

Exhibit A
Board Resolution

REF100050
General Plan Interim Ordinance

Board of Supervisors
January 11, 2011

EXHIBIT A

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Resolution No. _____)
Issue a report pursuant to Government Code)
Section 65858(d) describing the measures)
taken to alleviate the condition which led to)
the enactment of Interim Ordinance No. 5170)
establishing a process to determine 2010)
General Plan consistency for discretionary and)
ministerial permits, pending the adoption of)
applicable programs and ordinances to)
implement the 2010 Monterey County General)
Plan.)

The Board of Supervisors adopts this resolution with reference to the following facts and circumstances:

- A. On October 26, 2010, the Board of Supervisors adopted the 2010 Monterey County General Plan. The 2010 Monterey County General Plan took effect on November 27, 1010. On December 14, 2010 the Board of Supervisors adopted Interim Ordinance 5170 as an urgency measure that establishes a General Plan consistency determination process for specified discretionary and ministerial permits. The Ordinance will expire January 28, 2011 unless extended by action of the Board of Supervisors.
- B. Government Code Section 65858 (d) requires that, ten days prior to the expiration of an interim ordinance, the Board must issue a written report describing the measures taken to alleviate the conditions which led to the adoption of the interim ordinance. This resolution issues the report and describes the measure taken by the County. The measures consist of the implementation of the General Plan Policy Checklist to be processed on all ministerial and discretionary permits and the preparation of a General Plan Work Program to provide permanent implementing plans, programs and ordinances

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of County of Monterey issues this report describing the following measures that have been taken to alleviate the condition which led to the enactment of Interim Ordinance No. 5170:

- 1. A General Plan Policy Checklist has been prepared (Attachment A) and will be used during the review of development applications for ministerial (e.g. building and grading permits) or discretionary permits, as specified by Interim Ordinance No. 5170 (Attachment A, attached hereto and incorporated herein by reference).
- 2. A three year Work Program is being prepared that will establish bench marks to complete the preparation and implementation of the required programs and ordinances. The whole program will be before the Board of Supervisors on January 25, 2011 (Attachment B – December 14, 2010 Board Report attached hereto and incorporated herein by reference).

3. A public hearing has been scheduled and will be noticed for January 25, 2011 for the Board of Supervisors to consider an extension of the interim ordinance for a period of 10 months, 15 days.

PASSED AND ADOPTED on this 11th day of January, 2011, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book ___ for the meeting on _____.

Dated:

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

ATTACHMENT A



GENERAL PLAN POLICY CONSISTENCY CHECKLIST FOR CONSTRUCTION PERMITS (INLAND ONLY) (To be completed by Applicants)

PROPERTY OWNER:	APN:
LAND USE DESIGNATION:	ADDRESS:
AREA PLAN: <input type="checkbox"/> Cachagua Area Plan <input type="checkbox"/> Carmel Valley Master Plan <input type="checkbox"/> Central Salinas Valley Area Plan <input type="checkbox"/> Fort Ord Master Plan <input type="checkbox"/> Greater Monterey Peninsula Area Plan <input type="checkbox"/> Greater Salinas Area Plan <input type="checkbox"/> North County Area Plan <input type="checkbox"/> South County Area Plan <input type="checkbox"/> Toro Area Plan <input type="checkbox"/> Agriculture & Winery Corridor Plan	PROJECT DESCRIPTION:

Ministerial Permits (including Design Approvals)	
Please answer each question based on the description of the project (see back of questionnaire for policy references)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located near an incorporated area (City)?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within a Community Area or Rural Center?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within ¼ mile of a public airport?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is this the first residence on a property?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose a secondary unit?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Would native vegetation be removed with this project?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Would proposed development occur within 100 feet a creek/drainage (including seasonal) or river?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose any tree removal?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project require a new well?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Would the project be connected to an existing well or private water system?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include a new individual wastewater system (e.g. septic)?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose development on slopes over 25%?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include cultivation of land that is currently not cultivated?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose non-agricultural uses adjacent to agricultural uses?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within the winery corridor?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Would any portion of the proposed development be visible from a public road, designated vista point, or public park? If yes, is it located on a slope or near the top of a hill? <input type="checkbox"/> Yes <input type="checkbox"/> No

Discretionary Permit	
In addition to the questions above, please answer each question based on the description of the project (See back of questionnaire for policy references)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include subdivision creating five or more lots, or new commercial/industrial use that creates intensity equal to or greater than five residences?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose or require affordable housing?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project require a General Plan Amendment?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within a Special Treatment Area?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within a Study Area?

