Exhibit G

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Program
HOUSING AND COMMUNITY DEVELOPMENT

Title: Environmental Enhancement Streamlining Permit Program
PLN220358-DEP

Background:

On November 16, 2021, the Board provided direction to HCD to develop a coordinated environmental enhancement project streamlining program for Monterey County. (Leg ID 21-961) HCD then partnered with the Resource Conservation District of Monterey County (RCD-MC) and other agencies to develop protocols to streamline land conservation and restoration projects through the County's existing land use regulations.

The Environmental Enhancement Streamlining Program ("EESP" or "the program") establishes a programmatic restoration permit ("master permit") for environmental enhancement projects.

Purpose:
The purpose of this program and master permit is to streamline land conservation and restoration programs by issuing one single master permit instead of multiple permits.

The projects focus on the nexus between productive agriculture and environmental sustainability. Qualifying projects implemented under the master permit will be required to implement Programmatic General Conditions ("PGCs") and other Mitigation Measures (MMs) as described in the MND.

RCD-MC anticipates approximately 5 projects per year that will fall within the parameters of the program and be brought forward to the County for inclusion in the EESP. Once HCD allows a PCN to proceed per the below outlined process, the owner of the property where the environmental enhancement project is permitted may approach HCD for a subsequent ministerial permit (i.e. grading permit, encroachment permit). HCD shall process the EESP ministerial permits in a streamlined and lower cost method, per the direction of Planning Commission Resolution No. 26-XXX and its conditions of approval.

Responsible Staff: The RCD-MC is responsible for reviewing conservation and restoration permit applications from applicants for compliance with relevant County, State and Federal regulations, and batching applications to the HCD.

HCD staff are responsible for reviewing for compliance to the program and responding to RCD-MC in a timely manner.

The assigned Program Lead is the HCD Advanced Planning Management Analyst III, at the discretion of the Advanced Planning Principal Planner.

Acronyms and definitions:
HCD – Housing and Community Development
RCD-MC – Resource Conservation District of Monterey County
IAR – Inter Agency Review
MA – Management Analyst
PCN – Pre-Construction Notifications.

DRAFT

Attachments:
1 – Approval key
2 – Template letters accepting or rejecting

Preliminary actions:

The County has issued a single master permit to The Resource Conservation District of Monterey County (RCD) for all planning permits related to their environmental enhancement projects. **PLN220358-DEP, the EESP,** was approved by the Planning Commission on DATE. As the CEQA action, the County adopted a Mitigated Negative Declaration (MND) for the Program.

There are 13 practices within the authorized environmental scope that are included in **PLN220358-DEP** with thresholds of area, cubic yards of grading, and depth below surface of ground disturbance. Each project may utilize at least one practice.

1. RCD will do the initial intake and review of project permit applications, which will include:
    i. Site evaluation and review of the submitted projects.
    ii. Consultation with Federal and State agencies.
    iii. Consistency determination against Federal, State, and County regulations.
2. RCD will draft Pre-Construction Notifications (PCNs) that demonstrate that the Project will meet the Program applicable conditions and mitigation measures (MM). The PCN provides County of Monterey with a streamlined overview of the proposed project for their final review and confirmation that the project and associated construction activities are suitable for coverage under the Program.
3. When RCD has deemed the project applications complete, they will batch the projects into one package, include a Cumulative Impact Evaluation memorandum, and email the set to the HCD Program Lead, not later than May 1st.

Program Process:

Step 1: HCD intake from RCD-MC

1.1 The Program Lead receives the batched projects from RCD via email on or before May 1st of each year, and saves the PCN's to Program folder: U:\PLANNING Division\Advanced Planning Team\Restoration Master Permit\PCNs

1.2 The Program Lead will conduct an initial review process of the projects, checking that the projects meet the permit conditions and intent of the Program, utilizing the approval key. (Attachment 1) This review will take no longer than 10 working days.
    i. The Program Lead will reach out to the RCD with any clarifying questions as needed throughout this process.
    ii. Note, if federal or State permits have not yet been received, RCD and HCD staff can discuss a path forward if needed, or recommend the project moves to the following year.
    iii. Note, if lot legality cannot be proven, the project may 1) require applicant to process a Parcel Legality Status Determination within the year, and 2) would not be part of that year's set.
    iv. Note, if RCD does not hear from HCD within 30 days, the PCN's are considered approved.

1.3 Within 10 days of receiving the batched projects from RCD, the Program Lead will schedule a time to present the projects at the Inter-Agency Review (IAR) meeting, following the standard IAR process.

i. At this meeting the Program Lead will utilize the Checklist in Attachment 1 to summarize the key compliance points in a brief document to present to other Agencies and will facilitate any further discussion as needed.

ii. Note that County, as lead agency on the MND, may find that MMs identified in the MND should be applied that may not have been applied by the RCD. The Program Lead shall convey to the RCD which MM are applied and RCD shall have the opportunity to agree to additional mitigation or rescind the PCN from that year's set.

1.4 HCD may invite RCD to present projects to the Spring Wildlife Agency coordination meeting.

Step 2: Response to RCD

2.1 Within 30 days of receipt (by or before May 30), the Program Lead will respond to RCD with a letter signed by the Chief of Planning and stating that HCD staff have reviewed the Projects and concur with RCD's findings that they fit within the project types and criteria described in the permit, and that all required mitigation measures are included. If HCD does not concur with RCD, the letter will state the projects/areas without concurrence.

2.2 The response letter will be saved to Accela under the Permit number.

Step 3: Project applicants apply for ministerial permits

3.1 Program Lead will notify Permit Center Supervising Planner if Project Applicants intend to apply for additional County ministerial permits (grading, encroachment, etc.)

3.2 A point person at Permit Center and in Building Services will be identified to expedite these permits.

3.3 If the point person is not available to intake the permit applications, the Supervising Planner will oversee the process.

Step 4: RCD annual monitoring report

4.1 Annually, RCD shall submit a monitoring report to the Program Lead by March 1.

4.2 The Program Lead will save this report to Accela under the Permit Number, and to the program folder: U:\PLANNING Division\Advanced Planning Team\Restoration Master Permit\Post Construction Monitoring Reports

4.3 The Program Lead maintains an annually updated tracking sheet of all Programmatic conditions.

Notes to the Reader:

This document shall be updated annually by the Advance Planning Management Analyst III and approved by the Advanced Planning Principal Planner and the HCD Chief of Planning.		
#	**Last updated by:**	**Date:**
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