

MONTEREY COUNTY PLANNING COMMISSION

Meeting: March 31, 2010	Time: 9:00 AM	Agenda Item No. 2
Project Description:		
<ol style="list-style-type: none"> 1) Conduct a public workshop on the General Plan Update and Environmental Impact Report (Project); 2) Provide direction to staff regarding the format and schedule for public hearings; and 3) Continue the Project to April 14, 2010 to begin public hearings. 		
Project Location: Unincorporated County (non-coastal)		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 and 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) Conduct a workshop for the General Plan Update and Final EIR (Project);
- 2) Provide direction to staff regarding the format and schedule for public hearings; and
- 3) Continue the Project to April 14, 2010 to begin public hearings.

DISCUSSION: Staff is prepared to provide the Planning Commission with an overview of the draft General Plan and Environmental Impact Report (EIR) that:

- Explains various documents and notices for this project
- Generally explains the linkage between EIR chapters and General Plan Elements.
- Identifies assumptions made in the EIR analysis
- Describes methodologies used in the EIR
- Describes policy changes to the General Plan
- Highlights issues raised by commenters

The components of the "Project" review include:

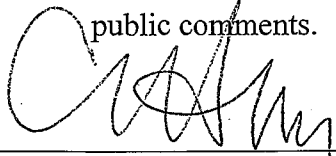
- General Plan: A draft General Plan was released in December 2007 for public review. Revisions resulting from the EIR process are included in the 2010 draft General Plan, which is now the draft General Plan being considered. Staff has made recommended changes to address DEIR comments, ensure conformance with State general plan law, and make corrections and clarifications. A draft Housing Element is being processed concurrently but separately from the General Plan. Therefore, the draft General Plan is based on consistency with the 2003 Housing Element and the 2009 Housing Element will need to be consistent with the 2010 draft General Plan.
- Environmental Impact Report (EIR): The EIR consists of the Draft EIR and the Final EIR.
 - o *Draft EIR (DEIR):* The DEIR was initially released in September 5, 2008, and the comment period closed February 2, 2009. The County received 120 comment letters totaling approximately 1,000 pages.
 - o *Final EIR (FEIR):* The FEIR includes comments received, responses to those comments, errata to the DEIR, the 2010 Draft General Plan, and technical support

for the responses. Responses include 12 "master responses" that focus a single, comprehensive response for similar issues raised in multiple comments. Responses also include individual responses to comments. The 2010 Draft General Plan is part of the FEIR because it includes mitigation measures that are integrated as general plan policy. Staff has included some recommended policy language changes in response to DEIR comments.

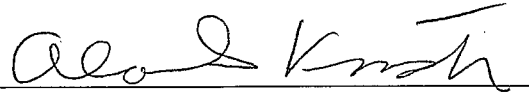
- GP Figure Errata: Staff has prepared a matrix that summarizes changes made to General Plan figures since December 2007 (**Exhibit A**).
- GP Policy Change Requests: Comments submitted during the DEIR comment period directed at general plan policy, rather than the DEIR analysis, were deferred for consideration by the decision makers during the hearing process. Staff has also received letters requesting GP changes since the DEIR comment period has closed. All of these requests have been summarized in a matrix (**Exhibit B**).
- Errata. As staff finds, or is made aware of, errors or omissions, we will keep a matrix with proposed errata to correct these matters (**Exhibit D**).

Staff recommends that the Planning Commission continue the Project to April 14, 2010 to begin public hearings. At that time, staff suggests the following format:

- Begin the day with open public comment that allows people to make comments on any part of the General Plan. This allows people to make comments without having to wait for discussion on a specific element. The Commission may also want to consider a separate comment period before or after the Commission discussion of an element.
- Work through the General Plan in order of elements and Area Plans.
- Staff will present areas in which changes are recommended and explain the basis for these changes.
- Staff will present any public policy change requests directed to that element/area plan.
- The Commission may wish to flag items and request staff to bring back certain information.
- At the end of each section, staff may ask for a short break to meet as a group and determine how to respond to any questions.
- After discussion with the Commission, staff will look for direction and a tentative concurrence contingent on one final action consisting of a written recommendation on the whole Plan after the Commission has reviewed all of the components and received public comments.



