



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: RES 15-043, **Version:** 1

Consider:

- a. Finding the consolidation of the North County-Inland and North County-Coastal Land Use Advisory Committees (LUAC) and revision of LUAC procedures is not a project under California Environmental Quality Act (CEQA) Guidelines;
- b. Consolidating the North County-Inland and North County-Coastal Land Use Advisory Committees; and
- c. Amending the Land Use Advisory Committee Procedures to reflect the consolidation.
(North County Land Use Advisory Committees - REF150004/County of Monterey)

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution (Attachment A) to:

- a. Find that the activity is not a project under CEQA Guidelines;
- b. Consolidate the North County-Inland and North County-Coastal Land Use Advisory Committees;
and
- c. Amend the Land Use Advisory Committee Procedures to reflect the consolidation, as shown in Exhibit 1 of the resolution.

SUMMARY:

On December 10, 2014, the Planning Commission conducted a workshop on the consolidation of the North County-Inland and Coastal Land Use Advisory Committees (LUAC). Based on direction from the Commission, staff attended the North County-Coastal LUAC meeting on December 16, 2014, and the North County-Inland LUAC meeting on January 21, 2015, to facilitate a discussion on merging the respective LUACs. The LUACs recommended no consolidation and that efforts should instead be concentrated on solicitation and appointment of new members to both LUACs.

On January 28, 2015, the Planning Commission held a public hearing for recommendation to the Board of Supervisors. Staff presented two options, with supporting rationale, for the Commission to consider: 1) recommend the LUACs remain separate or 2) recommend consolidation. The role of the LUAC is to provide input to staff on a proposed project's potential effect on the immediate area as they are experts on the perspective of the local community and neighborhood character. The inland and coastal areas of the North County share many similarities; however, there are potentially just as many differences. Option One was provided to the Planning Commission as the LUACs were concerned with having to understand the regulatory context for both areas and wanted to better represent the neighborhood in which they live. Conversely, both LUACs have experienced a decline in review activity. From January 2013 until present, each LUAC has held only ten (10) meetings. As a result of this decline, and in an effort to reduce County costs and improve efficiency for staff and LUAC members, staff presented the Commission with Option Two. The LUACs recommended against consolidation. The Planning Commission weighed the LUACs' recommendation alongside the overall good of the public and recommended that the Board of Supervisors consolidate the LUACs to reduce cost and provide more efficient use of staff time (see Attachment B).

If the Board decides to merge the LUACs an amendment of the adopted Land Use Advisory Committee Procedures ("Guidelines") (Resolution No. 14-373) would be required. Therefore, a revision to the LUAC

Guidelines has been prepared, as shown by strike out (see Exhibit 1 of Attachment A).

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed the amendment of the LUAC Guidelines as to form.

FINANCING:

Funding for staff time associated with this project is included in the FY2014-2015 Adopted Budget for RMA-Planning.

Prepared by: Anna V. Quenga, Associate Planner ext. 5175

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

Carl Holm, Interim Director Resource Management Agency

This report was prepared with assistance by Jacqueline R. Onciano, RMA Services Manager.

cc: Front Counter Copy; Jacqueline R. Onciano, RMA Services Manager; Anna V. Quenga, Associate Planner, The Open Monterey Project (Molly Erickson); LandWatch (Amy White); North County Non-Coastal LUAC (Members); North County Coastal LUAC (Members); Project File REF150004.

The following attachments are on file with the Clerk of the Board:

Attachment A	Draft Board Resolution Exhibit 1. Proposed Amendments to the Monterey County Land Advisory Committee Procedures (“Guidelines”)	Use
Attachment B	Planning Commission Resolution No. 15-014	