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description. It is my interpretation that the project is consistent with the 2010 Monterey County General Plan. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be inconsistent with any General Plan policy.

Signature _____ Date _____

Print Name: _____

Staff Use Only		
BASED ON REVIEW OF THE PROJECT DESCRIPTION PROPOSED, THE PROJECT IS:	<input type="checkbox"/> CONSISTENT WITH THE 2010 MONTEREY COUNTY GENERAL PLAN	<input type="checkbox"/> INCONSISTENT WITH THE 2010 MONTEREY COUNTY GENERAL PLAN
NOTES / COMMENTS:		
PLANNER:	PLANNING TEAM:	DATE:

POLICY REFERENCE BASED ON TOPIC	
GENERAL PLAN AMENDMENT	LU-1.7, LU-2.18, LU-2.19, LU-2.21, LU-2.23, LU-2.24, LU-2.27, LU-2.29, LU-6.5, LU-9.6 thru LU-9.8, GS-1.11, CSV-1.4, PS-3.1, OS-5.20, OS-8.6,
WITHIN CITY SPHERE OF INFLUENCE OR MEMORANDUM OF UNDERSTANDING	LU-2.14 THRU LU-2.19, AG-1.12, GS-1.14
COMMUNITY AREAS	LU-1.8, LU-1.19, LU-2.3, LU-2.10 thru LU-2.12, LU-2.20 thru LU-2.27, LU-2.29, LU-9.5, C-1.1, OS-3.6, OS-5.17, OS-8.6, OS-9.2, OS-10.10, T-1.7, AWCP-3.4A, NC-1.5, GS-1.1, GS-1.13, AG-1.3, AG-1.4, PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, PS-11.14, S-2.5, S-5.17, S-6.4, S-6.5,
RURAL CENTERS	LU-1.8, LU-1.19, LU-2.3, LU-2.11, LU-2.12, LU-2.26 thru LU-2.32, OS-5.17, OS-9.2, OS-10.10, T-1.7, T-1.8, AWCP-3.4A, NC-1.5, GS-1.13, AG-1.3, PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, S-5.17, S-6.5,
SPECIAL TREATMENT AREAS	T-1.4, T-1.8, GS-1.1 thru GS-1.3, GS-1.10, GS-1.12, GMP-1.6 thru GMP-1.9, CSV-1.1, CSV-1.3, CSV-1.5 thru CSV-1.7, CV-1.22, CV-1.23, CV-1.25, CV-1.27, CACH-1.5,
STUDY AREAS	GS-1.7, GS-1.11, CSV-1.4, CV-1.26
WINERY CORRIDOR	AG-4.1 thru AG-4.5, AWCP
DEVELOPMENT OUTSIDE COMMUNITY AREAS OR RURAL CENTERS	LU-1.19, S-2.7, OS-3.6
DEVELOPMENT ON SLOPES OVER 25%	LU-9.5, OS-3.5, OS-3.6, OS-3.9, S-1.2, CV-2.9, CV-6.2, CV-6.4, CV-6.5, FOMP-A-6, GMP-4.1, GS-1.1, GS-3.1, NC-1.3, NC-3.9, NC-3.10, T-3.6
CONVERSION TO AGRICULTURE	OS-3.5, OS-5.22, AG-1.6, AG-1.7, AG-1.12, AG-2.9, AG-3.3, NC-3.10, NC-3.11, CV-6.2, CV-6.4,
ROUTINE AND ON-GOING AG ACTIVITIES	AG-3.1 thru AG-3.3
NON-AG ADJACENT TO AG USES	LU-1.5, LU-2.8, AG-1.2, AG-2.8, CV-6.1, GS-1.1, T-1.8
AGRICULTURE (F, PG, & RG)	LU-3.1, LU-3.2, 6.0 – AGRICULTURE ELEMENT
FARM WORKER HOUSING	AG-1.6
AG EMPLOYEE HOUSING	AG-1.7
AG SUPPORT FACILITIES	AG-2.1 thru AG-2.9
RURAL RESIDENTIAL (LDR, RDR, & RC)	LU-2.34 thru LU-2.37
URBAN RESIDENTIAL (HDR & MDR)	LU-2.33
COMMERCIAL (LC, HC, & VPO)	LU-4.1 thru LU-4.8, ED-2.3, ED-4.2
INDUSTRIAL (AI, LI, & HI)	LU-5.1 thru LU-5.9, ED-2.3, ED-4.2
PUBLIC / QUASI PUBLIC (PQP)	LU-6.1 thru LU-6.5
AFFORDABLE HOUSING	LU-1.19, LU-2.11 thru LU-2.13, LU-2.23, LU-2.28, T-1.7, T-1.8, NC-1.5, GS-1.13, GMP-1.9, FOMP-H-1.1, FOMP-C.3, CV-1.6, CV-1.27
SECONDARY UNITS	LU-2.10, CV-1.6, GS-1.13, NC-1.5, T-1.7, PS-1.1
SUBDIVISION	LU-1.7, LU-9.3 thru LU-9.5, AG-1.3, NC-1.5, AWCP-3.5A, T-1.5, T-1.7, GS-1.13, CV-1.6, CV-1.7, PS-1.1, PS-3.2, PS-3.9, PS-3.19, PS-4.9, PS-4.13, PS-11.10, S-1.7, S-2.7, S-4.10, S-4.27, S-6.7, OS-1.5, OS-1.10, OS-6.5, OS-7.5, OS-8.4,
LOT LINE ADJUSTMENT	LU-1.14 thru LU-1.16
OFF-SITE ADVERTISING	LU-1.10
EXTERIOR LIGHTING	LU-1.13
LANDSCAPING	OS-5.6, OS-5.14
TREE REMOVAL	OS-5.9, OS-5.10, OS-5.25, PS-12.10, CACH-3.4, CV-3.11, FOMP-C-1, FOMP-C-2.1 thru FOMP-C-2.5, GMP-3.3, GMP-3.5, GS-1.5, GS-1.8, GS-3.3, NC-3.4, T-3.7.
CIRCULATION (e.g. roads, transportation)	Chapter 2.0

