

MONTEREY COUNTY PLANNING COMMISSION

Meeting: February 25, 2009	Time: 9:00 AM	Agenda Item No.: 2
Project Description: Public Hearing on the 2007 draft General Plan to:		
<ol style="list-style-type: none"> 1) Receive a staff report on proposed changes to the draft General Plan resulting from errata and mitigation measures 2) Receive public testimony. 3) Discuss/Clarify proposed policy language and provide direction to staff as necessary. 4) Continue the public hearing to date uncertain until FEIR is completed. 		
Project Location: Unincorporated County		APN: 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: N/A
Zoning Designation: : Multiple		
CEQA Action: Environmental Impact Report prepared (EIR #07-01, SCH#: 2007121001)		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Receive a staff report on proposed changes to the draft General Plan resulting from errata and mitigation measures.
- 2) Open the public hearing to receive testimony.
- 3) Discuss/Clarify proposed policy language and provide direction to staff as necessary
- 4) Continue the public hearing to date uncertain until FEIR is completed.

PROJECT OVERVIEW:

On February 11, 2009, the Planning Commission held an initial public hearing on the draft 2007 General Plan and related draft environmental impact report (DEIR). Based on Commission comments, staff created a new document (**Exhibit B**) that includes errata and incorporates proposed mitigation measures. This document is intended to walk the Commissioners through changes that have been made since the draft General Plan was released in December 2007.

The DEIR has evaluated impacts resulting from the draft General Plan policies in accordance with CEQA and includes 31 mitigation measures that would become policy in the General Plan. These mitigation measures represent analysis based on the written policies and have not yet been considered by the Planning Commission or Board of Supervisors. Staff is seeking input from the Commission to see if there are any changes to the policy/mitigation measure language before working on responses to comments.

If requested, staff and our consultants will be available to address questions from the Commissioners and explain the rationale behind a mitigation measure to evaluate if it is clearly stated. However, it is not staff's intention to provide oral responses to comments submitted on the DEIR, since that will be provided in the FEIR and we want to be able to fully evaluate all of the comments before responding. Staff proposes a format where we briefly outline the context of each proposed mitigation measure with respect to the relevant DEIR chapter and General Plan element, request the Commission to open the public hearing and receive comment, and then discuss these

discuss these matters with the Commission.

See **Exhibit A** for a discussion of where we are in the process.

OTHER AGENCY INVOLVEMENT: The following agencies and departments have participated in developing the draft General Plan and CEQA documents.

- ✓ Monterey County Water Resources Agency
- ✓ Environmental Health Division
- ✓ RMA-Public Works Department
- ✓ Parks Department
- ✓ County Counsel
- ✓ RMA-Office of Redevelopment and Housing
- ✓ Fire Protection Committee
- ✓ Monterey County Sheriff's Office
- ✓ Agricultural Commissioner

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February 14, 2009

cc: Front Counter Copy; Planning Commission; County Counsel, RMA-Public Works; Water Resources Agency; Environmental Health; Parks Department; RMA-Redevelopment and Housing Office Agricultural Commissioner; Carl Holm; Alana Knaster, Project File PLN070525.

Attachments: Exhibit A Discussion
Exhibit B Proposed Changes (MM and Errata)

EXHIBIT A
DISCUSSION
February 25, 2009

GENERAL PLAN UPDATE

In 2007, the Planning Commission subcommittee considered recommended changes from GPU4 to GPU5. On September 12, 2007, the Planning Commission adopted a report of recommendations that was forwarded to the Board of Supervisors. Based on the Planning Commission recommendations and as a result of several public hearings before the Board of Supervisors, the Board gave direction for changes to GPU4, resulting in the November 6, 2007 draft General Plan (also known as GPU5). The draft was released on December 21, 2007.. In September 2008, at the request of the Commission, staff provided the Planning Commission with a summary of changes from GPU4 to GPU5. This document is available on the Planning Department's General Plan website titled "Summary of Changes from 2006 GP to 2007 GP (Planning Commission September 10, 2008)". The same document (entitled Summary of Recommended Changes GPU5) was distributed to the Planning Commission as part of the February 11, 2009 staff report. The underlying text of that document is from GPU4 with strikeout and underline text to show changes from GPU4 recommended by the Planning Commission in September 2007. Highlighted sections reflect further modifications made by the Board of Supervisors, resulting in the draft 2007 draft General Plan as it was released in December 2007.

At the September 2008 workshop, staff also presented the Planning Commission with errata to GPU5 recommended by staff to correct errors found through more extensive review of the draft general plan after incorporating the Board changes and to reflect State law requirements. At the September workshop, staff also provided the Commission a summary of mitigation measures from the draft EIR (DEIR) on GPU5 and suggested that the Commission hold an initial hearing upon completion of the comment period on the DEIR.

DEIR PREPARATION AND REVIEW

A Notice of Preparation (NOP) for the EIR was issued with a comment period from 12/3/07 to 01/02/08. On December 12, 2007 (6:00 pm), a scoping meeting was held at the County Administrative offices at which one person attended. Written comments received during this period established base questions that have been considered in preparing a draft environmental impact report.

A DEIR was released on September 3, 2008 with a comment period from 9/5/08 to 10/20/08. The Notice of Completion (NOC) and the Notice of Availability (NOA) were posted, published, and mailed as required. Because Appendix C (traffic data) had been inadvertently omitted, a new NOC and NOA were distributed, and the comment period recommenced on 9/13/08 and was scheduled to end on 10/28/08.

On December 6, 2008, the County re-released the DEIR with a revised Section 11 (Citations/References), errata to reference citations in the text of the DEIR, a revised reference list to Appendix B of the DEIR, and correction to typographical errors in three GPU5 maps and two corresponding aerial views. The County issued a new NOC and NOA and began a new comment

comment period, commencing on December 15, 2008 and ending on February 2, 2009. On 12/23/08, the County distributed an explanatory letter regarding clerical corrections made to a few GPU5 maps and aerial views with reference to the identical maps and figures in the DEIR, as follows:

1. Central Salinas Valley land use map was amended to reflect correct reference to Land Use Plan policy for the Chualar Community Area. (Figure LU4 in the Draft General Plan) and Exhibit 3.6 in the DEIR)
2. An aerial photo that graphically portrays the Chualar Community Area. (Figure CA3 in the Draft General Plan and Exhibit 3.16 in the DEIR)
3. North County land use map was amended to reflect correct boundary for the Pajaro Community Area (same as Redevelopment Project Area). An aerial photo that graphically portrays the Community Area was amended for consistency. (Figure LU8 in the Draft General Plan and Exhibit 3.4 in the DEIR)
4. An aerial photo that graphically portrays the Pajaro Community Area. (Figure CA5 in the Draft General Plan and Exhibit 3.18 in the DEIR).
5. Carmel Valley land use map was amended to correct changes made to the mouth of the valley (Rural Center vs STA boundary) and to remove reference to STA for Delfino (airport) property. (Figure LU3 in the Draft General Plan and Exhibit 3.8 in the DEIR)

DEIR – COMMENTS

Staff received almost 1,100 pages of comments and continues to receive comments more than two weeks after the comment period deadline. Staff has distributed the bulk of the comments to the Commission; however, staff is still in the process of compiling the comments, and comments have continued to arrive. The comments will be organized and a list prepared of persons, organizations, and public agencies who commented on the draft EIR as part of the County's preparation of the final EIR. Some comments suggest changes to mitigation measures, and some request change in GP policy. Staff will review the suggestions and may recommend changes in the EIR or to the General Plan as appropriate.

Some addenda to comments received during the comment period have been received after the end of the comment period. Section 15088 of CEQA states that: "The lead agency shall respond to comments received during the noticed comment period and any extension and may respond to late comments." Staff is reviewing the comments and discussing how to address them. For example, many comments can be categorized into topics so staff will consider creating master responses that address similar comments on a common topic where feasible.

CONSISTENCY

General Plans are long-term plans and State law mandates addressing seven elements in a general plan. The County is updating six of the seven elements as part of this general plan, plus we have added two optional elements (agriculture and economic development). The Housing Element is not being amended as part of this update, but is mandated to be updated by June 30, 2009 for the next five year planning period and must remain internally consistent with the General Plan. As such, the general plan anticipates what may be required for meeting our obligation for multiple Housing Element planning cycles.

Due to the nature of general plans and their impact on so many areas, state laws also require the County to coordinate and consult with various agencies, such as:

- 1) A city or county, within or abutting the area covered by the proposal, and any special district that may be significantly affected by the proposed action, as determined by the planning agency. (Government Code 65352.a.1).
- 2) An elementary, high school, or unified school district within the area covered by the proposed action. (Government Code 65352.a.2)
- 3) The local agency formation commission. (Government Code 65352.a.3)
- 4) An areawide planning agency whose operations may be significantly affected by the proposed action, as determined by the planning agency (AMBAG). (Government Code 65352.a.4)
- 5) A federal agency if its operations or lands within its jurisdiction may be significantly affected by the proposed action, as determined by the planning agency (USFS, USFWS). (Government Code 65352.a.5)
- 6) public water system with 3,000 or more service connections (Government Code 65352.5)
- 7) Air Quality Guidelines for General Plans (Government Code 65302.1)
- 8) Airport land Use Commission (Government Code 65302.5).
- 9) Native Tribes (Government Code 65351).
- 10) Department of Conservation-Geology (Government Code 65302.5.a) at least 45 days prior to adoption. Safety element and any technical studies used for developing the safety element (DEIR).
- 11) State Board of Forestry and Fire Protection (Government Code 65302.a.2) and to every local agency that provides fire protection to territory in the city or county at least 90 days prior to adoption.
- 12) Consider impact of new growth on military readiness activities (Government Code 65302.5.a.1, 65352.a.6)

Staff has met these obligations through distribution of the draft General Plan (December 2007) and the draft EIR (September 2008). We also have sent letters offering consultation to cities/counties, and separately to native tribes. We have met with those that have requested.

EXHIBIT B
PROPOSED POLICY CHANGES
DRAFT 2007 GPU

The attached pages reflect changes made to the November 2007 Draft General Plan that was released in December 2007. These changes incorporate errata presented to the Planning Commission in September 2008, map corrections issued in December 2008, and mitigation measures from the draft EIR that was released September 3, 2008. The changes are in the order they appear in the General Plan and are intended to reflect how they would appear in the General Plan if accepted. Elements or Area Plans not included indicate no changes are proposed from the December 2007 draft. Six graphics/maps that are referenced are attached at the end of this document.

LAND USE ELEMENT

ERRATA –Section 65302.a Government code requires a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. Section 65302.a.1 requires the general plan to designate in a land use category that provides for timber production those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982.

