

MONTEREY COUNTY PLANNING COMMISSION

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| Meeting: January 9, 2008 Time: 9:00 AM | Agenda Item No.: 6 |
| Project Description: Consideration of advisory committee review of 2007 General Plan Update | |
| Project Location: Unincorporated County | APNs: Countywide |
| Planning File Number: PLN070525 | Name: County of Monterey |
| Plan Area: Cachagua, Carmel Valley, Central Salinas Valley, Greater Monterey Peninsula, Fort Ord, Greater Salinas, North County (Inland), South County, Toro, Agricultural Winery Corridor | Flagged and staked: No |
| Zoning Designation: : Multiple | |
| CEQA Action: N/A | |
| Department: RMA - Planning Department | |

RECOMMENDATION:

Staff recommends that the Planning Commission provide direction to staff on distributing GPU5 to the Land Use Advisory Committee, Agricultural Advisory Committee, and/or the Housing Advisory Committee.

PROJECT DESCRIPTION:

On September 12, 2007, the Planning Commission forwarded a recommendation of proposed general plan changes to the Board of Supervisors. Based on direction from the Board of Supervisors on November 6, 2007, the draft 2007 Monterey County General Plan (GPU5) was made available to the public on December 21, 2007. Copies have been placed in County libraries, County planning offices (Salinas and Marina), posted on the County website, and sent to all of the cities. Staff is also offering consultation with public agencies (cities) and local tribal groups in accordance with State law.

We are currently working with a professional planning firm to draft a subsequent environmental impact report on this document. A draft EIR is anticipated to be completed over the next couple of months.

The September Planning Commission report states that: "Planning Commission should create a process providing an opportunity for LUACs to consider their Area Plans and offer any recommendations needed for policy changes to reflect unique conditions specific to their geographic area, consistent with the overall philosophy of the adopted General Plan". The intent was to review Area Plans after the new General Plan has been adopted. In light of this recommendation, staff is requesting direction from the Planning Commission as to whether it wishes to obtain input from the LUACs on the Area Plans prior to adoption of the new General Plan. .

A copy of the memorandum sent to the LUACs as part of their review of GPU4 is attached for your information. Staff requests direction if GPU5 should be distributed in a similar manner or if the Commission will develop a process as outlined in the September 2007 Commission Report to the Board. In addition, staff requests direction from the Planning Commission if the other advisory committees (Agricultural and Housing) should also review and comment on GPU5 prior to Commission review.

OTHER AGENCY INVOLVEMENT:

All of the County's land use departments have been and will be involved with the general plan update.

Carl Holm, AICP, Assistant Director of Planning
(831) 755-5103, holmcp@co.monterey.ca.us
January 2, 2008

cc: Front counter copy; Planning Commission Members (10); County Counsel; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Alana Knaster; Carl Holm; Carol Allen; File PLN070525.

Attachement

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY



PLANNING DEPARTMENT, Mike Novo, Interim Director

168 W. Alisal St., 2nd Floor
Salinas, CA 93901

(831) 755-5025
FAX (831) 757-9516

MEMORANDUM

DATE: August 1, 2006

TO: Monterey County Land Use Advisory Committees

FROM: Carl P. Holm, AICP

SUBJECT: 2006 MONTEREY COUNTY GENERAL PLAN UPDATE

Introduction: The Planning Commission directed staff to forward copies of the draft General Plan Update to the Land Use Advisory Committees (LUACs) for input on their respective Area/Master Plans. Each LUAC will be provided:

- 1 copy of the draft General Plan Update, including all Area/Master Plans and the Agricultural Winery Corridor Plan
- Copies compact disk (1 cd per LUAC member) of the entire General Plan, including all Area/Master Plans and the Agricultural Winery Corridor Plan.
- A list of errata made since the initial draft was released in March. This list includes a copy of the Property Owner Request list.

LUACs are encouraged to review and comment on policies for their area. Some guidelines for this process are provided in Exhibit A. Unfortunately with the number of LUAC meetings and limited resources, staff will not be able to attend LAUC meeting on this matter. However, please feel free to contact the project manager, Carl Holm, with questions prior to a meeting (831-755-5103 or holmcp@co.monterey.ca.us).

Project Description: Consider updating the 1982 Monterey County General Plan and its related Area Plans including adding a new Agricultural Winery Corridor Plan (AWCP). Land Use Plans for the coastal areas will not be amended through this process. The general plan is the long-term, comprehensive guide that addresses all aspects of future growth, development, and conservation within the county. This update includes goals and polices addressing: land use, circulation, safety (hazards, flooding, noise), public services (water, sewer), conservation and open space, agriculture, and economic development. An AWCP has been drafted to facilitate the development of up to 50 wineries and 10 off-site tasting rooms along more than 80 miles of Salinas Valley roadways from Highway 68 south to Jolon Road. The housing element, adopted in October 2003, addresses a 5-year planning period through 2008 and is not presently proposed to be amended with this update.

