

**ATTACHMENT B
SUMMARY
WITH
FIGURE OS-1
AND
PROJECT FACT SHEET
&
EXECUTIVE SUMMARY**

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ATTACHMENT B

SUMMARY OF PROPOSED AMENDMENTS

1. PS-3.1 - LONG - TERM, SUSTAINABLE WATER SUPPLY

Policy PS-3.1 generally requires all development in Zone 2C to prove a long-term sustainable water supply and lists specified development, uses and conditions that would be exempted from that requirement. It further sets forth conditions under which a rebuttable presumption regarding a long term sustainable water supply shall exist and requires the County to undertake a 5-year study of Zone 2C. The proposed amendment generally requires the County to make a stronger commitment to address by 2030 certain conditions that may be concluded by the study, including groundwater elevations, seawater intrusion, and the balance of total water demand to 2030. The amended policy would require that, within two months (2) following the completion of the 5-year study, the County would be required to hold a public hearing on the conclusion of the report. If the public hearing is not concluded within 2 months following the conclusion of the study there shall no longer be a rebuttable presumption of a long term sustainable water supply for development in Zone 2C and all development shall need to prove long term sustainable water supply. Within fourteen days of the public hearing on the study results or at the next regularly scheduled meeting of the Board of Supervisors, the Board must adopt findings, based on substantial evidence, whether any of the conditions identified in the study are likely to occur by 2030. If the Board finds that the conditions will not occur by the year 2030 then the Board may find that there continues to be a rebuttable presumption of a long term sustainable water supply within Zone 2C and development applications can continue to be processed. However, if the Board finds that some of the conditions may be reached by 2030, the Board shall adopt measures or a program, or find that another agency has adopted measures or a program, designed to address the identified conditions by 2030.

2. OS-3.5 (2) –AGRICULTURAL CONVERSION OF PREVIOUSLY UNCULTIVATED LAND ON SLOPES

Policy OS-3.5 (2) generally allows the consideration of the conversion of slopes in excess of 25% in all areas, subject to specific requirements, through the discretionary permit process. The proposed amendment to Policy OS-3.5 (2) would prohibit the conversion of uncultivated land with slopes greater than 25% to cultivated land throughout the County except in the Agricultural Winery Corridor Plan (AWCP) and the Cachagua Plan areas. In the AWCP and Cachagua Plan areas conversion for agricultural uses on slopes between 25% and 35% may be allowed through a use permit. The use permit process shall:

1. Consider alternatives to the proposed development that better meet the goals and policies of the general plan;
2. Require the preparation of an Agricultural Management Plan (AMP) that incorporates Best Management Practices per policy OS-3-1 and address cumulative hydrologic impacts of the conversion of hillside rangeland areas to cultivated croplands in accordance with policy OS -3.9 to include the following:

- a. Include design techniques that address drainage, on-site and off-site erosion control, slope stability, construction techniques and visual mitigation using Best Management Practices per policy OS-3.1;
- b. If applicable, address runoff-related stream stability impacts; and
- c. Meet water quality standards.

The proposed amendment would also limit the number of use permits that could be issued for such conversions as follows:

- a. Limits the amount of combined acreage converted in both the AWCP and Cachagua plan areas to 100 acres per year; and
- b. Limits applicants to 15 acres per year per property.
- c. Land considered under the use permit shall be contiguous to land currently in cultivation.

Finally, only lands cultivated and irrigated that were permitted or have been allowed to be in production prior to December 16, 2014 may continue in cultivation and will be considered consistently cultivated per the amendment.

Annually, the County would be required to prepare a map showing all new cultivation on slopes over 25% and indicating lands with slopes greater than 25% that have been granted use permits, after December 16, 2014, for cultivation. Conversion without a permit would be designated a continuing public nuisance that may be enforced by a private right of action.

Policy OS-3.5 (2) currently requires the development of a ministerial permit process to address slope stabilization, drainage and address potential impacts to wildlife corridors and linkages. The proposed amendment would require a use permit and an Agricultural Management Plan for conversions in the North County Plan Area and the Cachagua Plan Area on slopes between 15% and 25%.

Finally, the proposed amendment would mandate that no permits, either ministerial or discretionary, could be approved until the County has adopted the Conservation Strategy that would implement the following policies: OS - 5.16 (Biological Report Requirement), OS – 5.22 (Stream Setback Ordinance), OS – 5.24 (Wildlife Corridors) and an illustrative map of wildlife corridors in the County (Figure OS – 1, discussed below; along with OS – 3.9 (a program to address Hydrologic Impacts of Hillside rangeland conversion).

3. OS-3.1 – EROSION CONTROL - BEST MANAGEMENT PRACTICES (BMPs)

Policy OS-3.1 currently requires the County establish and enforce BMPs to prevent and repair erosion damage impacts. The proposed amendment would clarify that the BMPs would also address the prevention and remediation of other effects of erosion such as sedimentation and water quality impacts.

4. OS-3.9 – CONVERSION OF HILLSIDE RANGELAND TO CULTIVATED CROPLANDS

Policy OS-3.9 requires the County to develop a program to address potential cumulative impacts of hillside rangeland areas to cultivated croplands. The proposed amendment clarifies that the program is to be designed to avoid or minimize cumulative impacts, and meet water quality standards.

5. OS-5.16 - BIOLOGICAL STUDY REQUIRMENTS AND OS-5.24 - WILDLIFE CORRIDORS

Policy OS-5.16 describes when biological studies and surveys are required for new development. Standards are to be developed by ordinance. Policy OS-5.24 currently requires new development to maintain movement corridors of adequate size to accommodate continued use of the corridor by wildlife. The proposed amendments to these policies would call for the inclusion of an Illustrative Map generally showing wildlife corridors and linkages in the County. The proposed map (Figure OS-1) is attached. The map delineates the general location of wildlife movement corridors and linkages. The map is designed to be illustrative only, and is not definitive regarding the location of movement corridors and linkages; the General Plan always required the preparation of a biological study and, depending on the results of the study, a biological survey in order to determine if a movement corridor or linkage exists on the property subject to the discretionary permit.

