WIB OEDC	90
Economic Dev Inland	Economic Incentive Program	ED-3.2, 3.4		25%	5	ED, WIB OEDC	91

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gram MCC Title/Chapter Area	Task Description (File #)	Policy Reference	Completion Goal	Status	Priority #	Planner/ Agency	Task #
BUILDINGS AND CONSTRUCTION							
Building Countywide Title 18 AAC	Best Management Practice (BMPs) for grading and erosion	OS-3.1, 3.3		0%	5	DM	31
Building Countywide Chapter 18.10	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		0%	5	DM	65
Building Countywide Chapter 18.10	Fire Hazard Development Procedures	S-4.7		0%	5	DM	66
Building Countywide Title 16 AAC	Drainage Design Manual	S-3.7; PS-2.8, 2.9; CV- 5.6, 4.2		0%	5	DM (AAC)	83
Building Countywide Chapter 18.10	Fire Resistant Plant List	S-4.28; OS-5.14		0%	5	DM	89
SUBDIVISION							
Subdivision Inland Title 19	Lot Line Adjustment Subdivision Provisions	LU-1.14 to LU-1.18		5%	3	NA	36

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gram MCC Title/Chapter Area	Task Description (File #)	Policy Reference	Completion Goal	Status	Priority #	Planner/ Agency	Task #
GP/LCP Inland Title 19 AAC	Subdivision of Ag Land	AG-1.3		0%	3	NA (AAC)	86
Subdivision Coastal Title 19	Title 19: Subdivision Ordinance - Coastal Zone	2004 Periodic Review		0%	3	MC/NA	
Subdivision Board Referral Title 20- Coastal Title 21-Inland Title 19 - Coastal Title 19 - Inland	Elimination of the Minor and Standard Subdivision Committees BOS Referral #: 2009 - 03 (REF120004) (REF100014)	Monterey County Code		95%	2	NA/JRO	Board Referral
ZONING							
Zoning Inland Title 21	Resource Cultural Protection Guidelines (REF110065)	LU-9.2	1 Year (10.26.2011)	85%	1	CS/AQ	10
Zoning Inland Title 21	Cultural Resource Design and Report Criteria (REF110065)	OS-6.5, 6.6, 7.1, 7.5, 8.4, 8.7		70%	1	CS	20
Zoning Inland Title 21	Update Arch Sensitivity Maps	OS-6.2, 7.2, 8.2		0%	3	CS	67
Zoning Inland Title 21	Establish Native American Panel	OS-8.5		0%	3	CS	68

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Zoning Board Referral Title 20-Coastal Title 21-Inland	Private Roads/Easements BOS Referral #: 2005.01 (PLN060127)	C-3.6		80%	2	CH	
Zoning Inland Title 21 AAC	Stream Setback Ord.	OS-5.22	3 Years (10.26.2013)	5%	4	DM (EHB, AAC)	9
Zoning Inland Title 21	Hazard Database Mapping- Severe Slope, Geological Constraints- Inundation Maps, Erosion, Sedimentation, Chemical Pollution Inventory	OS-3.4; S-1.2, 3.6, 3.8, 5.7	5 Years (10.26.2015)	0%	4		18
Zoning Inland Title 21	Lighting Criteria	LU-1.13; CV-3.16, 3.17; T-3.2		0%	4	AQ	37
Zoning Inland Title 21 AAC	Ag Buffer Criteria	AG-1.2; LU-2.8		5%	4	DM (AgC)	43
Zoning Inland Title 21	Oak Woodlands Policies	OS-5.23	5 Years (10.26.2015)	5%	4		70
Zoning Inland Title 21	Timber Harvest	OS-5.7 to OS-5.10		0%	4	AQ	87
Zoning Inland Title 21	Ridgeline Development Criteria	OS-1.3, 1.4, 1.5		0%	5	AQ	38