Overview: Direction from the Board of Supervisors was for the 2006 General Plan Update to use the 1982 General Plan as a basis. Staff was tasked to update the 1982 Plan using 12 guiding objectives (Exhibit B) as a guide but not an absolute limit. Between January and July 2005, staff presented the Board with policy issues for discussion, and the Board provides direction how they proposed addressing those issues in the General Plan Update. From September 2005 to January 2006, staff returned to the Board with draft General Plan policy language for their review. As a result, the draft General Plan Update represents major policy direction from the Board of Supervisors.

Policies in the General Plan are designed to address issues for all areas of Monterey County equally. Realizing the different characteristics of Monterey County, Area/Master Plans are included as supplemental documents that provide policies to address unique issues in a planning area that are not otherwise addressed in the General Plan (similar to the 1982 General Plan). Changes to the Area/Master Plan were made by staff based on Board direction to be consistent with the General Plan Update and only address unique issues for that area. The Board has not reviewed the draft Area/Master Plans.

An exception to this is the coastal zone where the Local Coastal Program (LCP) is the governing document. Land Use Plans adopted as part of the LCP are not being amended at this time; however, the General Plan Update is being distributed so that LUACs of coastal areas may comment on General Plan policies that may affect their area (e.g. traffic and water).

Process: The Planning Commission is scheduled to begin public hearings on the General Plan and draft environmental impact report (EIR) on August 16, 2006. A series of hearing are scheduled to work through the GPU elements and related. EIR topics ending with review of the Area Plans on October 4, 2006. As a result, the Planning Commission established a deadline of September 27, 2006 for LUACs to submit written comments on the draft General Plan Update. Comments should be submitted to:

Carl Holm, Project Manager
Monterey County Resource Management Agency - Planning Department
168 West Alisal St, 2nd Floor
Salinas, CA 93901

831-755-5103 or holmcp@co.monterey.ca.us.

These comments will be forwarded to the Planning Commission when they hold a public hearing on all Area/Master Plans, which is scheduled for October 4, 2006. That meeting will begin at 1:00 p.m. and extend into the evening with a break for the dinner hour around 5:00 p.m.

A notice has been prepared that identifies initial meeting dates/times for each LUAC. A LUAC may, at their discretion, continue the item to other regularly scheduled LUAC meeting dates. Any LUAC that desires to hold a meeting at a different time or place will be responsible to make their own arrangements and provide notice of such a meeting.

EXHIBIT A
GPU/Area Plan Review Guidelines

In order to provide meaningful input for the Planning Commission, we request that each LUAC use the following format in suggesting changes:

1. Identify a specific Area Plan policy that is an issue for the LUAC. LUACs should not include any recommendation on amending the language of General Plan policies.
2. Provide a list summarizing issues relative to the policy. Please be as specific as possible to justify the need for amending the policy.
3. Note any policies in the General Plan that address this issue and state why said General Plan policy is not adequate to address the issues within your specific Planning Area.
4. Using ~~strike through~~ to delete text and underline to add text, provide recommendation to add/delete/modify a policy.
5. Identify the LUAC vote on each policy/revision proposed.

EXHIBIT B

General Plan Guiding Objectives

1. Preserve the unique character of areas throughout Monterey County as represented by the different Area Land Use Plans.
2. Identify land that is adequate and appropriate for the residential, commercial, and industrial development needs of Monterey County during the next twenty years, taking into account land located within the cities, existing legal lots of record, and resource and infrastructure constraints.
3. Preserve a distinction between urban and rural areas. Channel new growth to areas already committed to an urban level of development (e.g., cities, areas directly adjacent to cities, and densely developed unincorporated communities). Preserve rural areas for resource-based industries (e.g., farming, livestock grazing, mining), natural resource protection, and open space recreation uses.
4. Strongly encourage new commercial, industrial, and residential development to provide actual, new, permanently affordable living quarters, including housing for people with low, very low, and moderate incomes who live and/or are employed in Monterey County. Promote density, creative and innovative design concepts, and employer-produced housing which will increase affordable housing opportunities convenient to the workplace. Promote a healthy job and housing balance in all areas.
5. Promote the development of walkable communities that meet the daily needs of their residents, offer a high quality of life for their residents, and reduce the need for automobile trips.
6. Promote, preserve, and support agriculture and the industries that serve it. Promote industries that preserve and support environmental quality or serve the local needs of our communities.
7. Minimize development of commercially viable agricultural land. Ensure that recognized needs for growth are met by infill and contiguous, compact development.
8. Provide adequate infrastructure and public services for existing residents and businesses. Ensure that infrastructure and public services are available, fully funded, and constructed concurrently with new development. Ensure that new development neither increases the infrastructure and public service cost for existing residents and businesses nor reduces their quality of service by any significant amount.
9. Provide long-term protection of identified resource-rich and critical habitat areas.
10. Protect the visual integrity of ridgelines, designated scenic corridors, and other identified sensitive visual resources throughout Monterey County.

11. Seek to provide an adequate and sustainable water supply while protecting the county's watersheds and marine environment, including surface water, ground water, and aquifer recharge areas.
12. Provide a clear statement of county land use values and policies to provide clarity in the county's permit-processing system and to simplify review of projects that are consistent with the General Plan.