NARRATIVE

[Residents per housing unit are based on the 2004 AMBAG regional forecast regarding population, housing and employment estimate of three \(3\) residents per housing unit.](#)

LU-2.34 The County will establish regulations for and designate three categories of Urban Residential Land:

- a. *Medium Density Residential* (MDR): Medium Density Residential areas are appropriate for a range of residential uses (1-5 units/acre) and housing types, recreational, public and quasi public, and other uses that are incidental and subordinate to the residential use and character of the area. [The building intensity standard for this designation site coverage shall not exceed 35%.](#)
- b. *High Density Residential* (HDR): High Density Residential areas are appropriate for a broad range of higher intensity (5-20 units/acre) residential uses and a blend of housing types, recreational, public and quasi public, and other uses that are incidental and subordinate to the residential use and character of the area. [The building intensity standard for this designation site coverage shall not exceed 60%.](#)
- c. *Mixed Use* (MU): Mixed Use development involves residential and non-residential (primarily commercial retail and office) to encourage activity centers and pedestrian orientation. Residential uses can be either separate development on the same site or encouraged to be at least two stories tall in order to allow residential uses above non-residential uses where appropriate, subject to a General Development Plan. Residential density up to 30 units per acre shall be appropriate for the mixed use designation. [The mixed use designation shall allow homeless shelters, transitional, and supportive housing types of residential uses as permitted uses. The building intensity standard for this designation site coverage shall not exceed 60%.](#)

LU-2.35 The County will establish regulations for and designate three categories of Rural Residential Land:

- a. *Low Density Residential (LDR)*: Low Density Residential areas are appropriate for residential (1-5 acres/unit) recreational, public and quasi public and limited agricultural activities that are incidental and subordinate to the residential use. The building intensity standard for this designation site coverage shall not exceed 35% on lots less than 20,000 square feet; 25% on lots of 20,000 square feet or more.
- b. *Rural Density Residential (RDR)*: Rural Density Residential areas are appropriate for residential (5-40 acres/unit), recreational, public and quasi public and a broad range of agricultural uses. The building intensity standard for this designation site coverage shall not exceed 25%.
- c. *Resource Conservation (RC)*: The Resource Conservation designation is applied in primarily rural residential or agricultural areas with sensitive resources and areas planned for resource enhancement. Only very low intensity uses and supporting facilities may be permitted within this designation. Resource Conservation lands are envisioned to create important open space amenities for the entire community, and in some cases provide drainage and flood control facilities in conjunction with open space. A range of passive to active activities are allowed including park and recreation facilities as well as timber operations that can be accomplished without significant structural development and also complement, protect and enhance the resources. This policy does not apply in the Coastal Zone. The building intensity standard for this designation site coverage shall not exceed 25%.

LU-3.1

The County will establish regulations for and designate three categories of Agricultural Land:

- a. *Farmlands (F)*: Farmlands are typically 40 acre minimum sites and allow a range of uses to conserve and enhance the use of the important farmlands in the County of Monterey while also providing opportunity to establish necessary support and ancillary facilities for those agricultural uses. The building intensity standard for this designation site coverage shall not exceed 5%, except for commercial greenhouse operations, which are permitted coverage of 50%.
- b. *Permanent Grazing (PG)*: Permanent Grazing are typically 40 to 160 acre minimums and a range of land uses to conserve and enhance the productive grazing lands in the County. The building intensity standard for this designation site coverage shall not exceed 5%, except for commercial greenhouse operations, which are permitted coverage of 50%.
- c. *Rural Grazing (RG)*: Rural Grazing are typically a range of 10 to 40 acre minimums to conserve and enhance the use of productive grazing lands in the County of Monterey while also providing the

opportunity to establish support facilities for grazing uses and clustered residential uses. [The building intensity standard for this designation site coverage shall not exceed 5%, except for commercial greenhouse operations, which are permitted coverage of 50%.](#)

LU-4.1 The County will designate and establish regulations for three categories of commercial use:

- a. *Light Commercial (LC)*: Light Commercial accommodates and allows a broad range of light commercial uses such as stores, shops, restaurants, theaters, service stations and general office uses suitable for the convenience of nearby residential areas. [The building intensity standard for this designation site coverage shall not exceed 50%.](#)
- b. *Heavy Commercial (HC)*: Heavy Commercial accommodates a broad range of uses of a heavier commercial character potentially involving needs for warehousing, storage facilities, offices, trade centers, repair facilities, and fabrication shops. [The building intensity standard for this designation site coverage shall not exceed 50%.](#)
- c. *Visitor Accommodations/Professional Office (VPO)*: Visitor Accommodations/Professional Office designates areas necessary to service the needs of visitors to Monterey County, such as hotels, motels and restaurants and professional services such as doctors, attorneys and accountants to Monterey County. [The building intensity standard for this designation site coverage shall not exceed 50%.](#)

LU-5.1 The County will designate and establish regulations for three categories of industrial use:

- a. *Agricultural Industrial (AI)*: Agricultural Industrial accommodates a balanced development of agriculturally oriented industrial uses that support existing and future agricultural activity and provide a broad spectrum of agricultural industrial uses that contribute to the enhancement of agriculture as a major industry of Monterey County. [The building intensity standard for this designation site coverage shall not exceed 50%.](#)
- b. *Light Industrial (LI)*: Light Industrial provides opportunity for those light industrial uses such as warehousing, fabrication shops, contractor's operations, repair facilities and limited commercial uses that create minimal noise, light and dust. [The building intensity standard for this designation site coverage shall not exceed 50%.](#)

- c. *Heavy Industrial (HI): Heavy Industrial locates and protects modern industry. [The building intensity standard for this designation site coverage shall not exceed 50%.](#)*

LU-6.1 The *Public Quasi-Public (PQP)* land use designation accommodates publicly or privately owned uses such as schools, parks, regional parks, public works facilities and hospitals that serve the public at large. [The building intensity standard for this designation site coverage shall not exceed 25%.](#)

LU-8.1 The open space needs of the community and new development shall be reviewed and addressed through the planning process. [The building intensity standard for this designation site coverage shall not exceed 25%.](#)

ERRATA - Figure CA3-Chualar CA. Corrected policy reference for the Chualar Community Area (Also see CSV Area Plan)

[Revised Aerial map](#)

ERRATA - Figure CA5-Pajaro CA. Corrected Pajaro CA boundary to be consistent with redevelopment project area boundary. (Also see North County Area Plan)

[Revised Aerial map](#)

CIRCULATION ELEMENT

ERRATA – NARRATIVE – Add Table that reflects roadways/segments that are anticipated for the programs anticipated in Goal C-1.

Table C-1 and C-2 identify the regional and local (respectively) traffic improvements anticipated for the planning cycle of the Plan.

<u>TABLE C-1</u> <u>2008 REGIONAL DEVELOPMENT IMPACT FEE - PROJECT LIST</u>
<u>SR 1 – Sand City/Seaside Widening from Fremont to Canyon Del Rey, interchange improvements</u>
<u>SR 68 Widening between Highway 1 and CHOMP</u>
<u>SR 156 Widening from Castroville Boulevard to 156/101 Interchange</u>
<u>Marina / Salinas Corridor – Widen Davis from Blanco to Reservation, widen Reservation from Davis to East Garrison, Widen Imjin Parkway from Reservation to Imjin Road, reconstruct 12th</u>
<u>Del Monte – Lighthouse Corridor Improvements</u>
<u>US 101 – San Juan Grade Interchange</u>
<u>US 101 – frontage road north of Soledad</u>
<u>Westside Bypass (Salinas)</u>
<u>SR 68 commuter improvements between Toro Park and Corral de Tierra</u>
<u>Eastside Connector - US 101 / Harris Road interchange and 4-lane to Williams Road (Salinas)</u>
<u>G-12 South – widen San Miguel from Moro Rd to Castroville Blvd, improvements on San Miguel Canyon Road</u>
<u>G-12 North – widen Elkhorn Road from Hall to Werner, Elkhorn/San Miguel Canyon Road Intersection</u>
<u>US 101 - Gloria Road Interchange</u>
<u>Front Street/ Hector de la Rosa Street Interchange (south Soledad)</u>
<u>US 101 - Walnut Avenue Interchange (Greenfield)</u>
<u>US 101 - First Street Interchange (King City)</u>

<u>TABLE C-2</u> <u>2008 COUNTY TRANSPORTATION IMPACT FEE - PROJECT LIST</u>
<u>San Juan Road Improvements – widen from Pajaro to 101, intersection improvements (signals)</u>
<u>G-12 Improvements – widen San Miguel Canyon Rd from Castroville Blvd to Hall, Widen Salinas Road from Railroad to Porter, intersection improvements</u>
<u>G-17 Widening (Reservation Road) – Widen Reservation from Davis to SR 68, signal at Davis</u>
<u>G-17 Widening (River Road) – from Las Palmas Road to Las Palmas Parkway</u>
<u>Salinas Road Improvements – various intersections</u>
<u>Castroville Improvements – extend Castroville Blvd to Blackie Road, Artichoke Avenue from SR 1 to Poole Street</u>

San Juan Grade Road Improvements – widen from City of Salinas to Crazy Horse Canyon, traffic signals.
Crazy Horse Canyon Road Improvements – turn/passing lanes from San Juan Grade Road to US 101
Herbert Road/Old Stage Road Widening – Herbert from San Juan Grade to Old Stage, Old Stage from Herbert to Natividad, intersection improvements.

ERRATA – program completed so reference in GP, but no timeline necessary

C-1.8 Development proposed in cities and surrounding jurisdictions shall be carefully reviewed to assess the proposed development’s impact on the County’s circulation system. The County, in consultation with TAMC and Monterey County cities ~~shall, within 18 months of adoption of the General Plan, develop~~ has adopted a County Traffic Impact fee that addresses impacts of development in cities and unincorporated areas on major County roads. ~~From the time of adoption of the General Plan until the time of adoption of a County Traffic Impact Fee, the County shall impose an ad hoc fee on its applicants based upon a fair share traffic impact fee study.~~

Mitigation Measure TRAN-5A: (New Policy in Circulation Element)

C-1.12 The roadway segments exceeding LOS standards are two-lane rural roads that provide left turn lanes at some intersections. These segments include County Road G14 between US 101 and San Lucas Road, and Spreckels Boulevard between SR-68 and Harkins Road. Improvement of these segments would be funded through a combination of project-specific mitigation for individual developments, and through a Capital Improvement and Financing Plan fair-share funding mechanism established for the Corridor by the Public Works Department. These improvements would be implemented when:

1. A proposed development’s project-specific assessment identifies a direct impact to the facility in terms of either LOS or safety.
2. A proposed development gains access from an intersection within the segment.
3. A corridor-wide nexus study prepared for the required Capital Improvement and Financing Plan identifies the level of development that can occur before triggering the improvements.

To maintain the rural character of the area, there are no plans to widen these roadways to four lane facilities. Therefore, the capacity of these segments will be increased by:

1. Providing left turn lanes at intersections without left turn lanes and where the frequency of turning vehicles affects through vehicle movement; and/or

2. Increasing the width of the roadway shoulder at intersections to allow vehicles to pass turning vehicles; and/or
3. Constructing passing lanes as determined in the Capital Improvement and Financing Plan.

OPEN SPACE/CONSERVATION ELEMENT

Mitigation Measure BIO-1.1: Baseline Inventory of Landcover, CEQA-Defined Special Status Species Habitat, Sensitive Natural Communities, Riparian Habitat, and Wetlands in Monterey County(New OS-5 Policy)

OS-5.18 The County shall expand the inventory of listed species suitable and critical habitat required by Policy OS 5.1 and OS-5.2 to include an updated vegetation land cover map, identification of suitable habitat for CEQA-defined special status species (as defined in this document), sensitive natural communities, and riparian habitat in Monterey County. The inventory shall include wetlands inventory as feasible based on existing data sources and aerial interpretation. This inventory should be updated at a minimum of ten-year intervals. The inventory can exclude areas that are not under the control of Monterey County (e.g., cities, state and federal lands).