ATTACHMENT B

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: December 14, 2010	AGENDA NO: S-3
SUBJECT: a. Consider the staffing options presented for the General Plan Implementation Plan; and b. Direct staff to take the necessary steps to develop a more detailed cost estimate to implement the Board's preferred option for completion of the General Plan Implementation Plan. (General Plan Implementation Plan –REF100051 – Inland area of County)	
	APN: N/A
Planning Number: REF100051	Name: County
Plan Area: Non-Coastal County Wide	Flagged and YES
Zoning Designation: N/A	
CEQA Action: Exempt –CEQA Guidelines Section 15306	Staked:
DEPARTMENT: RMA – Planning Department	

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Consider the staffing options presented for the General Plan Implementation Plan; and
- b. Direct staff to take the necessary steps to develop a more detailed cost estimate to implement the Board's preferred option for completion of the General Plan Implementation Plan.

SUMMARY:

This is a request for Board direction. Three staffing options are presented for completion of the Implementation Plan for the General Plan. One option attempts to consolidate work into large pieces that would result in the work being accomplished in a shorter period of time. The second option would take more time, but would still complete the work in five years. The third option would extend the time frame for two additional years in an effort to minimize the per year cost. The options being presented are not refined proposals, because it would take significant time and cost to prepare three equal proposals. Staff is presenting conceptual level costs with similar magnitudes for each proposal. Staff recommends the Short Term Option because it takes advantage of one time financing opportunities, uses consultants and temporary staff for tasks that require specialized skills for a limited duration and makes the most of existing staff resources. Once direction is received from the Board staff will take the necessary steps to obtain detailed proposals and present a detailed plan for approval to the Board.

Under Policy LU-9.1 of the General Plan, the Director of Planning must bring the General Plan Implementation Plan to the Board no later than January 26, 2011. Based upon Board Direction, staff will bring a detailed plan back for Board consideration at the Board meeting of January 25, 2011.

DISCUSSION:

For a detailed discussion see Exhibit A.

OTHER AGENCY INVOLVEMENT:

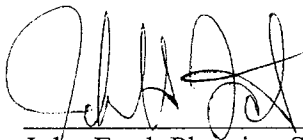
The following departments have reviewed and provided input for the Implementation Plan.