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March 23, 2010



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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; Planning Department Website

Attachments: Ex A- GP Figure Errata, Ex B- GP Policy Change Requests, Ex C- Gov't Code Compliance matrix. Ex D-Errata;

EXHIBIT A
General Plan Figures – Errata Summary

Map Figure	Title	New*	Errata*	Description
1	Monterey County	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Map legend revisions: <ul style="list-style-type: none"> - Icons modified and rearranged; - Elevation key added to explain map colors.
2	Incorporated Cities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> - Map legend – minor modifications to map icons.
3	Planning Areas	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
4	Community Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Topography added to map. • Map legend – minor modifications to map icons. • Text box added addressing coastal boundary of the Castroville Community Plan area • Chualar Community Area boundary policy reference corrected. • Pajaro Community Area boundary corrected to follow RDA boundary
5	Rural Centers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Topography added to map; • Map legend – minor modifications to map icons.
6	Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Title changed from, “Highways & Roads” to “Circulation Plan” • Amended to identify all transportation modes within Monterey County. Icons/Information added on the map and in the Legend: <ul style="list-style-type: none"> ○ Railroads ○ Ports ○ Airports ○ Coastal Boundaries ○ Proposed West-Side By-pass ○ Rural Centers ○ Community Areas
8a	Regional Faults	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)

EXHIBIT A
General Plan Figures – Errata Summary

Map Figure	Title	New*	Errata*	Description
8b	Federal Emergency Management Agency (FEMA) 100 Year Flood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Previously Figure S-2 issued September 3, 2008 with General Plan Errata. • Map identifies all 100-year floodplain areas. • Change to Legend include Title and Icons. • Topography added to map.
8c	Awareness Floodplains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Previously Figure S-3 issued September 3, 2008 with General Plan Errata. • Map identifies floodplain awareness areas within Monterey County mapped by the California Department of Water Resources. • Change to Legend include, Title and Icons. • Topography added to map.
8d	Dam Inundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Map identifies dam floodplain areas within Monterey County.
9a	Existing & Projected Noise Contours Airports	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
9b	Existing & Projected Noise Contours: Stationary Sources	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
9c	Existing & Projected Noise Contours: Stationary Sources	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
9d	Existing Noise Contours for Roadways & Railroads with Noise Receptors – North County	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Formerly titled, “Existing Noise Contours Roadways – North County”. • Additional icons that correspond to added information on the map, including: <ul style="list-style-type: none"> ○ Sensitive Receptors; ○ Railroads; and ○ Airports or Airfields

EXHIBIT A

General Plan Figures – Errata Summary

Map Figure	Title	New*	Errata*	Description
9e	Existing Noise Contours for Roadways & Railroads with Noise Receptors – Greater Salinas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Formerly titled, “Existing Noise Contours Roadways – Greater Salinas”. • Additional icons that correspond to added information on the map, including: <ul style="list-style-type: none"> ○ Sensitive Receptors; ○ Railroads; and ○ Airports or Airfields
9f	Existing Noise Contours for Roadways & Railroads with Noise Receptors – Greater Monterey Peninsula, Carmel Valley & Toro	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Formerly titled, “Existing Noise Contours Roadways – Greater Monterey Peninsula, Carmel Valley and Toro”. • A close-up of Carmel Valley Village has been added. • Additional icons that correspond to added information on the map, including: <ul style="list-style-type: none"> ○ Sensitive Receptors; ○ Railroads; and ○ Airports or Airfields
9g	Existing Noise Contours for Roadways & Railroads with Noise Receptors – Central Salinas Valley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Formerly titled, “Existing Noise Contours Roadways – Central Salinas Valley”. • Additional icons that correspond to added information on the map, including: <ul style="list-style-type: none"> ○ Sensitive Receptors; ○ Railroads; and ○ Airports or Airfields

EXHIBIT A
General Plan Figures – Errata Summary

Map Figure	Title	New*	Errata*	Description
9h	Existing Noise Contours for Roadways & Railroads with Noise Receptors – South County	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Formerly titled, “Existing Noise Contours: Roadways – South County”. • Additional icons that correspond to added information on the map, including: <ul style="list-style-type: none"> ○ Sensitive Receptors; ○ Railroads; and ○ Airports or Airfields
10a	Projected Noise Contours for Roadways & Railroads with Noise Receptors – North County	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Formerly titled, “Projected Noise Contours Roadways – North County”. • Additional icons that correspond to added information on the map, including: <ul style="list-style-type: none"> ○ Sensitive Receptors; ○ Railroads; and ○ Airports or Airfields
10b	Projected Noise Contours for Roadways & Railroads with Noise Receptors – Greater Salinas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Formerly titled, “Projected Noise Contours Roadways – Greater Salinas”. • Additional icons that correspond to added information on the map, including: <ul style="list-style-type: none"> ○ Sensitive Receptors; ○ Railroads; and ○ Airports or Airfields