Mitigation Measure BIO-1.2: Salinas Valley Conservation Plan to preserve habitat for the San Joaquin kit fox in the Salinas Valley (New OS-5 Policy)

OS-5.19 The County shall, in concert with the USFWS, CDFG, cities in the Salinas Valley, and stakeholders develop a conservation plan for the Salinas Valley to provide for the preservation of adequate habitat to sustain the San Joaquin kit fox population. The general focus area of the plan shall be the Salinas Valley south of the community of Chualar. The Conservation Plan, at a minimum, shall be adopted by Monterey County and shall be applied to all discretionary approvals (and their associated CEQA documents) with potential to affect the San Joaquin kit fox within the conservation plan area. The County shall complete the conservation plan within 4 years of General Plan adoption. The conservation plan funding program shall be developed and shall include a mitigation fee program for which development projects will be assessed a fee based on a proportional basis of impact to the San Joaquin kit fox. The compensation plan shall be developed and implemented in coordination with the appropriate state or federal agency and may provide mechanisms to mitigate impacts of an individual project through one or more of the following means: identifying an agency-approved mitigation bank or other compensation site (on- or off-site); and/or preserving habitat; monitoring the compensation site; and funding the management of the compensation site.

CEQA-Defined Special Status Species—Project Level- (New OS-5 Policy)

Mitigation Measure BIO-1.3: Project Level Biological Survey and Avoidance, Minimization, and Compensation for Impacts to CEQA-defined Special-Status Species and Sensitive Natural communities.

OS-5.20 The County shall require that any development project that could potentially impact a CEQA-defined special status species or sensitive natural community shall be required to conduct a biological survey of the site. If CEQA-defined special-status species or sensitive natural communities are found on the site, the project biologist shall recommend measures necessary to avoid, minimize, and/or compensate for identified impacts to CEQA-defined special-status species and sensitive natural communities. An ordinance establishing minimum standards for a biological report shall be enacted. This policy shall only apply to the following:

- Development in Focused Growth Areas (Community Areas, Rural Centers and Housing Overlays)
- Development requiring a discretionary permit
- Large scale wineries in the AWCP.

Mitigation Measure BIO-1.4: By 2030, prepare an Update to the General Plan to identify expansion of existing focused growth areas and/or to identify new focused growth areas to reduce loss of natural habitat in Monterey County (New OS-5 Policy)

OS-5.21 The County shall update the County General Plan by no later than January 1, 2030 and shall consider the potential to expand focused growth areas established by the 2007 General Plan and/or the designation of new focused growth areas. The purpose of such expanded/new focused growth areas would be to reduce the loss of CEQA-defined special status species and their habitat due to continued urban growth after 2030. The new/expanded growth areas shall be designed to accommodate at least 80% of the projected residential and commercial growth in the unincorporated County from 2030 to buildout. This update will also address expansion of agricultural operations and potential impacts to CEQA-defined special-status species.

Mitigation Measure BIO-1.5: By 2030, prepare a Comprehensive County Natural Communities Conservation Plan (New OS-5 Policy)

OS-5.22 The County shall complete the preparation of a NCCP for all incorporated areas in Monterey County by no later than January 1, 2030 to address all state and federal listed species and all CEQA-defined special-status species with potential to be listed up to buildout of the County. The County shall invite the participation of the incorporated cities, the federal land agencies, Caltrans and other stakeholders. The NCCP shall also cover preservation of sensitive natural communities, riparian habitat, and wetlands, and wildlife movement corridors and include mechanisms including on and off-site mitigation ratios and fee programs for mitigating impacts.

Mitigation Measure BIO-2.1: Stream Setback Ordinance (New OS-5 Policy)

OS-5.23 The county shall develop and adopt a county-wide Stream Setback Ordinance to establish minimum standards for the avoidance and setbacks for new development relative to streams. The ordinance shall identify standardized inventory methodologies and mapping requirements. A stream classification system shall be identified to distinguish between different stream types (based on hydrology, vegetation, and slope, etc.) and thus allow application of standard setbacks to different stream types. The ordinance shall identify specific setbacks relative to the following rivers and creeks so they can be implemented in the Area Plans: Salinas, Carmel River, Arroyo Seco, Pajaro River, Nacimiento, San Antonio, Gabilan Creek, and Toro Creek. The ordinance may identify specific setbacks for other creeks or may apply generic setbacks based on the stream classification developed for the ordinance. The purpose of the ordinance will be to preserve riparian habitat and reduce sediment and other water quality impacts of new development. The Stream Setback Ordinance shall apply to all discretionary development within the County and to conversion of previously uncultivated agricultural land (as defined in the General Policy Glossary) on normal soil slopes over 15% or on highly erodible soils on slopes over 10%.

Mitigation Measure BIO-2.2: Oak Woodlands Mitigation Program. (New OS-5 Policy)

OS-5.24 The County shall prepare, adopt and implement a program that allows project to mitigate the loss of oak woodlands. The program would include ratios for replacement, payment of fees to mitigate the loss or direct replacement for the loss of oak woodlands and monitoring for compliance. The program would identify criteria for suitable donor sites. Mitigation for the loss of oak tree woodlands may be either on-site or off-site. The program would allow payment to either a local fund established by the County. Until such time as the County program is implemented, payment of a fee may be made to the State Oak Woodlands Conservation Program. Replacement of oak woodlands shall be on a minimum 1:1 ratio.

Mitigation Measure BIO-3.1: Project-Level Wildlife Movement Considerations. (New OS-5 Policy)

OS-5.25 The County shall require discretionary projects to retain movement corridors of adequate size and habitat quality to allow for continued wildlife use based on the needs of the species occupying the habitat. The County shall consider the need for wildlife movement in designing and expanding major roadways and public infrastructure projects to provide movement opportunities for terrestrial wildlife and to ensure that existing stream channels and riparian corridors continue to provide for wildlife movement and access.

Mitigation Measure BIO-3.2: Remove Vegetation during the Non-breeding Season and Avoid Disturbance of Nesting Migratory Birds, Including Raptors, as Appropriate (generally September 16 to January 31). New OS-5 Policy

OS-5.26 Vegetation removed in the course of development will be removed only during the non-breeding season (generally September 16 to January 31). Occupied nests of migratory birds, including raptors, will be avoided during this period. The county shall consult, or require the developer to consult, with a qualified biologist prior to any site preparation or construction work in order to (1) determine whether work is proposed during nesting season for migratory birds, (2) determine whether site vegetation is suitable to nesting migratory birds, (3) identify any regulatory requirements for setbacks or other avoidance measures for migratory birds which could nest on the site, and (4) establish project-specific requirements for setbacks, lock-out periods, or other methods of avoidance of nesting birds. The county shall require the development to follow the recommendations of the biologist.

Mitigation Measure AQ-1: Update General Plan policy OS-10.5 as follows... Language integrated into OS-10.6 because staff did not feel it fit into OS-10.5.

Mitigation Measure AQ-2: Implement MBUAPCD Mitigation Measures for Off-Road Mobile Source and Heavy Duty Equipment Emissions. Revise General Plan Policy OS-10.6 as follows:

OS-10.5 Mixed land uses that reduce the need for vehicular travel shall be encouraged.

OS-10.6 The Monterey Bay Unified Air Pollution Control District's air pollution control strategies, air quality monitoring and enforcement activities shall be supported. The County of Monterey will require that future construction operate in accordance with the 2007 MBUAPCD PM₁₀ control measures. (AQ1) The County shall implement MBUAPCD measures to address off-road mobile source and heavy duty equipment emissions as conditions of approval for future development. (AQ2)

Mitigation Measure AQ-3: Implement MBUAPCD Mitigation Measures for Commercial, Industrial, and Institutional Land Uses (MBUAPCD 2008). The following measures will be added to General Plan Policy OS-10.10.

Mitigation Measure AQ-4: Implement MBUAPCD Mitigation Measures for Residential Land Uses (MBUAPCD 2008). General Plan Policy OS-10.10 will be revised to include the following measures to address residential land use:

Mitigation Measure AQ-7: The following language should be included in General Plan policy OS-10.10:

OS-10.10

In the design of future development within Community Areas and Rural Centers, the following sustainable land use strategies should be considered to reduce energy consumption, minimize greenhouse gas emissions, and foster healthier environments for people:

- Take an integrated approach to siting, design, and operation of buildings and infrastructure
- Incorporate multiple-uses for infrastructure (e.g., recreational fields designed to capture stormwater and reduce urban runoff)
- Design development to take advantage of solar-orientation
- Recycle brownfield sites
- Employ individual and systematic water conservation measures (e.g., native vegetation, bioswales, graywater reuse, high efficiency appliances)
- Promote Transit Oriented Development (TOD) to increase mobility and reduce auto dependency
- [Provide preferential carpool/vanpool parking spaces \(AQ3\)](#)
- [Implement a parking surcharge for single occupant vehicles \(AQ3\)](#)
- [Provide for shuttle/mini bus service \(AQ3\)](#)
- [Provide bicycle storage/parking facilities and shower/locker facilities \(AQ3\)](#)
- [Provide onsite child care centers \(AQ3\)](#)
- [Provide transit design features within the development \(AQ3\)](#)
- [Develop park-and-ride lots \(AQ3\)](#)
- [Employ a transportation/rideshare coordinator \(AQ3\)](#)
- [Implement a rideshare program \(AQ3\)](#)
- [Provide incentives to employees to rideshare or take public transportation \(AQ3\)](#)
- [Implement compressed work schedules \(AQ3\)](#)
- [Implement telecommuting program \(AQ3\)](#)
- [Provide bicycle paths within major subdivisions that link to an external network \(AQ4\)](#)
- [Provide pedestrian facilities within major subdivisions \(AQ4\)](#)
- [Development of new sensitive land uses \(schools, hospitals, facilities for the elderly\) should not be located any closer than 500 feet of a freeway carrying more than 100,000 vehicles per day. \(AQ7\)](#)

Future development should be designed to maximize energy efficiency and accommodate energy infrastructure (i.e., transmission lines, power plants and pipelines, and fueling stations), including the potential for distributed renewable generation.

Mitigation Measure CC-1a: Modify Policy OS-10.11 regarding the Greenhouse Gas Reduction Plan. Revise Policy OS-10.11 as follows:

- OS-10.11 Within 24 months of the adoption of the General Plan, Monterey County will develop a Greenhouse Gas (GHG) Reduction Plan with a target to reduce emissions by 2020 ~~to the 1990 level~~ by 28 percent relative to estimated “business as usual” 2020 emissions. At a minimum, the Plan shall:
- a. Establish an inventory of current (2006) GHG emissions in the County of Monterey including but not limited to residential, commercial, industrial and agricultural emissions; and
 - b. ~~Include an inventory of emissions as of 1990~~ Forecast GHG emissions for 2020 for County operations;
 - c. Forecast GHG emissions for areas within the jurisdictional control of the County for “business as usual” conditions;
 - d. Identify methods to reduce GHG emissions;
 - e. Quantify the reductions in GHG emissions from the identified methods;
 - f. Requirements for monitoring and reporting of GHG emissions;
 - g. Establish a schedule of actions for implementation;
 - h. Identify funding sources for implementation; and
 - i. Identify a reduction goal for the 2030 Planning Horizon.

During preparation of the Greenhouse Gas Reduction Plan, the County shall also evaluate potential options for changes in County policies regarding land use and circulation as necessary to further achieve the 2020 and 2030 reduction goals and measures to promote urban forestry and public awareness concerning climate change.