✓	Environmental Health Bureau
✓	Public Works Department
✓	Water Resources Agency
✓	County Parks
✓	Redevelopment and Housing Office
✓	Ag Commissioner's Office
✓	County Counsel

FINANCING:

The work to be completed in the Implementation Plan is in addition to the normal workload of the affected departments and, in most cases, can not be accomplished by existing staff. As a result, the costs associated with the work plan will require additional funding. The recommended, Short Term option avoids long-term commitments to payroll or other programs, but has a much higher upfront cost. These are designed to be financed as one-time expenditures. The Long Term Option does not have as high an upfront cost, but overall will cost more. The Hybrid option would cost less per year, but would result in a higher total cost. More complete costs estimates and options for funding will be presented with the final Implementation Plan.

Prepared by:



John Ford, Planning Services Manager
796-6049, fordjh@co.monterey.ca.us

Approved by:



for Mike Novo, Planning Director

cc: Front Counter Copy; Board of Supervisor's (30); County Counsel; Environmental Health Division; Public Works; Monterey County Water Resources Agency; Mike Novo; Carl Holm; John Ford, Planning Services Manager; Project File (REF100051)

Attachments: Exhibit A Discussion of Proposed Project
Exhibit B GP Implementation Plan

Exhibit A
Discussion

REF100051
General Plan
Implementation Plan

Board of Supervisors
December 14, 2010

Discussion

At the Board meeting of October 26, 2010, the Board was presented with three staffing options to complete the implementation measures of the General Plan. The Board directed staff to come back with a proposal that was an efficient mix of staff and consultant resources. The Board also wanted the proposal to be evaluated by the Budget office.

In response to the Board direction, staff from the affected departments and the Budget office met several times to identify the tasks that required consultant involvement, the most efficient method for moving forward, and how to structure the plan in order to facilitate financing options. From these meetings, three distinct approaches have been prepared for the Board's consideration. Prior to proceeding with preparing a detailed plan and schedule, staff is presenting these options to the Board and requesting that the Board provide direction on the preferred option. The options are described in the following discussion.

Short Term Option.

A. Description.

This option would require existing staff from the various departments to complete approximately 25% of the ordinance work and would use consultants to complete approximately 75% of the ordinance work within the first two years. Existing staff would be supplemented by temporary staff hired for a limited term. After the ordinance work is completed staff would then present the ordinances to stakeholder groups and other public groups. The ordinances would then be refined and drafted in final form. During the public review period, comprehensive environmental analysis if and as needed to supplement the EIR certified for the General Plan would be prepared for all of the ordinances. After completion of the ordinance work, the public scoping, and the environmental documentation, the term of the temporary staff would end. The ability to minimize the staff cost in this option is based upon the current declining trend in permit activity. As permit work is finished, staff will be transferred from permit activity to long range planning objectives. Upon preparation of any necessary environmental review, the ordinances would be packaged and scheduled for consideration before the Planning Commission and Board of Supervisors.

B. Schedule. The approximate schedule would be:

- Years 1-2 -- Hire Consultant and preparation of ordinances
- Completion of work required in first two years and other ordinances that do not require stakeholder review or additional environmental review.
- Year 3 -- Present ordinances to Stakeholder/Public Groups and preparation of Environmental Documentation, if needed
- Year 4 -- Ordinances presented to Planning Commission and Board of Supervisors.

C. Benefits of Short Term Option.

The advantages of the Short Term approach include completion of the work in a quicker and more expeditious manner. It provides efficiencies in completing the ordinance work and also in completion of any necessary environmental review. Once a consultant is already engaged in the work, there is no additional start up cost for completion of the work so economies of scale are an efficiency consideration. There is less need to hire permanent staff and this option takes into account the current declining trend in permit activity. It assumes that if the current decline in permits continues any work to be completed can be done by existing staff. There are also financial benefits in that this approach allows the preparation of the ordinances and environmental work to be financed as one-time expenses, which does not require a long term budget commitment. This option also presents the opportunity to package and move some of the ordinances forward to hearing that do not require stake holder review or additional environmental consideration upon completion of the ordinance work. This will expedite a good portion of the work to be completed.

The downside is that the approach would require a much higher upfront cost and the cost of the work would be expended over a shorter period of time.