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General Plan Figures – Errata Summary

Map Figure	Title	New*	Errata*	Description
10c	Projected Noise Contours for Roadways & Railroads with Noise Receptors – Greater Monterey Peninsula, Carmel Valley & Toro	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Formerly titled, “Projected Noise Contours Roadways – Greater Monterey Peninsula, Carmel Valley and Toro”. • A close-up of Carmel Valley Village has been added. • Additional icons that correspond to added information on the map, including: <ul style="list-style-type: none"> ○ Sensitive Receptors; ○ Railroads; and ○ Airports or Airfields
10d	Projected Noise Contours for Roadways & Railroads with Noise Receptors – Central Salinas Valley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Formerly titled, “Projected Noise Contours Roadways – Central Salinas Valley”. • Additional icons that correspond to added information on the map, including: <ul style="list-style-type: none"> ○ Sensitive Receptors; ○ Railroads; and ○ Airports or Airfields
10e	Projected Noise Contours for Roadways & Railroads with Noise Receptors – South County	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Formerly titled, “Projected Noise Contours Roadways – South County”. • Additional icons that correspond to added information on the map, including: <ul style="list-style-type: none"> ○ Sensitive Receptors; ○ Railroads; and ○ Airports or Airfields
11	Water Management Agencies	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
12	Scenic Highway Corridors and Visual Sensitivity: Cachagua	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Topography added to map. • City and Area names on map have been replaced with a bigger and bolder font. <ul style="list-style-type: none"> - Map legend rearranged.

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General Plan Figures – Errata Summary

Map Figure	Title	New*	Errata*	Description
13	Scenic Highway Corridors and Visual Sensitivity: Central Salinas Valley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Topography added to map. • City and Area names on map have been replaced with a bigger and bolder font. - Map legend rearranged.
14	Scenic Highway Corridors and Visual Sensitivity: Greater Monterey Peninsula	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Topography added to map. • City minor streets removed for clarity • Map and map legend modified to show Coastal Zone Boundary. - Icon modifications.
15	Scenic Highway Corridors and Visual Sensitivity: North County	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Topography added to map. • City minor streets removed for clarity (no change in pattern) • Map and map legend modified to show Coastal Zone Boundary.
16	Scenic Highway Corridors and Visual Sensitivity: Toro	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Topography added to map. • Map and Map Legend revised to include scenic vista location:
AHO-1	Affordable Housing Overlay Areas: Mid-Valley	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
AHO-2	Affordable Housing Overlay Areas: Monterey Airport & Vicinity	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
AHO-3	Affordable Housing Overlay Areas: Highway 68 & Reservation Road	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
AWCP-1	Planning Area and Vicinity	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
AWCP-2	Monterey Wine Country: Appellations Overview	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)

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General Plan Figures – Errata Summary

Map Figure	Title	New*	Errata*	Description
AWCP-3	Agriculture & Winery Corridors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Topography added to map. - Map legend revised to include minor icon modifications. - City Sphere of Influence added
AWCP-4	Williamson Act Lands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Map legend revised to include icon modifications.
AWCP-5	Monterey Wine Country: Typical Signing	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
CA-1	Community Areas: Boronda	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
CA-2	Community Areas: Castroville	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Map and map legend revised to include Coastal Zone Boundary: <ul style="list-style-type: none"> - Icon modifications; - Text Box added stating that the General Plan only applies to the inland areas of the Castroville Community Plan.
CA-3	Community Areas: Chualar	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Text Box reference to policy corrected.
CA-4	Community Areas: Fort Ord/East Garrison	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
CA-5	Community Areas: Pajaro	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • New photo taken in 2007 for map. • Community Area boundary adjusted to follow RDA boundary.
LU-1	Land Use Plan: Coast (Non-Coastal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Map and map legend revised to include: <ul style="list-style-type: none"> ○ National Forestry Boundaries. ○ Forest lands designated Resource Conservation. ○ Military Boundaries ○ New color for Resource Conservation Land Use. ○ Density values shown..