Mitigation Measure CC-2: Add New Policy OS-10.12: Adoption of a Green Building Ordinance

OS-10.12 Within 24 months of the adoption of the General Plan, the County shall adopt a Green Building Ordinance to require green building practices and

materials for new civic buildings and new private residential, commercial, and industrial buildings that will include, but are not limited to, the following:

- All new County government projects and major renovations shall meet, at a minimum, LEED-Silver standards or an equivalent rating system
- All new commercial buildings shall be certified under the LEED rating system for commercial buildings or an equivalent rating system.
- All new residential projects of 6 units or more shall meet the GreenPoint Rating System for residential buildings, or an equivalent alternate rating system.
- The County shall require consideration of solar building orientation, solar roofs, cool pavements, and planting of shade trees in development review of new commercial and industrial projects and new residential projects of 6 units or more.
- Prioritized parking within new commercial and retail areas for electric vehicles, hybrid vehicles, and alternative fuel vehicles shall be provided for new commercial and institutional developments.
- New commercial and industrial projects greater than 25,000 square feet shall be required to provide on-site renewable energy generation as part of their development proposal. This requirement can be met through a solar roof or other means.

Mitigation Measure CC-3: New Policy OS-10.13 - Promote Alternative Energy Development

OS-10.13 The County shall use Geographic Information Systems (GIS) to map and assess local renewable resources, the electric and gas transmission and distribution system, community growth areas anticipated to require new energy services, and other data useful to deployment of renewable technologies. The County shall adopt an Alternative Energy Promotion ordinance that will:

- identify possible sites for production of energy using local renewable resources such as solar, wind, small hydro, and, biogas;
- consider the potential need for exemption from other General Plan policies concerning visual resources, ridgeline protection, biological resources;
- evaluate potential land use, environmental, economic, and other constraints affecting renewable energy development; and

- adopt measures to protect both renewable energy resources, such as utility easement, right-of-way, and land set-asides as well as visual and biological resources.

The County shall also complete the following:

- Evaluate the feasibility of Community Choice Aggregation (CCA) for the County. CCA allows cities and counties, or groups of them, to aggregate the electric loads of customers within their jurisdictions for purposes of procuring electrical services. CCA allows the community to choose what resources will serve their loads and can significantly increase renewable energy.
- If CCA is ultimately not pursued, the County shall evaluate the feasibility of purchasing renewable energy certificates to reduce the County's contribution to GHG emissions related to County electricity use.
- The County shall develop a ministerial permit process for approval of small-scale wind and solar energy systems for on-site home, small commercial, and farm use.

Mitigation Measure AQ-6: (New OS Policy) The County of Monterey shall require that construction contracts be given to those contractors who show evidence of the use of soot traps, ultra-low sulfur fuels, and other diesel engine emissions upgrades that reduce PM₁₀ emissions to less than 50% of the statewide PM₁₀ emissions average for comparable equipment.

OS-10.13 The County of Monterey shall require that construction contracts be given to those contractors who show evidence of the use of soot traps, ultra-low sulfur fuels, and other diesel engine emissions upgrades that reduce PM₁₀ emissions to less than 50% of the statewide PM₁₀ emissions average for comparable equipment.

Mitigation Measure CC-5: Adopt GHG Reduction Plan for County Operations (New OS policy)

Mitigation Measure AQ-5: Implement MBUAPCD Mitigation Measures for Alternative Fuels (MBUAPCD 2008). The following measures will be added to General Plan Policy OS-10.2 to address alternative fuels:

OS-10.14 Within 12 months of adoption of the General Plan, the County shall quantify the current and projected (2020) GHG emissions associated with County operations and adopt a GHG Reduction Plan for County Operations. The goal of the plan shall be to reduce GHG emissions associated with County Operations by at least 28% relative to BAU 2020 conditions. Potential elements of the County Operations GHG Reduction

Plan shall include, but are not limited to, the following measures: (CC5)

- an energy tracking and management system; (CC5)
- energy-efficient lighting; (CC5)
- lights-out-at-night policy; (CC5)
- occupancy sensors; (CC5)
- heating, cooling and ventilation system retrofits; (CC5)
- ENERGY STAR appliances; green or reflective roofing; (CC5)
- improved water pumping energy efficiency; (CC5)
- central irrigation control system; (CC5)
- energy-efficient vending machines; (CC5)
- preference for recycled materials in purchasing; (CC5)
- use of low or zero-emission vehicles and equipment (CC5)
- recycling of construction materials in new county construction; (CC5)
- solar roofs; (CC5)
- conversion of fleets (as feasible) to; (AQ5)
 - Electric vehicles; (AQ5)
 - Ultra Low-Emission vehicles; (AQ5)
 - Methanol fleet vehicles; (AQ5)
 - Liquid propane gas fleet vehicles, or (AQ5)
 - Compressed natural gas fleet vehicles (AQ5)

SAFETY ELEMENT

ERRATA – Add per Section 65302.a Government code requires the land use element to identify and annually review those areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources.

S-2.1 Land Use planning to avoid incompatible structural development in flood prone areas shall be the primary means of minimizing risk from flood hazards. ([Refer to Figure S-2 FEMA Flood Insurance Rate and Figure S-3 Awareness Floodplain Maps](#))

Mitigation Measure PS-1: The County will add the following policy to the 2007 General Plan:

[S-3.9](#) The County will require all future developments to implement the most feasible number of Low Impact Development (LID) techniques into their stormwater management plan. The LID techniques may include, but are not limited to , grassy swales, rain gardens, bioretention cells, tree box filters, and preserve as much native vegetation as feasibly possible on the project site.

Mitigation Measure TRAN-1E: New Policy C-X.XX on increasing roadway connectivity to enhance emergency access. (will be added to Safety Element)

[S-5.17](#) Emergency Response Routes and Street Connectivity Plans. The County shall review Community Area and Rural Center Plans, and new development proposals for roadway connectivity that provides multiple routes for emergency response vehicles. At the time of their update, Community Area and Rural Center Plans shall identify primary and secondary response routes. Secondary response routes shall be required to accommodate through traffic and may be existing roads, or may be new roads required as part of development proposals. The emergency route and connectivity plans shall be coordinated with the appropriate Fire District.

PUBLIC SERVICES ELEMENT

ERRATA – Correction

PS-2.2 The ~~Water Resources Agency~~ County of Monterey shall assure adequate monitoring of wells in those areas experiencing rapid growth provided adequate funding mechanisms for monitoring are established.

Mitigation Measure BIO-2.3: Add Considerations Regarding Riparian Habitat and Stream Flows to Criteria for Long-Term Water Supply and Well Assessment. Public Services Policies PS-3.3 and PS-3.4 establish the criteria for proof of a long-term water supply and for evaluation and approval of new wells. The following criteria shall be added to these policies:

PS-3.3 Specific criteria for proof of a long term sustainable water supply for new residential or commercial subdivisions shall be developed. Criteria shall include but are not limited to:

- Water quality.
- Production capability.
- Recovery rates.
- Effect on wells in the immediate vicinity.
- Existing groundwater conditions.
- Technical, managerial and financial capability of the water purveyor of the water system.
- Cumulative impacts and planned growth in the area
- Status and surety of planned new water supply projects including design, financing mechanism, and environmental review of the project.
- Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead.

PS-3.4 Specific criteria shall be developed for use in the evaluation and approval of adequacy of all new wells. Criteria shall assess both water quality and quantity including, but not limited to:

- a. Water quality.
- b. Production capability.
- c. Recovery rates.
- d. Effect on wells in the immediate vicinity as required by the Monterey County Water Resource Agency.
- e. Existing groundwater conditions.

- f. Technical, managerial, and financial capability of the water purveyor of a water system.
- g. Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead.

MITIGATION MEASURE WR-1: Support a Regional Solution for the Monterey Peninsula in addition to the Coastal Water Project. The County will revise the draft 2007 General Plan to include the following new policy:

PS-3.16 The County will participate in the Water for Monterey County Coalition, or similar regional group, for the purpose of identifying and supporting a variety of new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Monterey Peninsula and Seaside basin, while continuing to protect the Salinas and Pajaro River groundwater basins from saltwater intrusion. The County's general objective, while recognizing that timeframes will be dependent upon the dynamics of the regional group, will be to complete the cooperative planning of these water supply alternatives within five years of adoption of the General Plan and to implement the selected alternatives within five years after that time.

MITIGATION MEASURE WR-2 Initiate Planning for Additional Supplies to the Salinas Valley. The County will revised the draft General Plan to include the following new policies:

PS-3.17 The County will pursue expansion of the SVWP by initiating investigations of the capacity for the Salinas River water storage and distribution system to be further expanded. This shall also include investigations of expanded conjunctive use, use of recycled water for groundwater recharge and seawater intrusion barrier, and changes in operations of the reservoirs. The County's overall objective is to have an expansion planned and in service by 2030.

PS-3.18 The County will convene and coordinate a working group made up of the Salinas Valley cities, the MCWRA, and other affected entities for the purpose of identifying new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Salinas Valley. These may include, but not be limited to, expanded conjunctive use programs, further improvements to the upriver reservoirs, additional pipelines to provide more efficient distribution, and expanded use of recycled water to reinforce the hydraulic barrier against seawater intrusion. The County's objective will be to complete the cooperative planning of these water supply alternatives by 2020 and have projects online by 2030.

Mitigation Measure CC-4: New Policy PS-5.5 - Promote Recycling and Waste Reduction

PS-5.5 The County shall promote waste diversion and recycling and waste energy recovery as follows:

- The County shall adopt a 75% waste diversion goal.
- The County shall support the extension of the types of recycling services offered (e.g., to include food and green waste recycling).
- The County shall support waste conversion and methane recovery in local landfills to generate electricity.
- The County shall support and require the installation of anaerobic digesters for winery facilities and wastewater treatment facilities under County jurisdiction.

Mitigation Measure PS-2 The County will add the following policy to the 2007 General Plan:

PS-5.6 The County will review its Solid Waste Management Plan on a 5-year basis and institute policies and programs as necessary to exceed the wastestream reduction requirements of the California Integrated Waste Management Act. The County will adopt requirements for wineries to undertake individual or joint composting program to reduce the volume of their wastestream. Specific mitigation measures to reduce the impacts of future solid waste facilities are infeasible because the characteristics of those future facilities are unknown.

AGRICULTURE ELEMENT

Mitigation Measure AQ-8: The following measures should be added as General Plan Policy OS-10.12 to “Provide for the proper storage and disposal of pomace resulting from winery operations.” Placed in AG since that is where wineries are addressed.

- AG-4.5 Wineries shall provide for the proper storage and disposal of pomace resulting from winery operations.
- To minimize odors resulting from the storage of pomace, all residue shall be removed from the site or spread in the vineyards as a soil amendment by the winery.
 - To prevent complaints resulting from burning of pomace, burning of pomace as a disposal method shall be prohibited.
 - All wineries shall incorporate best management practices and technologies to prevent fugitive emissions and odors from escaping the winery during production.

CARMEL VALLEY

MASTER PLAN

Mitigation Measure TRAN-2B: Revise policies in the Carmel Valley Master Plan as follows:

CV-2.10 The following are policies regarding improvements to specific portions of Carmel Valley Road:

- a) *Via Petra to Robinson Canyon Road:* Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders, passing lanes and left turn channelizations at intersections where warranted.
- b) *Robinson Canyon Road to Laureles Grade:* Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders, passing lanes and left turn channelizations at intersections where warranted.
- c) *Carmel Valley Road/Laureles Grade:* A grade separation should be constructed at this location instead of a traffic signal. The grade separation needs to be constructed in a manner that minimizes impacts to the rural character of the road. [An interim improvement of an all-way stop or stop signal is allowable during the period necessary to secure funding for the grade separation.](#)
- d) *Laureles Grade to Ford Road:* Shoulder improvements and widening should be undertaken here and extended to Pilot Road, and include left turn channelization at intersections as warranted.
- e) *East of Esquiline Road:* Shoulder improvements should be undertaken at the sharper curves. Curves should be examined for spot realignment needs.
- f) *Laureles Grade improvements:* Improvements to Laureles Grade should consist of the construction of shoulder widening, spot realignments, passing lanes and/or paved turn-outs. Heavy vehicles should be discouraged from using this route.