Long Term Option.

A. Description.

This option staggers the beginning of work on the ordinances over a five year period. As much of this work as possible would be accomplished by staff. Consultants would be assigned work when it is something that requires expertise not available within the County or if there are efficiencies in bundling some work with work that a consultant has already been slated to accomplish. This would require the hiring of 6 full time equivalents in various staff positions for the duration of the project. These would be temporary staff positions. If this option is chosen by the Board, the actual cost will be included in the Implementation Plan. Rather than the work beginning at one time, a portion of the work would begin in year one, and then there would be a continuous cycle of beginning new ordinances, completing the public review, conducting any needed environmental review and taking the ordinances to hearing over a period of approximately the next 5 years.

B. Schedule.

The schedule for this is not as easily summarized as in the Short Term option. Each year the following tasks would be undertaken.

Year 1	Hire Staff and Consultant
Years 1 - 6	Begin preparation of new ordinances, Conduct Public Review with Stakeholder Groups Prepare Environmental Documentation Review of Ordinances at Public Hearings

C. Benefits of Long Term Option.

The primary advantages of the Long Term option is that it balances the need to finish the work with the need to minimize annual cost.

Hybrid Alternative

A. Description.

This option uses the Long Term Alternative as a baseline and extends the work out over a couple of additional years. The projects selected to begin in year six important to the General Plan implementation but are not as critical because they do not implement new policies. This includes delaying the beginning of work on the Community Plans.

B. Schedule.

The schedule for this is not as easily summarized as in the Short Term option. Each year the following tasks would be undertaken.

Year 1	Hire Staff and Consultant
Years 1 - 5	Begin preparation of new ordinances, Conduct Public Review with Stakeholder Groups Prepare Environmental Documentation Review of Ordinances at Public Hearings
Years 6-7	Begin preparation of new ordinances, Conduct Public Review with Stakeholder Groups Prepare Environmental Documentation Review of Ordinances at Public Hearings Begin Work on Community Plans

C. Benefits of Hybrid Option.

The primary advantages of the Hybrid Option is that it reduces the annual cost as much as is feasible.

Community Plan Work.

With the exception of the Hybrid Plan, the schedule for the work on the Community Plans would proceed as follows:

Year 1	Process Boronda Community Plan (Already under way) Initiate work on the Chualar Community Plan.
Year 2 - 3	Process Chualar Community Plan
Year 4 - 5	Initiate and Process Pajaro Community Plan

The Boronda and Pajaro Community Plan areas are also Redevelopment Areas, so it is expected that the Redevelopment Agency will take the lead role in those efforts. The Chualar Community Plan will be prepared by staff, but will require a consultant to prepare the environmental document (EIR) Under the Hybrid alternative the Chualar and Pajaro community plan work would be deferred until the beginning of FY 16/17.

Cost Comparison

Table 1 -- Total Cost

	Short Term	Long Term	Hybrid
Consultant Cost	\$4,800,000	\$3,900,000	\$3,900,000
New Staff ^{1,3}	\$2,000,000	\$3,000,000	\$3,500,000
Environmental Consultant ²	\$1,500,000	\$2,400,000	\$2,470,000
Total	\$8,300,000	\$9,300,000	\$9,870,000

^{1.} New temporary staff in the Short Term Option would include two senior level planners, an attorney, and the equivalent of two other position split between Public Works, Environmental Health, and Water Resources..

^{2.} Includes \$400,000 for EIR work on Chualar Community Plan

^{3.} New permanent staff under the Long Term Option would be two senior level planners, attorney, engineer, Environmental Health Specialist and hydrologist

The Table above shows the cumulative cost comparison for the three options. These numbers are estimates and will be subject to refinement as more detailed proposals are received from the Consultants.