EXHIBIT A
General Plan Figures – Errata Summary

Map Figure	Title	New*	Errata*	Description
LU-2	Land Use Plan: Cachagua	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Density values shown • Detail Map relocated and Detail area expanded. • City and Area names on map have been replaced with a bigger and bolder font. • Map legend includes an added statement to inform that the densities shown are for Cachagua area only. • National Forestry Boundaries. • Forest lands designated Resource Conservation.
LU-3	Land Use Plan: Carmel Valley Master Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Density values shown • Added statements that densities indicated are for Carmel Valley Master Plan area only and that where no density is shown; the development density is the lots of record. • Map Legend modified to add symbol for Affordable Housing Overlay. • Removed Rural Center Boundary and added Rancho Canada Village Special Treatment Area boundary. • Delfino (Airport Site) Special Treatment Area designation on Land Use Map deleted
LU-4	Land Use Plan: Central Salinas Valley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Density values shown. • Added statement that densities indicated is for Central Salinas Valley area only and that where no density value shown, the development density is lot of record. • Map and map legend revised to include: <ul style="list-style-type: none"> - Icon for BLM land - Added boundary delineation for Military installations - Added boundary for National Forest - Forest lands designated Resource Conservation.

EXHIBIT A
General Plan Figures – Errata Summary

Map Figure	Title	New*	Errata*	Description
LU-5	Land Use Plan: Greater Monterey Peninsula	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Density values shown. • Added statement that densities indicated is for Greater Monterey Peninsula area only and that where no density value shown, the development density is lot of record. • Map and map legend revised to include: • Added boundary for National Forest • Forest lands designated Resource Conservation. • Removed Rural Center Boundary and added Rancho Canada Village Special Treatment Area boundary. • Bruno Property land use changed from Farmland to Resource Conservation.
LU-6a	Land Use Plan: Fort Ord Master Plan	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
LU-6b	Planning Areas: Fort Ord Master Plan	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
LU-7	Land Use Plan: Greater Salinas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Density values shown. • An added statement to inform that densities indicated is for Greater Salinas area only. • Approved Butterfly Village detail map and land use table added. • Map legend revised. • Bruno Property land use changed from Farmland to Resource Conservation.
LU-8	Land Use Plan: North County	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Density values removed, development density to be lots of record. • Castroville Detail map has an added statement that informs that the General Plan only applies to the inland areas of Castroville. • Map legend revised • Pajaro Community Area boundary adjusted to follow RDA boundary. • 29 acres (Red Barn) returned from Light Commercial back to 1982 land use of Rural Density Residential (reflect deletion of policy T-1.4)

EXHIBIT A
General Plan Figures – Errata Summary

Map Figure	Title	New*	Errata*	Description
LU-9	Land Use Plan: South County	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Density values shown. • An added statement to inform that densities indicated is for South County area only. • Map and map legend revised to include: <ul style="list-style-type: none"> ○ BLM land holdings ○ National Forestry Boundaries ○ Forest lands designated Resource Conservation ○ Military Boundaries ○ Tank Road added to map.
LU-10	Land Use Plan: Toro	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Density values shown. • Added Lots of Record Overlay to residentially designated properties within El Toro Creek basin. • Detail Area added • An added statement to inform that densities indicated is for Toro area only. • Map legend revised.
RC-1	Rural Centers: Bradley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • New photo taken in 2007 for map.
RC-2	Rural Centers: Lockwood	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
RC-3	Rural Centers: Pine Canyon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • New photo taken in 2007 for map. • Corrected boundary location along Jolon Road.
RC-4	Rural Centers: Pleyto	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)
RC-5	Rural Centers: River Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • New photo taken in 2007 for map.
RC-6	Rural Centers: San Ardo	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • New photo taken in 2007 for map • Cattlemen Road name corrected.

EXHIBIT A
General Plan Figures – Errata Summary

Map Figure	Title	New*	Errata*	Description
RC-7	Rural Centers: San Lucas	<input type="checkbox"/>	<input type="checkbox"/>	(no changes)