CV-2.12 To accommodate existing and future traffic volumes at level of service (LOS) C, the following road improvements are recommended:

- a) ~~Widen Highway One to four lanes between Ocean Avenue and Rio Road;~~
- b) Laureles Grade - undertake shoulder improvements, widening and spot realignment;
- c) Carmel Valley Road, Robinson Canyon Road to Ford Road - add left turn channelization at all intersections. Shoulder improvements should be undertaken.

~~CV 2.18 — To implement traffic standards to provide adequate streets and highways in Carmel Valley, the County shall conduct and implement the following:~~

- a. ~~Twice yearly monitoring by Public Works (in June and October) of average daily traffic at 12 locations identified in the Keith Higgins report in Carmel Valley on Carmel Valley Road, Carmel Rancho Boulevard and Rio Road.~~
- b. ~~A yearly evaluation report (December) prepared jointly by the Public Works and Planning Departments to indicate segments approaching a traffic volume which would lower existing level of service and which would compare average daily traffic (ADT) counts with service volumes for levels of service.~~
- c. ~~Public hearings to be held in January immediately following a December report in (b) above in which only 100 or less ADT remain before a lower level of service would be reached for any of the 12 segments described on Figure B-1 of EIR 85-002 on the Carmel Valley Master Plan.~~
- d. ~~With respect to those 12 identified road segments that are at level of service (LOS) C or below, approval of development will be deferred if the approval would significantly impact roads in the Carmel Valley Master Plan area which are at level of service (LOS) C or below unless and until an EIR is prepared which includes mitigation measures necessary to raise the LOS to an acceptable level and appropriate findings as permitted by law are made which may include a statement of overriding considerations. For purposes of this policy, "acceptable level" shall mean, at a minimum, baseline LOS as contained in the Carmel Valley Master Plan EIR. To defer approval if there is significant impact means that, at a minimum, the County will not approve development without such an EIR where the traffic created by the development would impact the level of service along any segment of Carmel Valley Road (as defined in the Keith Higgins Traffic Report which is part of the Environmental Impact Report (EIR) for the Carmel Valley Master Plan "CVMP") to the point where the level of service would fall to the next lower level. As for those road segments which are at LOS C, D and E, this would, at a minimum, occur when the LOS F, this would occur when it would cause a significant impact and worsening of traffic conditions as compared with the present condition. Specific findings will be made with each project and may depend on the type and location of any proposed development. Cumulative traffic impacts from development in areas outside the CVMP area must be considered and will cause the same result as development within the plan area.~~

Policy CV 2.19 shall be superseded by a mitigation monitoring program of a Carmel Valley Master Plan Traffic EIR that:

 - a. ~~identifies incremental improvements to segments of Carmel Valley Road to maintain the previously identified Master Plan levels of service;~~
 - b. ~~identifies a capital improvement cost for said segments; and~~

- e. ~~develops a fee program to support funding of the improvements that allows the County to complete the improvements~~

CV-2.18 To implement traffic standards to provide adequate streets and highways in Carmel Valley, the County shall conduct and implement the following:

- a) Twice yearly monitoring by Public Works (in June and October) of peak hour traffic at the following 12 locations:

Carmel Valley Road

1. East of Holman Road
2. Holman Road to Esquiline Road
3. Esquiline Road to Ford Road
4. Ford Road to Laureles Grade
5. Laureles Grade to Robinson Canyon Road
6. Robinson Canyon Road to Schulte Road
7. Schulte Road to Rancho San Carlos Road
8. Rancho San Carlos Road to Rio Road
9. Rio Road to Carmel Rancho Boulevard
10. Carmel Rancho Boulevard to SR1

Other Locations

11. Carmel Rancho Boulevard between Carmel Valley Road and Rio Road
 12. Rio Road between its eastern terminus and SR1
- b) A yearly evaluation report (December) shall be prepared jointly by the Public Works and Planning Departments and shall evaluate the peak-hour level of service (LOS) for these 12 locations to indicate segments approaching a traffic volume which would lower levels of service below the LOS standards established below under CV 2-18(d).
- c) Public hearings shall be held in January immediately following a December report in (b) above in which only 100 or less peak hour trips remain before an unacceptable level of service (as defined by CV 2-18(d)) would be reached for any of the 12 segments described above.
- d) The traffic LOS standards (measured for peak hour conditions) for the CVMP Area shall be as follows:
1. Signalized Intersections – LOS of “C” is the acceptable condition.
 2. Unsignalized Intersections – LOS of “F” or meeting of any traffic signal warrant are defined as unacceptable conditions
 3. Carmel Valley Road Segment Operations:
 - a. LOS of “C” for Segments 1, 2, 8, 9, and 10 is an acceptable condition;
 - b. LOS of “D” for Segments 3, 4, 5, 6, and 7 is an acceptable condition.

During review of development applications which require a discretionary permit, if traffic analysis of the proposed project indicates that the project would result in traffic conditions that would exceed the standards described above in CV 2-18(d) after the analysis takes into consideration the Carmel Valley Traffic Improvement Program to be funded by the Carmel Valley Road Traffic Mitigation Fee, then approval of the project shall be conditioned on the prior (e.g., prior to project-generated traffic) construction of additional roadway improvements OR an Environmental Impact Report shall be prepared for the project. Such additional roadway improvements must be sufficient, when combined with the projects programmed in the Carmel Valley Traffic Improvement Program, to allow County to find that the affected roadway segments or intersections would meet the acceptable standard upon completion of the programmed plus additional improvements. This policy does not apply to the first single-family residence on a legal lot of record.

CV-2.19

Carmel Valley Traffic Improvement Program (CVTIP)

- a) The CVTIP shall include the following projects (unless a subsequent traffic analysis identifies that different projects are necessary to maintain the LOS standards in Policy CV-2.18(d):
1. Left-turn channelization on Carmel Valley Road west of Ford Road;
 2. Shoulder widening on Carmel Valley Road between Laureles Grade and Ford Road;
 3. Paved turnouts, new signage, shoulder improvements, and spot realignments on Laureles Grade;
 4. Grade separation at Laureles Grade and Carmel Valley Road (an interim improvement of an all-way stop or stop signal is allowable during the period necessary to secure funding for the grade separation);
 5. Sight Distance Improvement at Dorris Road;
 6. Passing lanes in front of the proposed September Ranch development;
 7. Passing lanes opposite Garland Park;
 8. Climbing Lane on Laureles Grade;
 9. Upgrade all new road improvements within Carmel Valley Road Corridor to Class 2 bike lanes;
 10. Passing lane (1/4 mile) between Schulte Road and Robinson Canyon Road; and
 11. Passing lane (1/4 mile) between Rancho San Carlos Rd and Schulte Road.

- b) The County shall adopt an updated fee program to fund the CVTIP.
- c) All projects within the CVMP area and within the “Expanded Area” that contribute to traffic within the CVMP area shall contribute fair-share traffic impact fees to fund necessary improvements identified in the CVTIP, as updated at the time of building permit issuance.
- d) Where conditions are projected to approach unacceptable conditions (as defined by the monitoring and standards described above under CV 2-18(d)), the CVTIP shall be updated to plan for and fund adequate improvements to maintain acceptable conditions.

ERRATA - Figure LU3 – Carmel Valley Master Plan - Land Use Map. Correct errors to Mouth of the Valley and Airport site.

Revised LU map

CENTRAL SALINAS VALLEY

AREA PLAN

Mitigation Measure CUL-1: Policy CSV-1.1 of the Central Salinas Valley Area Plan will be revised to read:

CSV-1.1 Special Treatment Area: Paraiso Hot Springs - The Paraiso Hot Springs properties shall be designated a Special Treatment Area. Recreation and visitor serving land uses for the Paraiso Hot Springs Special Treatment Area may be permitted in accordance with a general development plan and other discretionary approvals such as subdivision maps, use permits and design approvals. The Special Treatment Area may include such uses as a lodge, individual cottages, a visitor center, recreational vehicle accommodations, restaurant, shops, stables, tennis courts, aquaculture, mineral water bottling, hiking trails, vineyards, and orchards. The plan shall address [cultural resources protection](#), fire safety, access, sewage treatment, water quality, water quantity, drainage, and soil stability issues. (APN: 418-361-004, 418-361-009, 418-361-021, 418-361-022)

ERRATA - Figure LU4 – Central Salinas Valley Area Plan Land Use Map. Corrected policy reference for the Chualar Community Area (Also see Land Use Element)

Revised LU map

GREATER SALINAS

AREA PLAN

ERRATA - Amended to reflect changes to approved Butterfly Village project.

GS-1.1 Special Treatment Area: Butterfly Village - Approximately 671 acres located north of San Juan Grade Road and east of Harrison Road shall be designated as a “Special Treatment Area” to permit a planned development in substantial conformance with the Butterfly Village Land Use Plan (*Figure LU7*) including:

- a. Approximately ~~345~~ 370.8 acres of neighborhood, County, and community parks and open space uses such as hiking trails, recreation, public parking, storm water detention ponds and lakes for drainage control and water recharge as well as areas preserved for sensitive habitat.
- b. 71 hospitality units.
- c. A 20,000 square foot Community Health and Wellness Center that offers a variety of health, fitness and nutrition uses.
- d. Public facilities, including a fire station, sheriff substation, maintenance yard, independent wastewater treatment facility, 200 square foot library, and a 10-acre site for a potential ~~elementary school site with athletic fields.~~
- e. Neighborhood Commercial (approximately 90,000 sq. ft.) including mixed use development, to help provide jobs within the project.
- f. Development on slopes exceeding 25% and ridgeline development.
- g. Up to 1,147 residential units for various income levels ranging from 0.9 units/acre to 20 units/acre.
- h. ~~A minimum of~~ 32% inclusionary/workforce levels including but not limited to senior living facilities.
- i. Agriculture buffers ranging from 30 feet to 100 feet.
- j. Vehicular access from the west via Harrison Road and from the east via San Juan Grade Road.
- k. A dedicated easement to accommodate the realignment of the Highway 101 future Prunedale Bypass.

A Community Plan is not required for development of the Butterfly Village STA. The Butterfly Village STA shall be entitled to the exemptions in the General Plan provided for Community Areas and for areas for which a community Plan or Specific Plan has been adopted. However, the areas adjoining the Butterfly Village STA shall not be entitled to rely upon ~~LU-2.12-1.19~~ LU-2.12-1.19 (d) and OS-9.2. Except as provided for in this General Plan, development shall be guided by the principles

and standards contained in Chapters 3-8 of the document entitled “Rancho San Juan Specific Plan” dated November 7, 2005, which are otherwise consistent with the Butterfly Village STA and the Butterfly Village Land Use Plan (*Figure LU7*). (APNs: 113-271-014-000, 113-212-043-000, 113-212-044-000, 113-212-004-000, 113-212-003-000, 113-212-055-000, 113-212-056-000, 113-212-057-000 and 113-212-058-000)

ERRATA – Clarification of intent to address questions raised by TAMC and Caltrans when they acquire property for right of way.

GS-1.13 Development on properties with residential land use designations located within the Greater Salinas Area Plan north of the City of Salinas generally between Williams Road and Highway 101 (Figure 34) shall be limited to the first single family home on a legal lot of record. The County shall conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. Said restriction shall not apply to development within adopted Community Areas, Rural Centers, AHOs or STAs. Restriction on subdivision established in this policy does not preclude the County from recognizing a new legal lot pursuant to state law if the new lot is created solely as a result of either: 1) conveyance of land to or from a governmental agency, or 2) through the governmental exercise of eminent domain. This restriction on subdivision also does not prohibit the County from requiring and acting upon a parcel map for the conveyance of land to or from a governmental agency if the County determines on the facts of the particular case that public policy necessitates a parcel map.