Table 2 --Cost Per Year

	Short Term	Long Term	Hybrid
FY11/12	\$4,800,000	\$2,000,000	\$1,570,000
FY 12/13	\$1,900,000	\$1,900,000	\$1,570,000
FY 13/14 ¹	\$1,600,000	\$2,000,000	\$1,570,000
FY 14/15	\$0	\$1,700,000	\$1,570,000
FY 15/16	\$0	\$1,700,000	\$1,570,000
FY 16/17	\$0	\$0	\$1,010,000
FY 17/18	\$0	\$0	\$1,010,000
Total	\$8,300,000	\$9,300,000	\$9,870,000

^{1.} Includes \$400,000 for Environmental Work on the Chualar Community Plan, except on the Hybrid Alternative

The table above, shows the per year cost estimates for the three options presented for the Board's consideration. The budget estimates will begin at the beginning of FY 11/12, although staff is beginning implementation work immediately. The Short Term option assumes temporary salary cost to each of the first three years, and assigns the Cost of the Ordinance work to Years 1 and 2 with most of that being assigned to year 2 as a one time cost (\$4,500,000). The EIR work for both the ordinance work and the Chualar Community Plan would be completed in Year 3 also as a one time cost.

The Long Term per year cost projection assumes some start up cost in the first year with a large amount of cost coming in year 2 with the costs fairly evenly spread over the remaining years. Year 3 assumes \$400,000 for the Chualar Community Plan. In this option there is a per year staff cost of approximately \$500,000. This cost would continue beyond year 5.

The Hybrid alternative defers work to FY 16/17 and FY 17/18. This includes work on the Community Plans.

Process

Under Policy LU-9.1 of the General Plan, the Director of Planning must bring the Implementation Plan for the General Plan to the Board for their approval prior to January 26, 2011. In order to provide the most accurate cost estimates, staff would need to go through a Request for Proposal process in which consultants would identify what they can accomplish for the cost proposed. Upon direction by the Board, staff will send out requests for proposals to either implement the Board's preferred option. The proposals will then be used to finalize the plan which will be brought back to the Board for approval. The formal proposal will be brought back before the Board in January.

Recommendation

Based upon the Board's direction to achieve an efficient balance using staff and consultant resources, staff recommends the Short Term Option. It provides efficiency in drafting the ordinances, and in preparing any necessary environmental documentation. In addition it does not require a long term commitment of resources.

Exhibit B
General Plan
Implementation Plan

REF100051
General Plan
Implementation Plan

Board of Supervisors
December 14, 2010

General Plan Implementation Plan

Project Description	Policies	Timing/Priority	Completion Time Frame	Departments
Priority 1				
General Plan Implementation Ordinances		With GP Adoption		Planning/CC/PW/EH/WRA /AG/Parks/RHO
General Plan Implementation Plan		3 Months of GP		Planning/CC/PW/EH/WRA /AG/Parks/RHO
Slope permit Process: Discretionary Ag Permit – Ministerial Formula	OS-3.5, 3.6, CACH-3.3 CV-4.1			Planning
Erosion Program – Hillside Conversion (Convene a committee)	OS-3.9			Planning
Critical Habitat Monitoring Program	OS-5.17, CACH-3.7 CV-3.7, 3.8, 3.9 GMP-3.9, NC-3.5			Planning
Critical Habitat/Suitable Habitat/Wildlife Corridors	OS-5.1, 5.2, 5.17, 5.18,			Planning/RMA
Biology Reports	OS-5.16			Planning
Mapping Kit Fox Habitat	OS-5.19			RMA
Coordination with RHO				
• Density Bonus	LU-2.11, CV-1.10			Planning/RHO/EH
• 2 nd Unit Ordinance	Housing Element	1 yr from HE		Planning/RHO/EH
• Residential Care Homes				Planning/RHO
• Definition of Family				Planning/RHO
• Emergency Shelters				Planning/RHO
• Transitional Housing				Planning/RHO
• Single Room Occupancies				Planning/RHO
• Reasonable Accommodations				Planning/RHO
• Farm/Agricultural Working Housing				Planning/RHO
• Affordable/Workforce Housing Retention Program	LU-2.13			Planning/RHO
Capital Improvement and Finance Plan – (Adequate Public Facilities and Service	C-1.2, LU-2.30, PS-3.9, 4.1, 7.8, 11.10,			PW/RMA

¹ County Counsel will provide legal advice and review on all items as needed.