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Zoning Inland Title 21	Clustering Program	OS-1.8		0%	5	NA	39
Zoning Inland Title 21	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		0%	5	DM	41
Zoning Inland Title 21	Invasive Plant Policy and Procedures	OS-5.14		35%	5	DM	42
Zoning Inland Title 21	Scenic Highway/Road Corridor	OS-1.2 C-5.2, C-5.3, C- 5.4; T-2.8		0%	5	AQ	50
Zoning Inland	Development Impact Ord.	S-5.11, 6.3		0%	5	CS	57
Zoning Countywide Chapter 10.60	Community Noise Ord.	S-7; CACH-3.2		5%	5	NA	62
Zoning Inland Title 21	Historic Preservation Plan/Ord. Update	PS-12.1; CV-3.13; GS- 1.4, 3.3, 3.4; NC-3.6		0%	5	CS/NA	72
Zoning Inland Title 21	Transfer Development Credits	LU-1.8; OS-1.7; T-1.6		0%	5	JRO	73

ZONING MAP

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Zoning Inland Title 21	Update Zoning Classification (Zoning Maps): 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		35%	1	JD	44
Zoning Inland Title 21	Visual Sensitivity Maps	OS-1.11; CACH-3.1; CSV-3.1; GMP-3.3; NC-3.1; T-3.1, 3.3	5 Years (10.26.2015)	0%	5	AQ	19

Assigned Planner

Carl Holm (CH)
 Jacqueline R. Onciano (JRO)
 Martin Carver (MC)
 Craig Spencer (CS)
 Nadia Amador (NA)
 Anna Quenga (AQ)
 David Mack (DM)
 Jim DiMaggio (JD)
 Marti Noel (MN)

Department/Agencies

Resource Management Agency (RMA – PD)
 Environmental Health (EH)
 Water Resources Agencies (WRA)
 Parks Department (Parks)
 Public Works (PW)
 Agricultural Commissioner (AgC)
 Agricultural Advisory Committee (AAC)
 Economic Development (ED)
 Overall Economic Development Commission (OEDC)
 Workforce Investment Board (WIB)

ATTACHMENT 2

General Ordinance/Document Preparation Process

Phase One: Scoping

At a preliminary level and in collaboration with relevant County departments and outside agencies, identify the need and purpose, policy and regulatory framework, relationship to other ordinances/documents being prepared and technical requirements. Develop alternative approaches and present to the RMA Deputy Director, County Counsel, and other senior management for discussion and confirmation. Completion of this phase is considered 20% of the work effort.

Phase Two: Concept/Alternatives Development

Prepare an administrative draft of the recommended concept and/or alternative approaches to address specific issues for internal discussion with relevant County departments. Based on this draft effort, staff will refine concepts/alternatives. Staff will transmit the concept/alternative description to established committees and groups such as (but not limited to) the Land Use Advisory Committees, Agricultural Advisory Committee, Alternative Energy and Environment Committee, and Permit Streamlining Task Force. These committees/groups will be given the opportunity to submit comments to staff to be included in the input transmitted to the Planning Commission. Staff will then conduct a noticed Planning Commission Workshop to present the: purpose, policy and regulatory framework, technical background, proposed concept/alternatives, and proposed process (including appropriate stakeholders). The Planning Commission receive the staff presentation and public comment and provide direction in developing a draft ordinance and/or performing additional research and analysis, developing additional options and returning for another workshop on the concept/approach. Completion of this phase is considered 50% of the work effort.

Phase Three: Draft Document/Public Review

Staff prepares a draft document for public review by Board Subcommittees, outside agencies, and interest groups as identified by the Planning Commission. The draft document is refined based on this input and staff prepares a draft environmental review document. Draft documents are then distributed for public review including appropriate stakeholders and advisory committees. If new issues arise or there are differing opinions for a solution, conduct an additional Planning Commission Workshop to present options and receive direction. Following the public review, evaluate comments received and prepare draft responses in collaboration with relevant County departments, consultants and outside agencies. Completion of this phase is considered 80% of the work effort.