ERRATA - Figure LU7 – Greater Salinas Area Plan Land Use Map:

- 1) Amend to reflect changes from BV and area around BV. A table from the approved tentative map is incorporated to reflect the land use breakdown.
- 2) Amend to include land use change for Bruno property from **Farmland** to Resource Conservation. This is a County initiated change at the request of the Water Resources Agency.

Revised LU map

NORTH COUNTY

AREA PLAN

ERRATA – Clarification that there is no intent for the Red Barn to expand.

~~NC 1.4 – Approximately 29 acres (APN: 141-013-009-000; 141-013-011-000) shall be designated Light Commercial (LC) to allow for additional parking only.~~

ERRATA – Clarification of intent to address questions raised by TAMC and Caltrans when they acquire property for right of way.

NC-1.5 Development on properties with residential land use designations located within the North County Area Plan shall be limited to the first single family dwelling on a legal lot of record. The County shall conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. Said restriction shall not apply to development within adopted Community Areas, Rural Centers, or Affordable Housing Overlays. Restriction on subdivision established in this policy does not preclude the County from recognizing a new legal lot pursuant to state law if the new lot is created solely as a result of either: 1) conveyance of land to or from a governmental agency, or 2) through the governmental exercise of eminent domain. This restriction on subdivision also does not prohibit the County from requiring and acting upon a parcel map for the conveyance of land to or from a governmental agency if the County determines on the facts of the particular case that public policy necessitates a parcel map.

ERRATA - Figure LU8 - North County area Plan Land Use Map. Correct Pajaro CA boundary to be consistent with redevelopment project area boundary. (Also see Land Use Element)

Revised LU map

TORO

AREA PLAN

ERRATA – Clarification of intent to address questions raised by TAMC and Caltrans when they acquire property for right of way.

- T-1.7 Development on properties with residential land use designations located within the Toro Area Plan along the Highway 68 corridor shall be limited to the first single family home on a legal lot of record. The County shall conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. Said restriction shall not apply to development within adopted Community Areas, Rural Centers, or Affordable Housing Overlays. Restriction on subdivision established in this policy does not preclude the County from recognizing a new legal lot pursuant to state law if the new lot is created solely as a result of either: 1) conveyance of land to or from a governmental agency, or 2) through the governmental exercise of eminent domain. This restriction on subdivision also does not prohibit the County from requiring and acting upon a parcel map for the conveyance of land to or from a governmental agency if the County determines on the facts of the particular case that public policy necessitates a parcel map.

The boundary for the Chualar Community Area will be established at a later date pursuant to LU-2.22.c



 Community Area
 Parcel

COMMUNITY AREAS

CHUALAR

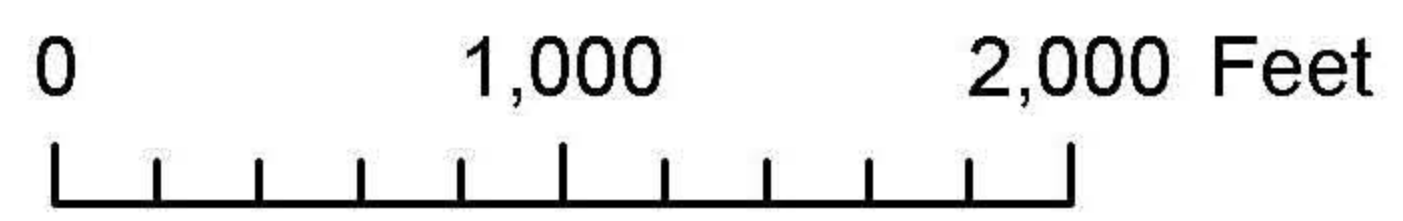


Figure # CA3

Photo Date: 2005

Map Prepared by Monterey County Planning Dept., July 26, 2006.

Santa Cruz County

Pajaro River

SAN JUAN RD

PORTER DR



SALINAS RD

ALLISON RD

RAILROAD AVE

LEWIS RD

HAYES RD

-  Community Area
-  Parcel

COMMUNITY CENTERS

PAJARO



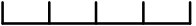
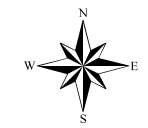
0 1,000 Feet


Figure # CA5

Photo Date: 2005

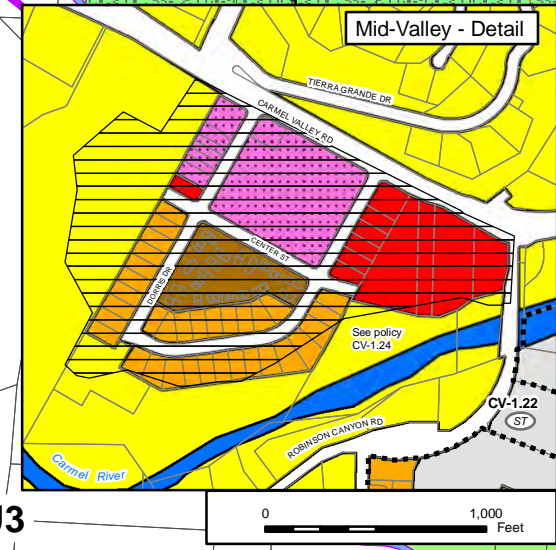
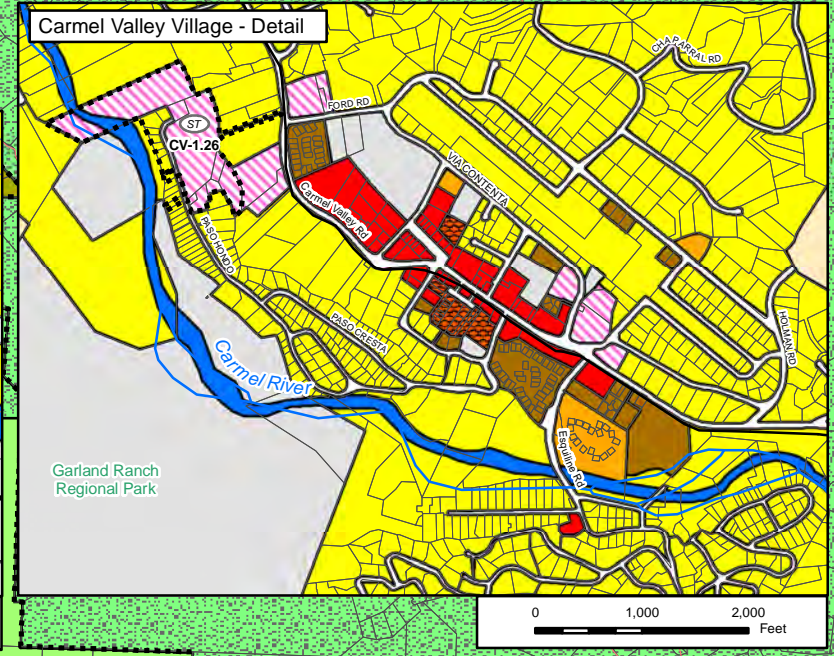
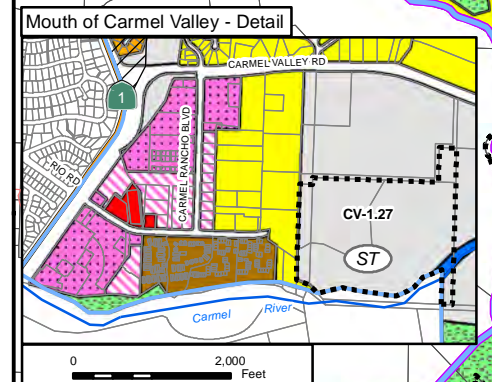
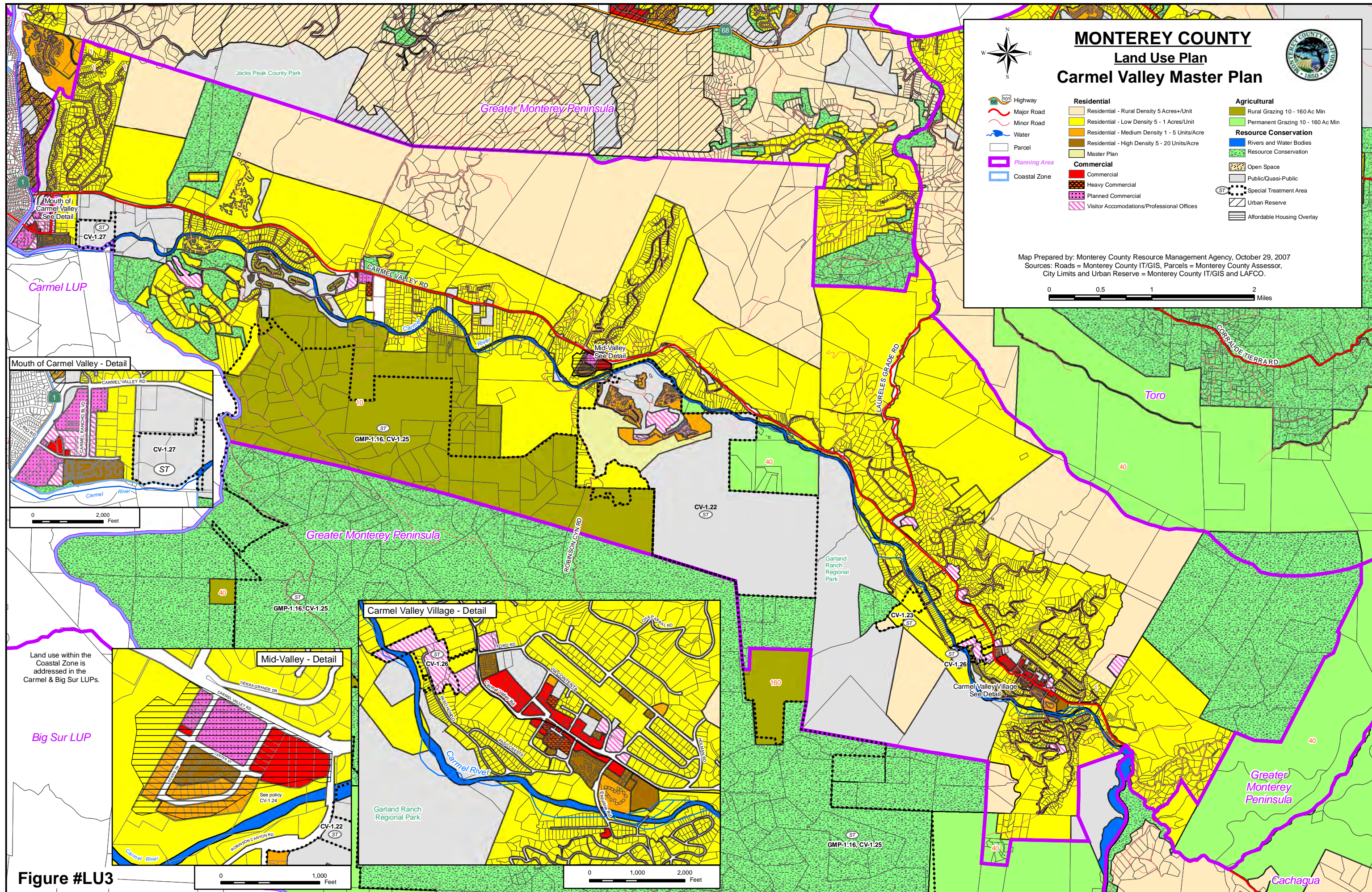
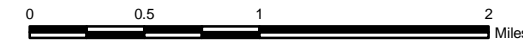
Map Prepared by Monterey County Planning Department, November 13, 2007.