General Plan Implementation Plan

Project Description	Policies	Timing/Priority	Completion Time Frame	Departments
Standards)	CACH-2.6, CV-4.3 GMP-2.1, GS-2.1 NC-2.1, T-2.5 AWCP-4.5			
BMPs for grading and erosion	OS-3.1			Planning/AG
Stream Setback Ordinance	OS-5.22	3 Years from GP Adoption		Planning/WRA
Ag Conversion Mitigation Program	AG-1.12 GS-6.1			Planning/AG
Routine and Ongoing Agriculture Ordinance	AG-3.3 CV-6.2			Planning/AG
Revised Right to Farm Ordinance	AG-1.9			Planning/AG
Long Term Water Supply Ordinance	PS-3.3, 3.7, 3.15			WRA/EH/Planning
New Well Testing Ordinance	PS-2.4, 2.5			EH
New Well Approval	PS-3.4			EH
County Traffic Impact Fee (CTIF) (Title 19)	C-1.8			PW
Carmel Valley Road Capacity Study	CV-2.18, 2.19, 2.10, 2.11, 2.12			PW
Green Building Ordinance	OS-10.10,	24 months from GP Adoption		Building
Greenhouse Gas Reduction Plan Assessment	OS-10.11, C-3.1	24 months from GP Adoptions		Planning
Greenhouse Gas Inventory of County Facilities	OS-10.14	12 Months GP Adoptions		Planning/PW/Building
Title 19 Update				
<ul style="list-style-type: none"> Residential Evaluation System 	LU-1.19, C-2.4, 2.5 OS-3.5, 3.6, 5.3 S-1.8, 2.7, 2.9, 3.8, 6.5 PS-1.3, 2.3, 3.1, 3.15, 4.5, 4.6, CV-1.6			Planning/PW/WRA/EH/Par ks/RHO
<ul style="list-style-type: none"> Lot Line Adjustments Subdivision Provisions 	LU-1.14 to LU-1.18			
Guidelines for Development Adjacent to Landfills	PS-6.4			EH

General Plan Implementation Plan

Project Description	Policies	Timing/Priority	Completion Time Frame	Departments
FY 11/12				
Update Arch Sensitivity Maps	OS-6.2, 7.2, 8.2,			Planning
Establish Native American Panel	OS-8-5			Planning
Tracking System – Residential Outside CA.RC	LU-1.20			Planning
Growth Threshold Analysis	OS-5.21			Planning
Oak Woodlands Policies	OS-5.23			Planning
Convene Water for Monterey County Coalition	PS-3.6			WRA/Planning
Working Group for expansion of SVWP	PS-3.17, PS-3.18			WRA/Planning
Park Acquisition Development and Maintenance Guidelines (Minimum Acreage and In Liu fees (PAR – I)	PS-11.2, 11.11, 11.12 CV-3.15, GS-5.1			Parks
Historic Preservation Plan/Ordinance Update	PS-12.1, GS-3.4, CV-3.13, GS-1.4, 3.3, 3.4 NC-3.6			Parks/Planning
Title 21 Update				Planning
• Transfer Development Credits	LU-1.8, OS-1.7, T-1.6			
• Off Site Signs	LU-1.10			
• Lighting Criteria	LU-1.13, CV-3.16, CV-3.17, T-3.2			
• Ridgeline Development Criteria	OS-1.3, 1.4, 1.5, CACH-3.3			
• Clustering Program	OS-1.8			
• Criteria for geo/hydro studies/reports	OS-3.3, S-1.3 -- 1.8			
• Tree Removal Regulations –Migratory Birds	OS-5.10, CACH-3.4, 3.6, CV-3.11, NC-3.3, 3.4, T-3.7			
• Invasive Plant Policy and Procedures	OS-5.14			
• Ag Buffer Criteria	AG-1.2, LU-2.8			
• Update Zoning Classifications	LU-2.8, 2.12, 2.16, 2.18, 2.24, 2.28, 2.34,			
o POR	2.35, 3.1, 4.1, 5.1,			
o Urban Reserve (UR) Overlay	6.1, 6.2, 9.4			
o Community Plan (CP) Overlay				