*NEW – CHECKED BOX INDICATES NEW MAP
 *ERRATA- CHECKED BOX INDICATES MODIFICATIONS TO EXISTING MAP

EXHIBIT B
General Plan Policy Change Requests

FEIR Ref.	Name	Comments	Resolution
Comments on DEIR			
S-4	Dept. of Forestry & Fire Protection	<ol style="list-style-type: none"> 1. Concern with Introduction language related to Fire readiness. 2. The General Plan's Safety Elements for Fire Hazard should follow the State Board of Forestry and Fire Protection General Plan Fire Safety Element Standard Recommendations. 	<ol style="list-style-type: none"> 1. Modifications suggested by Department of Forestry made in General Plan 2. General Plan Policies were written to conform to the State Board of Forestry and Fire Protection General Plan Fire Safety Element Standard Recommendations
S-6	Cal-Trans	<ol style="list-style-type: none"> 1) Add Ag. Processing centers to C-8.2 as development that should be encouraged to locate near existing/future railroads, reducing highway/road usage. 	When viewed as a whole, policies including LU 1.19, C 2.1, C2.7 and C8.2 work together to accomplish this purpose.
L-4	City of Marina	L-4.5 request to add references to "resources, personnel and equipment" related to policies S-6.1 thru S-6.8.	These policies address the provision of public services which includes the resources, personnel and equipment necessary to carry out these functions.
L-5	City of Salinas	<ol style="list-style-type: none"> 1) The Greater Salinas Area Plan does not establish clear guidelines for orderly development or does so in a manner that is inconsistent with the Greater Salinas Area Memorandum of Understanding. Concern: <ol style="list-style-type: none"> a. Appropriate to designate area northeast of City as a Special Study Area. b. Any commercial use at Salinas River and Highway 68. c. Commercial uses between Harrison Road and Highway 101. d. Industrial uses in the Espinosa Road Study Area (GS-1.11) e. Permitting of accessory uses and agriculturally zoned property (GS-6.2). 2) Comment on LOS D not typically found in rural setting. 3) Questions Policy OD-1.1 related to the inadequacy of voluntary restrictions in visually sensitive areas. City encourages the County to prepare a Storm Water Management and Control Plan similar to that required of the City by the State. 4) Concern with allowing an exemption for Routine and Ongoing Agriculture in the 100 year Floodplain. City requests grading policy 	<p>Many of the Comments by the City of Salinas can be addresses by the addition to policy LU-2.16 related to expanding the Urban Reserve boundary through a Memorandum of Understanding.</p> <p>For Planning Commission consideration.</p>

EXHIBIT B

General Plan Policy Change Requests

FEIR Ref.	Name	Comments	Resolution
		<p>that would require retention and detention of storm and irrigation water on site. Comment that Table PS-1 indicates that agricultural lands result in no net increase in harmful runoff. Contrary to herbicide and pesticide measurements collected in stream corridors. -</p> <p>5) Recommends Resolution 19422 as a model for regional farmland protection.</p>	
L-11	Monterey Peninsula Regional Park District	<ol style="list-style-type: none"> 1. Suggestion to include other agencies and organizations in LU-1.1 as being recipients of scenic and conservation easements. 2. Request LU-2.2 be modified to treat public viewing areas of parks and open space in same manner as natural resources. 3. Request to modify LU-2.6 to treat Parks and Open Space in the same manner as residential relative to nuisances and hazards in close proximity. 4. Request to modify LU-2.7 to use open space as buffer around regional parks and open space. 5. Modify LU-2.9 to add language including development incentives to obtain conservation easements. 6. Modify Goal LU-6 to insure that private development is consistent with public lands. 7. Comment on LU-6.4 that planning for private lands adjacent to public lands must be done in cooperation with owners of public lands. 8. LU-8.4 which encourages interconnected open space should refer to publicly accessible open space and define an open space network as "contiguous lands of inter-connected trail and conservation easement corridors. 9. Amend LU-8.5 related to the use of open space buffers to require a 1,000 foot Open Space Buffer around public parks. 10. Amend policy C-10.3 which encourages bike trails on streets to require bike trails when identified on the Comprehensive Bicycle Plan. 11. Request for new circulation policy requiring new commercial office and retail development greater than 5,000 square feet to include bike 	For Planning Commission consideration.