MONTEREY COUNTY Land Use Plan Carmel Valley Master Plan



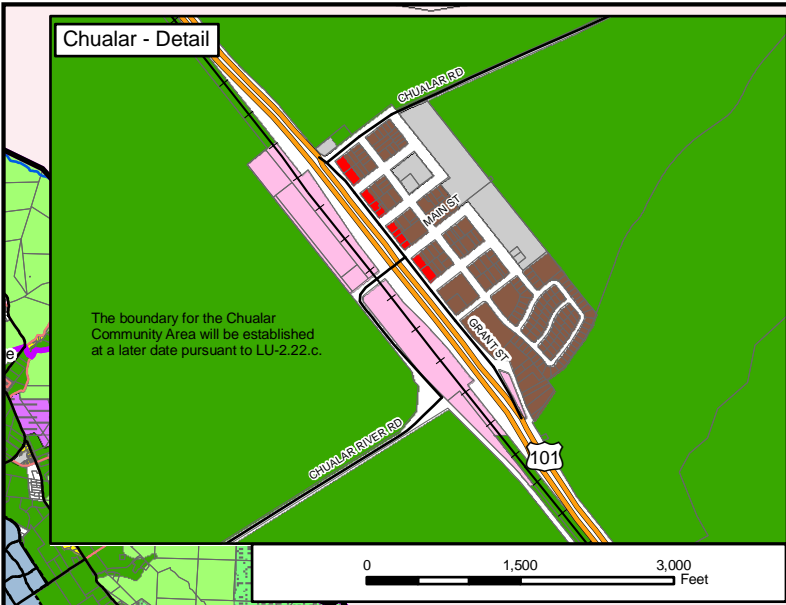
- Highway**
 - Highway
 - Major Road
 - Minor Road
- Water**
 - Water
 - Parcel
- Planning Area**
 - Coastal Zone
- Residential**
 - Residential - Rural Density 5 Acres+/Unit
 - Residential - Low Density 5 - 1 Acres/Unit
 - Residential - Medium Density 1 - 5 Units/Acre
 - Residential - High Density 5 - 20 Units/Acre
 - Master Plan
- Commercial**
 - Commercial
 - Heavy Commercial
 - Planned Commercial
 - Visitor Accommodations/Professional Offices
- Agricultural**
 - Rural Grazing 10 - 160 Ac Min
 - Permanent Grazing 10 - 160 Ac Min
- Resource Conservation**
 - Rivers and Water Bodies
 - Resource Conservation
 - Open Space
 - Public/Quasi-Public
 - Special Treatment Area
 - Urban Reserve
 - Affordable Housing Overlay

Map Prepared by: Monterey County Resource Management Agency, October 29, 2007
Sources: Roads = Monterey County IT/GIS, Parcels = Monterey County Assessor, City Limits and Urban Reserve = Monterey County IT/GIS and LAFCO.



Land use within the Coastal Zone is addressed in the Carmel & Big Sur LUPs.

Figure #LU3



MONTEREY COUNTY

Land Use Plan

Central Salinas Valley

- Highway
- Major Road
- Minor Road
- Railroad
- Water
- County Boundary
- Planning Area
- Coastal Zone
- Incorporated City
- Parcel

<p>Residential</p> <ul style="list-style-type: none"> Residential - Rural Density 5 Acres+/Unit Residential - Low Density 5 - 1 Acres/Unit Residential - Medium Density 1 - 5 Units/Acre Residential - High Density 5 - 20 Units/Acre <p>Commercial</p> <ul style="list-style-type: none"> Commercial Heavy Commercial Visitor Accomodations/Professional Offices <p>Industrial</p> <ul style="list-style-type: none"> Industrial Mineral Extraction 	<p>Agricultural - density indicated in red</p> <ul style="list-style-type: none"> Farmlands 40 Ac Min Rural Grazing 10 - 160 Ac Min Permanent Grazing 40 Ac Min Agricultural Industrial <p>Resource Conservation</p> <ul style="list-style-type: none"> Rivers and Water Bodies Resource Conservation <p>Public/Quasi-Public</p> <ul style="list-style-type: none"> Special Treatment Area Study Area Urban Reserve Community Area Boundary Rural Center Boundary
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Map Prepared by: Monterey County Resource Management Agency, October 22, 2007.
Sources: Roads and Railroads = Monterey County IT/GIS, Parcels = Monterey County Assessor, City Limits and Urban Reserve = Monterey County IT/GIS and LAFCO.

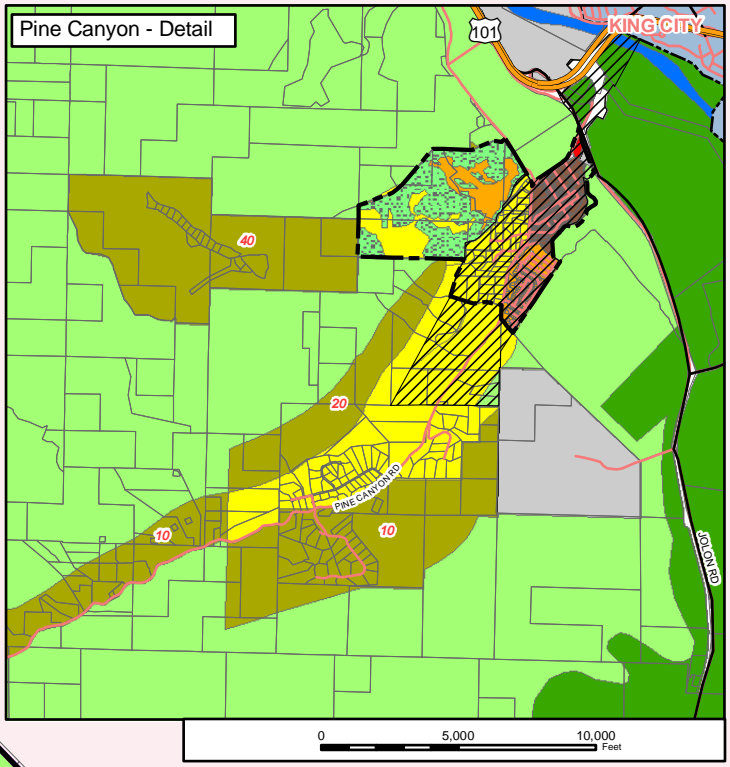
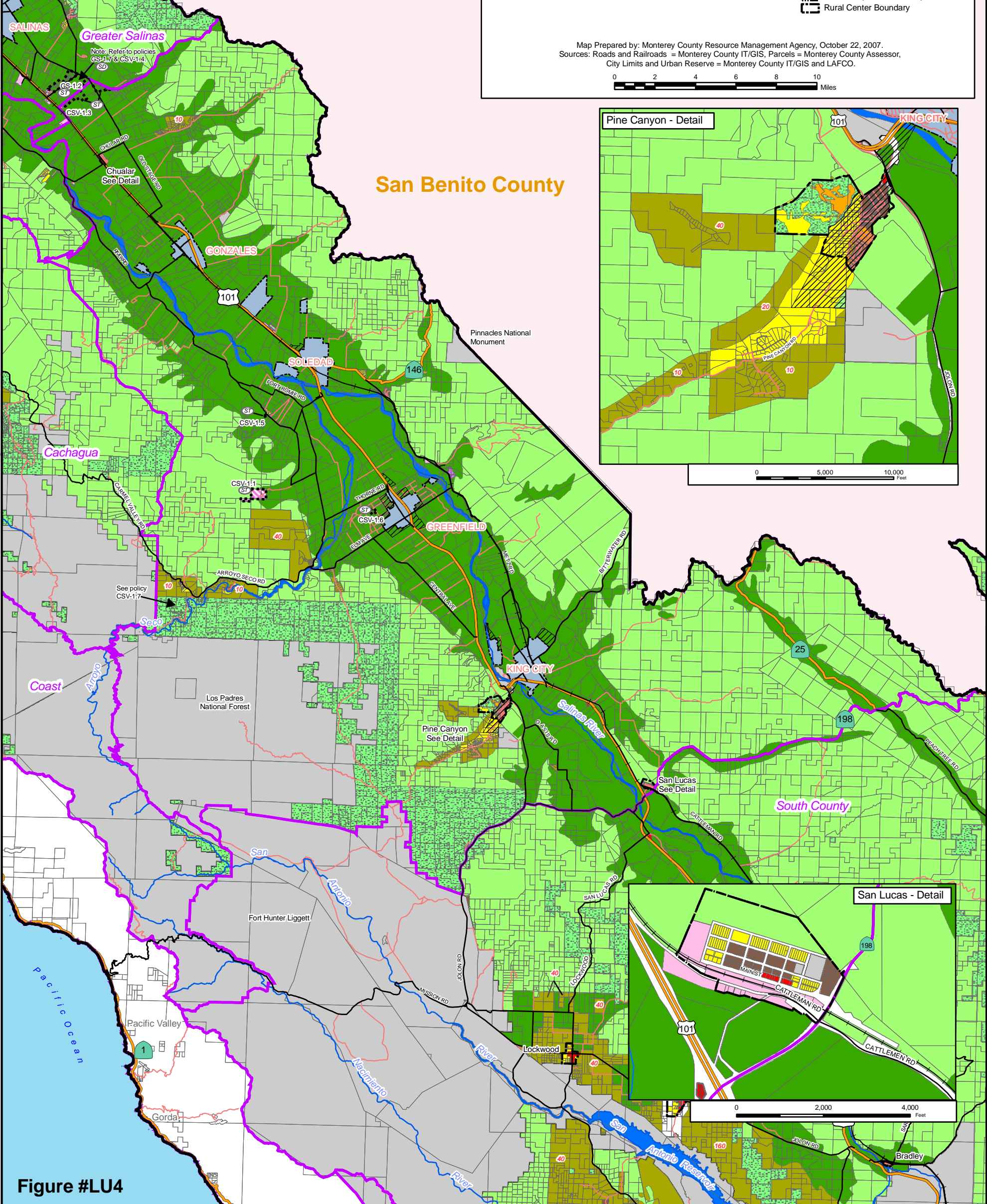
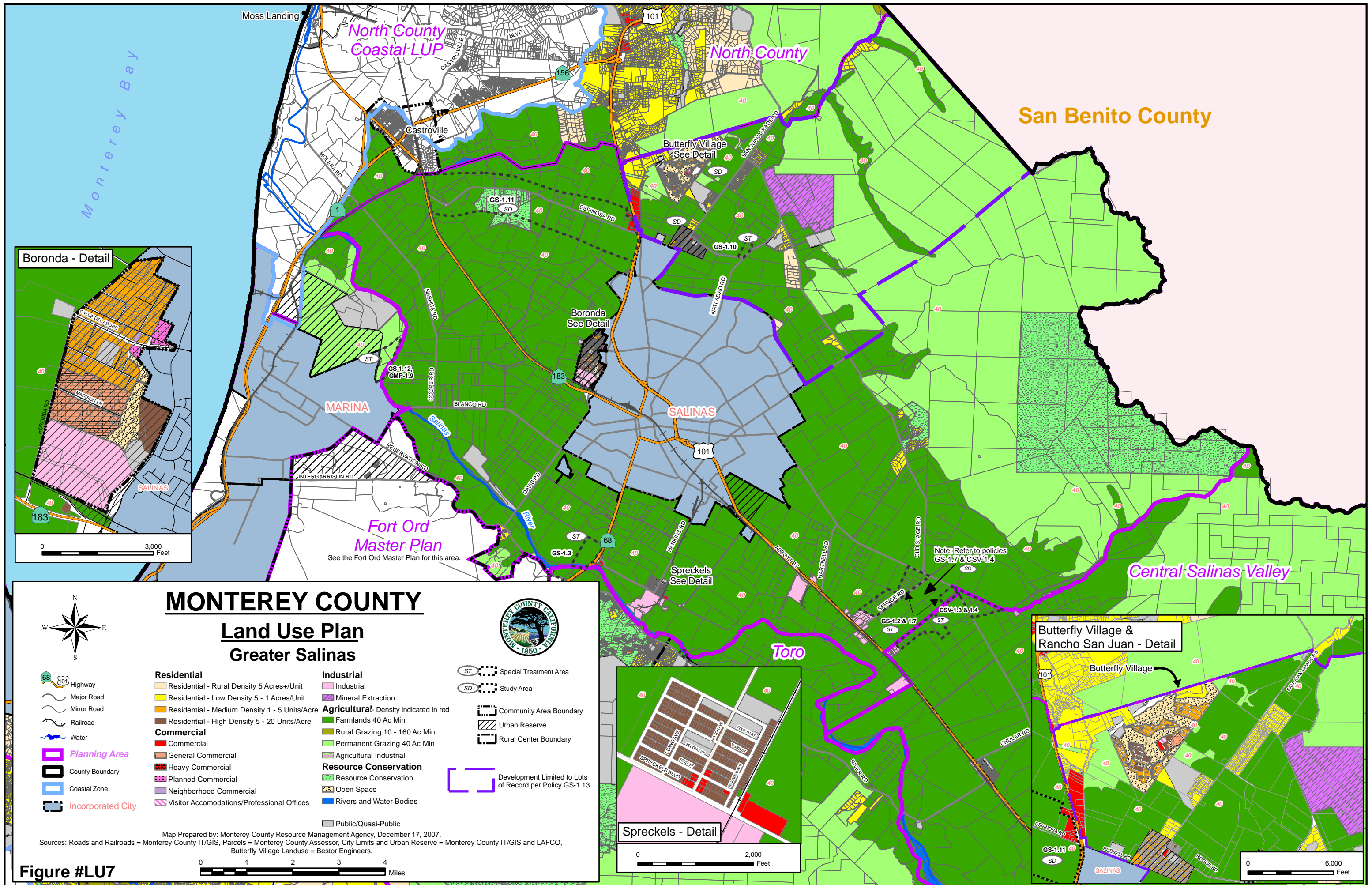