General Plan Implementation Plan

Project Description	Policies	Timing/Priority	Completion Time Frame	Departments
<ul style="list-style-type: none"> o Resource Conservation (RC) Overlay o AWCP Overlay o STA Overlay o Affordable Housing (AHO) Overlay o Ag Buffers (AB) Overlay o Visually Sensitive (VS) Overlay o Design (D) District o Site Control District (S) o CV RD Set Back o Urban Residential – Mixed Use o Rural Residential o Ag Support Facilities o Study Area 	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, 1.7, 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, 1.5 T-1.4, 1.7 AWCP-4.4			
<ul style="list-style-type: none"> • Update Zoning Consistent with State and Federal Laws 	PS-12.9			
<ul style="list-style-type: none"> • Permit Assistance Process – Key Industry Clusters 	ED-4.1			
<ul style="list-style-type: none"> • Transfer Development Credits 	LU-1.8, OS-1.7, T-1.6			
FY 12/13				
Runoff Performance Standards	S-3.5, PS-2.8			WRA
Drainage Design Manual	S-3.7, PS-2.8			WRA
Guidelines and Procedures for Conducting Water Supply Assessment	CV-5.6, 4.2, PS-2.9			EH
Westside Bypass Design	PS-3.15			PW
Bicycle Transportation Plan	CV-5.1			PW
Alternative Energy Promotion Ordinance	GS-2.1, 2.2, 2.3			RMA
Air Quality Standards	C-10.1 to C-10.3			RMA
At-Risk Structure Inventory	OS-10.13			Building
Scenic Highway Corridor	OS-10.6, 10.9, S-5.16			PW
Study Areas – Review for STA Designation	C-5.2, 5.3, 5.4, T-2.8 CV-1.26, CSV-1.4, 5.3 GS-1.7, 1.11			Planning
Pursue Scenic Road Designation	CACH-2.2, T-2.8			PW

General Plan Implementation Plan

Project Description	Policies	Timing/Priority	Completion Time Frame	Departments
Solid Waste Management Plan	PS-5.3 to 5.6			EH
GPA Process	LU-9.6			Planning
GPA Criteria	LU-9.7			Planning
Process for Maintaining Regulations and Codes	LU-9.8			Planning
AWCP	AG4.3			Planning/AG
OWTR Criteria	PS-4.7			EH
Wastewater System Management Program	PS -4.8, 4.10,			EH
FY 13/14				Priority 4
Recycling/Diversion Programs	PS-5.3			EH
Development Impact Ordinance	S-5.11, 6.3			Sheriff
Restoration Fee Waiver Program	OS-5.15			Planning
Emergency Plan/Procedures	S-5.1, 5.3, 5.5, 5.6			OES
Hazard Database –	OS-3.4	5 Year interval		RMA
<ul style="list-style-type: none"> • Severe Slope, • Geological Constraints, • Inundation Maps • Erosion, sedimentation, chemical pollution inventory 	S-1.2, 3.6, 3.8, 5.7			
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 update interval		RMA
FMMP Mapping	AG-1.10			Complete
Mineral Resource Maps/SMARA Inventory	OS-2.4, 2.5, CV-1.19 S-1.7			RMA
Inventory Vacant/Underutilized Commercial and Industrial Lands	ED-4.2			RHO
Ag Buffer Criteria	AG-1.2			AG
Subdivision of Ag Land	AG-1.3			AG
Timber Harvest	OS-5.7 to OS-5.10			AG
FY 14/15				Priority 5
Tax/economic Incentives Ordinance	AG-1.5			AG

General Plan Implementation Plan

Project Description	Policies	Timing/Priority	Completion Time Frame	Departments
Water Conservation (urban, ag, recycling)	PS-3.12, 3.13, 3.14, CV-5.3			WRA
Community Noise Ordinance	S-7, CACH-3.2			EH
OWMP	PS 4.12, CV-5.5		Multi Year	EH
Hydrologic Resources and Constraints	PS-2.6			WRA
Contaminated sites				EH
Comprehensive Bike Plan – Trail Maps	C-10.1, 10.2, OS-1.10 CACH-3.8, CV-3.14, 3.19, GMP-3.11, 3.12, 3.13, NC-3.7, T-2.6			PW
Update Fire Standards (18.56)	S-4.9, 4.13, 4.16, 4.19, 4.22, 4.24 CACH-4.3, 4.4			Planning
Fire Codes	S-4.23			Planning
Fire Hazard Development Procedures	S-4.7			Planning
Fire Resistant Plant List	S-4.28, OS-5.14			Planning
Design & Implement Public/Private Economic Development Strategy Program	ED-2.1			CAO
Economic Incentive Program	ED-3.2, 3.4			CAO
Link OEDC and WIB	ED-3.3			CAO
Opportunities and programs for Historic/Cultural	PS-12.16			Parks
Climate Change Preparedness Plan	MMRP – CC-12			Planning