EXHIBIT B

General Plan Policy Change Requests

FEIR Ref.	Name	Comments	Resolution
		<p>lockers, showers and other facilities that encourage bicycle commuting of employees.</p> <p>12. Text highlighted but no comments submitted.</p> <p>13. Recommend new policy that would prohibit land uses that are inconsistent with ongoing park and open space operations on Public/Quasi-Public conservation lands.</p> <p>14. Modify OS-1.1 to “solicit and encourage” voluntary restrictions to the development potential of property.</p> <p>15. Requests modification of OS-1.2 to require 1,000 foot buffer from regional parkland and open space preserves.</p> <p>16. Requests definition of “substantial” related to policy OS-1.3 which limits ridgeline development where is would result in a substantially adverse visual impact.</p> <p>17. Requests that Policy OS-1.4 calling for the development of ridgeline criteria be modified to specify that conservation organizations should be a party to the development of the criteria since they are responsible for upholding the public trust values of view shed.</p> <p>18. Confirmation that OS-1.6 means that ridgeline development policies apply outside areas which have a specific plan.</p> <p>19. Delete comma in OS-1.7, and encourage an incentive program to encourage voluntary transfer of development credits and should include common public viewing areas as a listed area.</p> <p>20. Modify OS-1.8 to include incentive programs Divide Policy OS-1.9 into two policies</p> <p>21. Comments and questions about OS-1.10:</p> <ul style="list-style-type: none"> • What is the intent of segregating motorized and non-motorized trails? Is the County implying that private lands are the primary source of motorized trails? • Commenter believes it is unfair to give Ag-land owners the ability to veto trails across Ag land. • Encouraging the creation of trails is not strong enough language, suggests that incentives be offered. • Asks that (c) be modified to read: <i>“Crop production and food safety guidelines shall be developed to guide the design and</i> 	

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General Plan Policy Change Requests

FEIR Ref.	Name	Comments	Resolution
		<p><i>location of public trails and trail easements in agriculturally zoned lands.”</i></p> <ul style="list-style-type: none"> • Does not believe that (d) needs to refer to both public and private lands. • Wishes to reorganize words within sentence of (e). • Comment that (f) omits the reality of existing commercial and residential re-development and is too obtuse on the agricultural issue. • Comment the (g) should include the California Coastal Trail and all new side paths associated with a County or State roadway improvement. <p>22. Comment that Figure 7 should be reserved for the “Visually Sensitive Resources GIS Map.”</p> <p>23. Comment that OS-1.12 is internally inconsistent. The County should include criteria such as a certain disruption percent of view based on a baseline view from known “common public viewing areas.” Reference to “Routine and Ongoing Agriculture” should only apply to agriculturally zoned lands.</p> <p>24. Requests modification of OS-2.5 to prohibit mineral extraction and mining operations on Public/Quasi-Public lands.</p> <p>25. Highlighted policies CV-1.3 and CV-1.7 but no comments given.</p> <p>26. Modify CV-1.9 to treat the view shed from Garland Ranch the same as Carmel Valley Road and Laureles Grade with respect to visible structures.</p> <p>27. Modify CV-1.19 to prohibit mines and quarries on land designated Public/Quasi-Public.</p> <p>28. Identify a parenthesis that should be removed.</p> <p>29. Request new policy to create a Special Treatment Area for Garland Ranch.</p> <p>30. Commenter requests that trails be addressed in the Circulation Section of the Carmel Valley Master Plan.</p> <p>31. Commenter requests that CV-3.1 be modified to create a 1,000 foot setback for properties abutting Garland Ranch.</p> <p>32. Commenter agrees with Policy CV-3.3.</p>	

EXHIBIT B
General Plan Policy Change Requests

FEIR Ref.	Name	Comments	Resolution
		<p>33. Commenter requests that CV-3.15 be modified to include “Peninsula in the title of Monterey Regional Park District.</p> <p>34. Remove comma from CV-3.19.</p> <p>35. Requests that Land Use Element of Fort Ord Master Plan be modified to add the following design principle: <i>“Establish a network of riding, bicycling and walking trails that interconnect the villages, educational facilities and conservation lands.”</i></p> <p>36. Request to modify the Open Space/Recreation land use definition to eliminate the reference to the overlay designation.</p> <p>37. Commenter states on the Toro Area Plan Circulation Policies that County needs to address community recreational and connectivity trails here. Also, bicycle and side-paths along the Highway 68 corridor, Laureles Grade and Corral de Tierra/ San Benancio need to be added here.</p> <p>38. Commenter indicates that T-3.3 should be modified to include bike paths to the list of ground improvements exempted from the setbacks.</p> <p>39. Commenter requests modification to T-3.6 to provide incentives to encourage grazing on lands where it is not economically feasible to continue grazing.</p> <p>40. Commenter questions whether GMP-1.2 is consistent with intent and purpose of original dedication.</p> <p>41. Commenter suggests modifying GMP-1.5 by substituting “uses are considered . . .” for “uses should be considered . . .”</p> <p>42. Commenter requests new policy GMP-1.10 to create a Special Treatment Area for Palo Corona Regional Park and the Park District would like to discuss what that means.</p> <p>43. Comment that trails and bike paths should be discussed in the Circulation section for the Greater Monterey Peninsula Plan.</p> <p>44. Modify GMP-3.1 to substitute impacted “common public viewing areas” for impacted areas.</p> <p>45. Add new provision to GMP-3.11 priorities for establishing trail system: <i>(e) Carmel River Parkway Trail within and connecting State Park property at Carmel River State Beach and Carmel Hill (Hatton Canyon) with Palo Corona Regional Park and Jacks Peak County</i></p>	