Figure #LU4



MONTEREY COUNTY

Land Use Plan

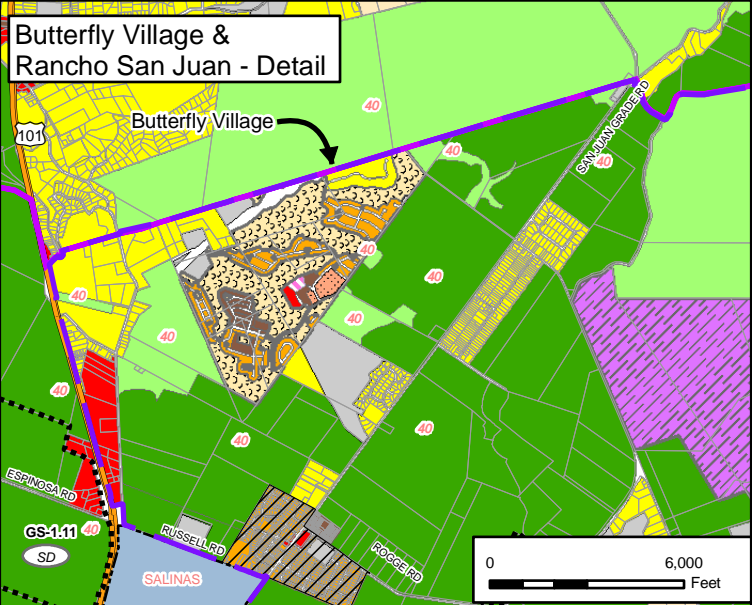
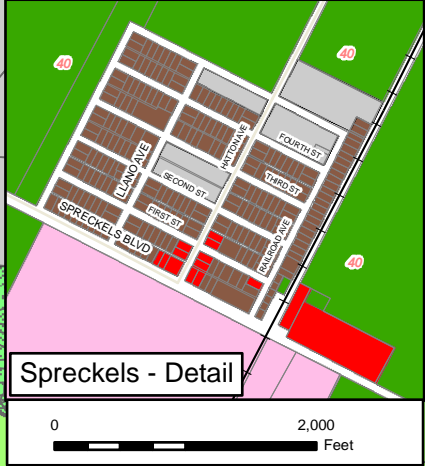
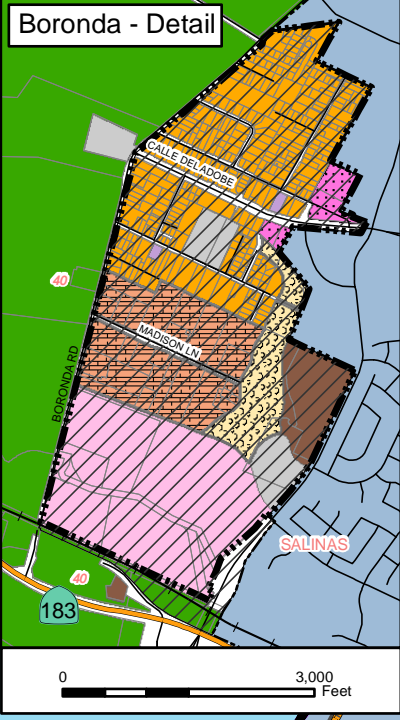
Greater Salinas



- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> Highway Major Road Minor Road Railroad Water Planning Area County Boundary Coastal Zone Incorporated City | <p>Residential</p> <ul style="list-style-type: none"> Residential - Rural Density 5 Acres+/Unit Residential - Low Density 5 - 1 Acres/Unit Residential - Medium Density 1 - 5 Units/Acre Residential - High Density 5 - 20 Units/Acre <p>Commercial</p> <ul style="list-style-type: none"> Commercial General Commercial Heavy Commercial Planned Commercial Neighborhood Commercial Visitor Accommodations/Professional Offices | <p>Industrial</p> <ul style="list-style-type: none"> Industrial Mineral Extraction <p>Agricultural - Density indicated in red</p> <ul style="list-style-type: none"> Farmlands 40 Ac Min Rural Grazing 10 - 160 Ac Min Permanent Grazing 40 Ac Min Agricultural Industrial <p>Resource Conservation</p> <ul style="list-style-type: none"> Resource Conservation Open Space Rivers and Water Bodies | <ul style="list-style-type: none"> Special Treatment Area Study Area Community Area Boundary Urban Reserve Rural Center Boundary Development Limited to Lots of Record per Policy GS-1.13. |
|---|--|---|--|

Map Prepared by: Monterey County Resource Management Agency, December 17, 2007.
 Sources: Roads and Railroads = Monterey County IT/GIS, Parcels = Monterey County Assessor, City Limits and Urban Reserve = Monterey County IT/GIS and LAFCO, Butterfly Village Landuse = Bestor Engineers.

Figure #LU7



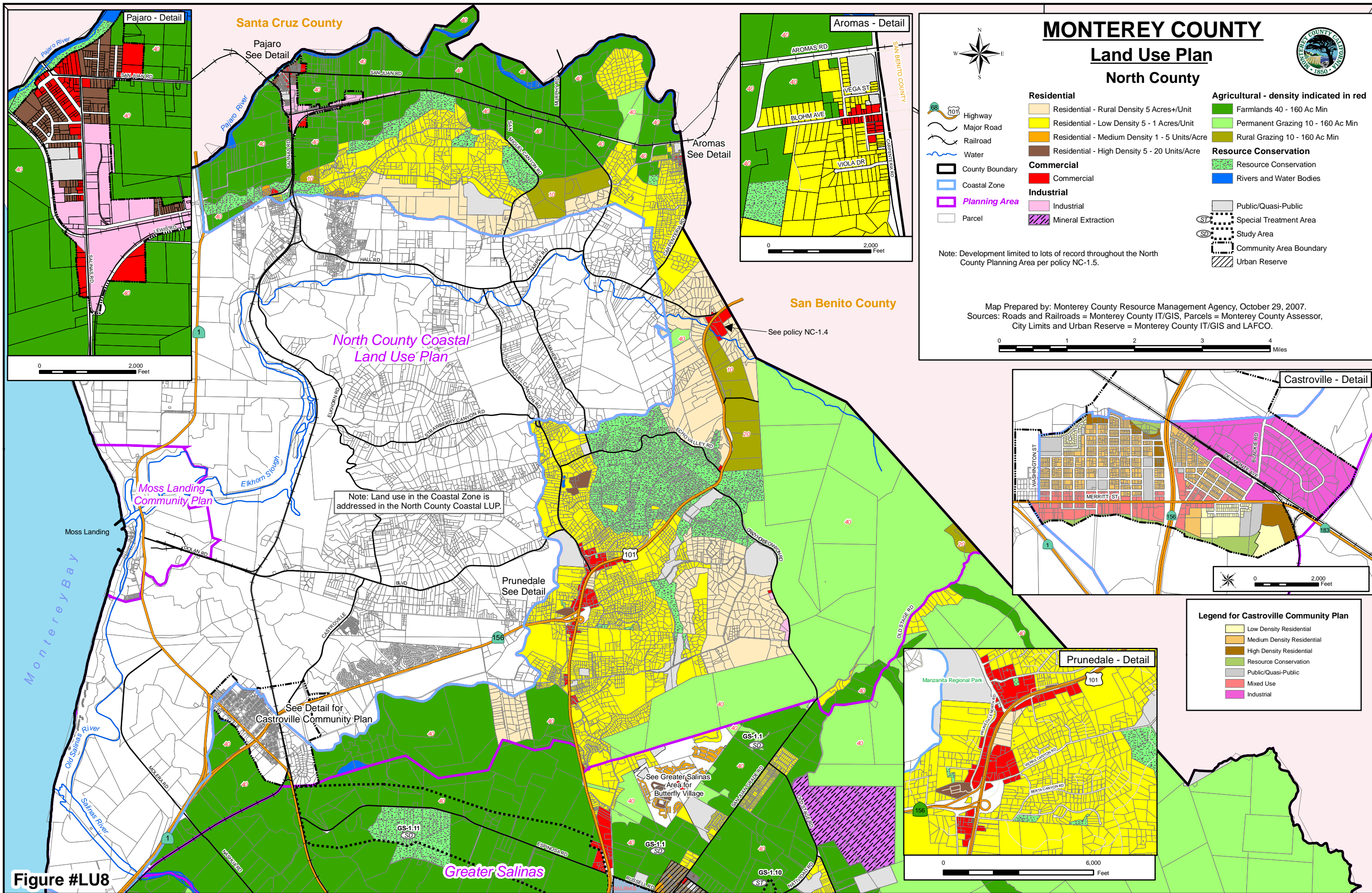


Figure #LU8

North County Coastal Land Use Plan

Moss Landing Community Plan

Note: Land use in the Coastal Zone is addressed in the North County Coastal LUP.

Greater Salinas