Phase Four: Public Hearings/Adoption

Finalize the document and hold Planning Commission hearing to consider a formal recommendation to the Board of Supervisors. Address Planning Commission recommendations and forward onto the Board for a noticed public hearing as required. Perform project close out activities. Completion of this phase is considered 100% of the work effort.

ATTACHMENT 3

Local Coastal Program (LCP) Amendment Process

The County's 2010 General Plan only covers the non-Coastal areas of the County. The 1982 General Plan which incorporates the LCP remains in place for the Coastal areas. An update of the LCP and related documents is included on the Long Range Planning Work Program. This assignment includes a number of specific issues including the ultimate certification of the LCP by the Coastal Commission. A recent Board Referral from Supervisor Potter requests that the Coastal LUACs be consulted during the process. The Long Range Planning Team has developed a proposed approach to undertaking the assignment that is summarized below:

Update Purpose:

- Update information, including removing no longer relevant policy or information
- Incorporate State required elements: 1) Periodic Review; 2) changes in State law (e.g. greenhouse gas emissions, water conservation, etc)
- Address community concerns (e.g. Board referrals)
- Provide consistency with relevant County policies

Proposed Format:

- Develop a five part LCP – Part 1 being General Provisions that are not regulated under the Coastal Act (e.g. Noise and Safety Elements), and any relevant policies that apply to all areas.
- Parts 2-5 would consist of an update to the combined LUP/CIP for each area - delete obsolete/completed policies, add/amend policies where appropriate.

Proposed Approach:

- The Board of Supervisors determines appropriate citizen's committee for each Land Use Plan (LUP) Area. This could be a LUAC or some other group to represent a broader interest.
- Citizen's committee is provided with the background documents and invited to review and comment on the current LUP/CIP and Periodic Review comments for their specific area.
- Based on current requirements and input received from the citizen's committees, Staff prepares an initial draft of Part 1 and presents it to each citizen's committee.
- The citizen's committees prepare a list of recommendations on the update of the LUP for their area and present recommendations at workshops with Staff
- Staff prepares a presentation to the Planning Commission at a workshop that includes the citizen committee's recommendations and input from Coastal Commission Staff.
- The Planning Commission provides direction to Staff to refine a draft LCP.
- Staff revises the draft LCP and conducts environmental/public review
- The Board of Supervisors considers the draft LCP.

* Note: Staff coordinates with Coastal Commission Staff as appropriate throughout the process.

ATTACHMENT 4

Big Sur and South Coast Land Use Advisory Committee Process to update Big Sur's unique local coastal program documents.

1. Public outreach, including public agencies.
2. Outline guiding principles.
3. Review/update existing Big Sur Coast Land Use Plan (LUP) and Coastal Implementation Plan (CIP) section by section, with public input and input from agencies.
4. Review California Coastal Commission periodic review recommendations as part of process.
5. Elements will be added to meet requirements of state general plan law.
6. Finalize draft LUP for public review of final draft.
7. Finalize draft CIP/ordinances to implement LUP.

Meetings:

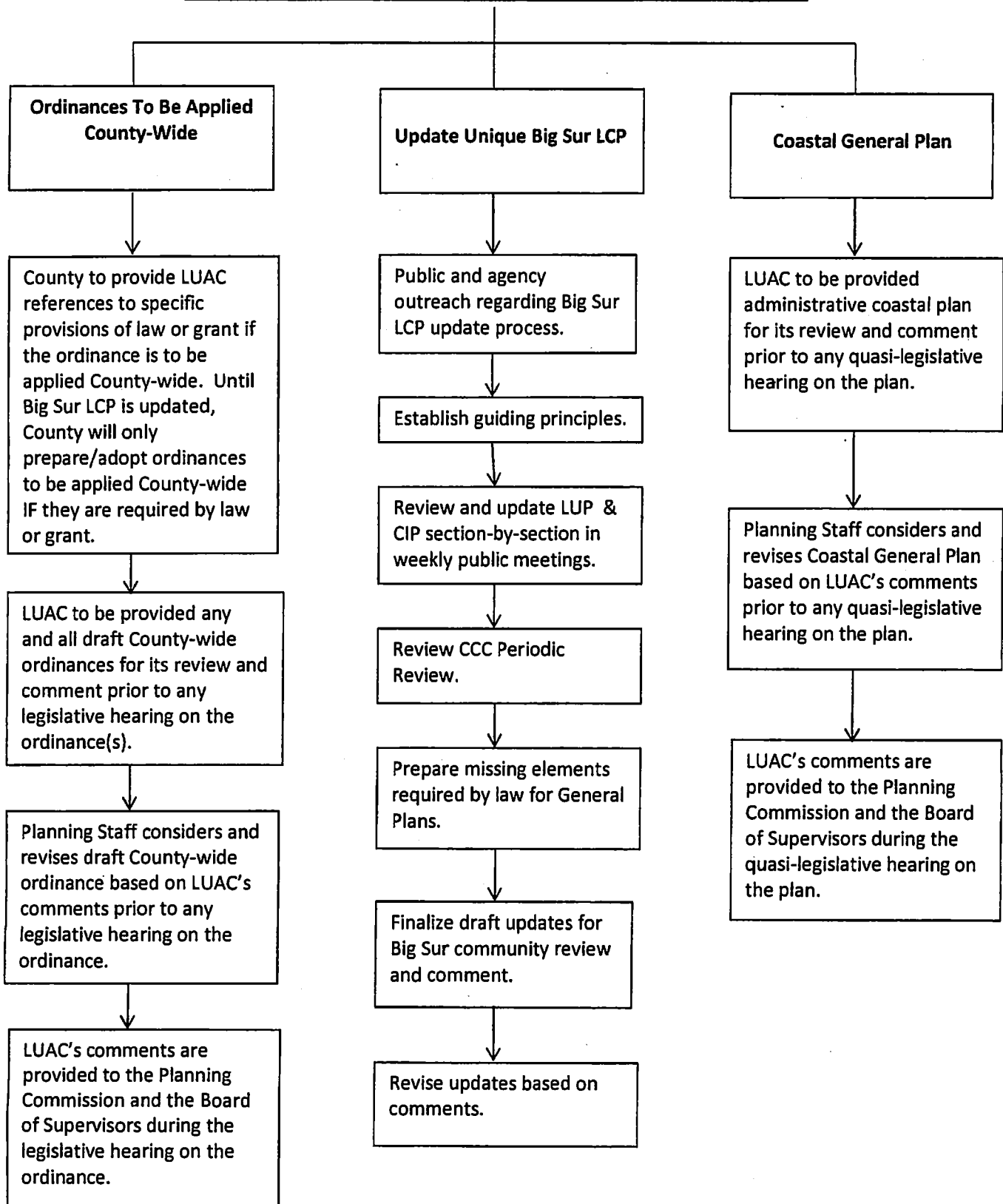
Start at **9:30** am. End at **12:30** pm

Every Monday (unless room not available etc.) Start **January 7th, 2013**.

Separate concurrent track.

Want to have earliest input into any ordinances that the county proposes to apply in the Big Sur planning area, and justification for their application in Big Sur before the LUP is updated.

Big Sur and South Coast Land Use Advisory Committee



**Monterey County Board of Supervisors
Referral Submittal Form**

Referral No. 2012.08

Assignment Date: 9/11/12

To be completed by referring Board office and returned to CAO no later than noon on Thursday before next Board meeting:

Referral Title: Application of New Ordinances, Role of Land Use Plan and Update Process

Referral Purpose: To ensure the widest opportunity for public participation in the coastal planning and implementation process. Specifically members of the Big Sur community have requested that:

1. staff prepare a list of ordinances the County is required to adopt for application within the **Area** prior to adoption and certification of the update to the **LUP** and include on the list references to federal or state law or regulation and/or grant provisions, including deadlines, that require the ordinance(s) to be adopted in the **Area** prior to updating the **LUP**.
2. except as is necessary to protect public health and safety in the **Area**, all new ordinances shall not apply within the Big Sur **Area** prior to completion of the update to the **LUP**, and that ordinances applicable in the **Area** shall be drafted subsequent to and subject to consistency with the updated **LUP** and requirements of state and federal law.
3. the updated **LUP** and its implementing ordinances be developed with the widest opportunity for input from the Big Sur community, in Big Sur, and shall be the governing document for the **Area**. Big Sur community members, in collaboration with and with oversight by Planning staff, are ready and willing to begin update of the **LUP**. (For further description, please see the attachment.)

Referral Description (30 words or less): Currently, County staff is processing county-wide ordinances that have not been routed to coastal land use advisory committees. This creates procedural complexities and policy issues because the 2010 General Plan was adopted for non-coastal areas only. Staff is requested to: (1) Prepare a list of long range planning actions (ordinance, programs, LCP Update) that would apply in the Coastal Zone; (2) Communicate said list, including the purpose/intent of the action, to each coastal LUAC; (3) Considering input from the communities, provide the Board with a proposed process for long range planning actions that would apply to coastal areas.

Attach additional sheet as required

Classification - Implication	Mode of Response
<input type="checkbox"/> Ministerial / Minor	<input type="checkbox"/> Memo <input type="checkbox"/> Board Report <input type="checkbox"/> Presentation
<input type="checkbox"/> Land Use Policy	Requested Response Timeline
<input type="checkbox"/> Social Policy	<input type="checkbox"/> 2 weeks <input type="checkbox"/> 1 month <input type="checkbox"/> 6 weeks
<input type="checkbox"/> Budget Policy	<input type="checkbox"/> Status reports until completed
<input type="checkbox"/> Other: Build public support for the LUP update and ordinance updates in the Area.	<input type="checkbox"/> Other: To be on 9-11-2012 <input type="checkbox"/> Specific Date: _____

Date: 8/23/12 Submitted By: Supervisor Potter District #: 5

To be completed by CAO and copied to referring Board office:

Assigned Department: RMA – Planning Referral Lead: Mike Novo

To be completed by Department:

Department analysis of resources required/impact on existing department priorities to complete referral:

Referral Completed By:	Recommended Response Timeline
_____	<input type="checkbox"/> 2 weeks <input type="checkbox"/> 1 month <input type="checkbox"/> 6 weeks <input type="checkbox"/> 6 months
Completion Date: _____	<input type="checkbox"/> 1 year <input type="checkbox"/> Other: _____
	<input type="checkbox"/> Specific Date: _____

To be completed by Clerk of the Board:

Referral Completion Date: _____

Attachment to 8-23-12 Referral

**For the Big Sur Coastal Planning Area - Application of New Ordinances,
Role of Land Use Plan and Update Process**

Brief Referral Description (continued)

Representatives from the Big Sur community have explained that this referral is appropriate given that the Big Sur Coastal Planning Area is unique among Monterey County's planning areas.

Unlike other Monterey County planning areas, in the 1980s, Big Sur was dramatically downzoned, resulting in the vast majority of the area having 320 acre minimum parcel size, with the smallest possible parcel for subdivisions being 40 acres. It has been estimated that less than a dozen new parcels can be created by subdivision in the 235 square mile planning area.

Big Sur is also the only planning area in the County with a critical viewshed policy, which effectively precludes development on almost all land visible from Highway 1 along about 80 miles of coastline.

Big Sur draws millions of visitors to Monterey County each year, who come to see its beauty and to experience the activities and accommodations in the area.

The Big Sur community continues to support its protective policies, and it welcomes and depends on its visitors, but is concerned about its long-term survivability as a vital and viable community.

Since 1986, the principal governing document for the Big Sur Coastal Planning Area has been the Big Sur Coast Land Use Plan and its implementing ordinances.

The Big Sur community very much wants that to continue and looks forward to updating its coastal plan and ordinances to address its unique problems.