The proposed amendment would also require the development of design guidelines for new development in identified corridors or linkages such as landscaping, lighting, site layout including structure locations, and fencing. The ordinance implementing the biological report requirements would be required to be adopted within 12 months of the adoption of the policy amendment.

The proposed amendment would also require the County to work with a qualified wildlife consultant to prepare the Conservation Strategy that would implement the following policies: OS - 5.16 (Biological Study Requirement), OS – 5.22 (Stream Setback Ordinance), and OS – 5.24. The County has already retained such a consultant who has assisted in the preparation of proposed Figure OS-1.

The proposed amendment would also require that, until the adoption of the Conservation Strategy specified in OS-5.21 and the design guidelines specified in OS-5.16, projects requiring a discretionary permit would be reviewed by the County's wildlife consultant and the consultant's recommendations would be incorporated as conditions of approval. If the ordinance required by Policy OS-5.16 is not adopted within 12 months of adoption of this policy, no permits for projects requiring a corridor survey and mitigation recommendations shall be approved until the implementing ordinance is adopted.

6. CHAPTER 9-J - AGRICULTURAL WINERY CORRIDOR PLAN (AWCP)

The proposed amendment modifies the allowed facilities and uses that could be developed using the streamlined procedures under the AWCP. It removes the three (3) stand-alone restaurants and eight (8) stand-alone inns from the AWCP process along with the adjunct winery uses. Additionally, it removes stand-alone restaurants and delicatessens and stand-alone inns from the permitted use lists. With regard to development standards, language is clarified to prohibit the serial creation of so-called “small lots” that do not meet the minimum acreage of the AWCP, and places limits on how many of such small lots may be created by subdivision.

7. GLOSSARY

The proposed amendment would remove the definitions of Agricultural Land Uses and Winery Adjunct Use along with references to winery adjunct uses located in the winery tasting facility definitions, as these definitions would no longer be used in the General Plan.

FIGURE OS-1

Monterey County Wildlife Corridors/Linkages

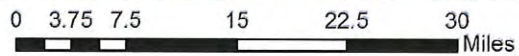


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

Habitat Suitability for Wildlife Movement

- Marginal Habitat
- Suboptimal Habitat
- Suitable Habitat
- Highly Suitable Habitat
- Optimal Habitat
- Protected Lands CPAD 2014
- Modeled Wildlife Corridors/Linkages
- Monterey County line



Map by: Pathways for Wildlife
 Data: Caltrans, Bay Area Critical Linkages, Pathways for Wildlife, EMC Planning Group, & CA Protected Areas Database.



This map shows the general location of some of the wildlife movement corridors/linkages in Monterey County. It is illustrative only.

Monterey Wildlife Corridors/Linkages
Project Fact Sheet & Executive Summary

Prepared for the County of Monterey

By Pathways for Wildlife



March 2015

Goals:

- 1) To provide an illustrative map of known and potential wildlife corridors/linkages throughout Monterey County.
- 2) To validate modeled corridors/linkages with wildlife presence and movement data where applicable.

Map Description:

The map was created by a computer modeled simulation of animal movement which indicates areas that are, or most likely are, important for animal movement. Several of the resulting wildlife corridors (linkages) from the analysis have been validated from available wildlife connectivity and survey studies.

Methods:

- 1) A GIS tool, Linkage Mapper (developed by Brad McRae), was used to analyze and produce a network of wildlife corridors that provide the best habitat available for wildlife species to travel between networks of preserved lands. For more information about this tool, please see:

<https://code.google.com/p/linkage-mapper/>

a) This analysis involves the creation of **habitat suitability layers** for several species including; San Joaquin Kit fox, bobcat, and CA Tiger Salamander. Habitat suitability layers reflect how suitable to unsuitable the landscape is for each species based on their habitats needs. The GIS layers used to create the habitat suitability layers include; vegetation, creeks/rivers, topography, roads/highways, and land use layers and were developed by the *Bay Area Critical Linkages* project.

b) The Linkage Mapper analysis then creates **cost surface layers** from each suitability layer. This calculates the cost of movement for an animal to move through the landscape. A high cost reflects poor habitat that is difficult for an animal to move through, for example; human development with many roads, and habitats that the animals typically are not found in.

c) The next step performed by Linkage Mapper is to **create wildlife corridors/linkages** which show the most highly suitable habitat available for animals to move through in traveling from one preserved land to another. A wildlife corridor/linkage is the easiest route for animals to travel through the landscape based on the habitat suitability layer. For example, an ideal wildlife corridor for bobcats would include; creeks/rivers within oak woodland habitat without roads or human development. However, most landscapes are often fragmented by roads and human developments and as a result many wildlife corridors include fragmented habitats. These locations are typically in need of increasing the ability of wildlife to move through these impacted corridors.

d) The final steps entail **overlaying the wildlife corridors designed for San Joaquin Kit fox, bobcat, and CA tiger salamander into a single overlay**. This results in displaying multiple corridors that facilitate movement through the landscape for multiple species and reflects the habitat needs by each.

2) **Validation of modeled wildlife corridors/linkages.** In areas where species presence or movement data was available, the data was overlaid into the map to validate if animals were within the designed wildlife corridors/linkages. This data was not comprehensive for the whole county. As data becomes available it would be helpful to overlay into the map to continue to ground truth the wildlife corridors/linkages.