EXHIBIT B
General Plan Policy Change Requests

FEIR Ref.	Name	Comments	Resolution
		<i>Park and the Lower Carmel River.</i>	
L-16	TAMC	5. TAMC supports the County proposed policies to encourage alternative modes of travel by providing increased transit service, pedestrian and bicycle infrastructure, compact and mixed use development, requirements for site designs that support transportation choice, and ensuring that new developments provide multimodal facilities.	For Planning Commission consideration.
O-3	California Native Plant Society (CNPS)	12. Commenter requests that the starting sentence for GP 1982 Policy 26.1.9 for Ridgeline Development be retained in GP 2007.	See Policies OS-1.3 and OS-1.5
13	California Department of Fish & Game	4. The commenter notes that the winery corridors fall within the range of the San Joaquin Kit Fox and requests that the General Plan include policies to minimize habitat fragmentation, encourage the retention of habitat connectivity and to design projects accordingly. CDFG suggests a number of specific design standards for fencing that could be included in the policies, including: <ul style="list-style-type: none"> a. Fencing to limit deer access to new vineyards. b. Any wire mesh fencing in San Joaquin Kit Fox range should be constructed of mesh not smaller than six (6) by six (6) inches at ground level or other designs that are permeable to kit fox. c. Breaks every .25 mile to allow passage of all wildlife where winery projects would fragment wildlife habitat. 	See Policy OS-5.19
O-12A	League of Women Voters of the Monterey Peninsula	4. The Circulation Element does not meet the California General Plan Guidelines which require identification of a road system needed to meet General Plan build out. The Noise Element cannot obviously identify anticipated noise levels from a nonexistent road system.	Figure 6 of the General Plan shows the Highway and Major Road Network for Monterey County. The Noise Element mapping uses this as a base figure.
O-16	Nature Conservancy	1. The long term goals of the Nature Conservancy in the County are to conserve areas of high biological importance and movement corridors linking these areas to other critical natural lands, including public conservation areas 3. Proposed goal: <i>"CV-3.8: Development shall be sited to protect</i>	For Planning Commission consideration.

EXHIBIT B
General Plan Policy Change Requests

FEIR Ref.	Name	Comments	Resolution
		<i>riparian vegetation, minimize erosion, and preserve the visual aspects of the Carmel River. In places where the riparian vegetation no longer exists, it should be planted to a width of 150 feet from the river bank, or the face of adjacent bluffs, which ever is less."</i>	
I-3	Clark, David & Madeline	Commenter objects to the provision prohibiting subdivisions in North County and advocates all subdivisions to be considered on a project-to-project basis.	For Planning Commission consideration.
I-5	Doering, John	<ol style="list-style-type: none"> 1. Opposition to cultivation on slopes greater than 25%. 2. Circulation: LOS should not drop below a Level C. 	For Planning Commission consideration.
I-7g	Haines, Jane	2. AG-1.12 should be modified to discourage the loss of irreplaceable land, to provide an incentive for converting Unique Farmland rather than Prime Farmland, and to specify proportional mitigation requirements that distinguish between the types of land that are converted.	For Planning Commission consideration.
I-10	Kasunich, Doug and Susan	4. The commenter opines that the General Plan must have clear language and a mechanism to limit future amendments in order to minimize litigation.	For Planning Commission consideration.
I-16	Robbins, Margaret	<ol style="list-style-type: none"> 31. Policy S.4.29: Why is a meeting only optional and not mandatory? 33. Question as to why CACH-4.3 only encourages formation of a Fire Protection District and does not demand formation? 38. Commenter wants to "add the fine policy that Tim has drafted the following or something like it (sic). Before the annual traffic study that is presented to the Board of Supervisors, it must first be reviewed by the Carmel Valley Blue Ribbon Traffic Committee." 	For Planning Commission consideration.
I-20	Weaver, Mike	2. Scenic Highway: Commenter questions why HWY 68 between the Salinas River and the City of Salinas has been eligible for inclusion into the Scenic Highway Status the remainder of Highway 68 has enjoyed since September 20, 1966.	For Planning Commission consideration.

EXHIBIT B
General Plan Policy Change Requests

FEIR Ref.	Name	Comments	Resolution
I-21	Zischke, J	1. Policy CV-2.18: Commenter would like the policy revised. Commenter finds the policy confusing and requires a better interpretation.	Policy CV-2.18 has been revised.
I-22	Sanders, Tim	1. Policy CV-2.18: Questions the policy's interpretation and requests that the policy to be clearer.	Policy CV-2.18 has been revised
Other Requests for Policy Changes			
	Carmel Valley Association.	<ul style="list-style-type: none"> • Modify CV-1.6 to delete the ability to create 266 new lots of record and substitute the following Language: <i>"Development on properties with residential land use designations located within the Carmel Valley Master Plan shall be limited to the first single family dwelling on a legal lot of record. Said restriction shall not apply to development within the Affordable Housing Overlay."</i> [CV-1.6] • Reduce the total number of units allowed in the Affordable Housing Overlay at mid-valley from 390 to 266. • Add language that explicitly notes that the development of existing lots of record and the AHO at mid-valley constitute full build-out of Carmel Valley. 	For Planning Commission consideration.
	Delfino	<p>Modify CV-1.6 in one of the following ways:</p> <p>New residential subdivision in Carmel Valley shall be limited to creation of 266 new lots with preference to projects including at least 50% affordable housing units. The County shall develop a tracking system and shall present an annual report before the Planning Commission. <i>Of the 266 new lots, 19 are reserved for consideration of the Delfino property in Carmel Valley Village (former Carmel Valley Airport site) to enable subdivision of the property into 18 single family residential lots and one lot dedicated for 6 affordable/inclusionary units, provided: 1) the design of the subdivision includes at least 14 acres available for community open space use subject to also being used for subdivision related water, wastewater, and other infrastructure facilities; and 2) El Caminito Road is connected through the property.</i></p>	For Planning Commission consideration.

EXHIBIT B
General Plan Policy Change Requests

FEIR Ref.	Name	Comments	Resolution
		<p>Or if CVA request above is granted:</p> <p><i>Development on properties with residential land use designations located within the Carmel Valley Master Plan shall be limited to the first single family dwelling on a legal lot of record. Said restriction shall not apply to development within the Affordable Housing Overlay or to consideration of the Delfino property in Carmel Valley Village (former Carmel Valley Airport site) to enable subdivision of the property into 18 single family residential lots and one lot dedicated for 6 affordable/inclusionary units, provided: 1) the design of the subdivision includes at least 14 acres available for community open space use subject to also being used for subdivision related water, wastewater, and other infrastructure facilities; and 2) El Caminito Road is connected through the property.</i></p>	

EXHIBIT C

GOVERNMENT CODE COMPLIANCE

Government Code Section 65302

Category	Addressed In
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Open Space (65302(e), 65560)
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Open Space for the Preservation of Natural Resources	
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<ul style="list-style-type: none"> • Plant and animal habitat areas • Rivers, streams, lakes and their banks • Areas required for ecological and other • Watershed lands 	Goal OS-5 Goal LU-7 Goal OS-5 Goal LU-7
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Open Space for Production of Resources	
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<ul style="list-style-type: none"> • Agricultural lands and rangelands • Forests and timberlands • Areas containing major mineral deposits 	Goal LU-3 Goal OS-5 Goal OS-2
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Open Space for Outdoor Recreation	
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<ul style="list-style-type: none"> • Areas of outstanding scenic, historic and cultural value • Areas suited for park and recreation purposes • Scenic highway corridors, trails, and links between different open space areas 	Goal OS-8 Goal PS-11 Goal OS-1.10 & Goal C-5
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Open Space for Public Health and Safety	
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<ul style="list-style-type: none"> • Areas which require special management or regulation because of hazardous or special conditions • Areas required for protection of water quality and water reservoirs and air quality 	Safety Element (Various) Goals LU-7, OS-10, PS-2 & PS-3
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Open Space of Military Installations	
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<ul style="list-style-type: none"> • Areas associated with military bases 	Introductions to Land Use and Open Space Elements.
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Open Space for the Protection of Places	
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<ul style="list-style-type: none"> • Local Native American tribal lands • Native American cultural sites • Native American remains • Native American artifacts 	Goal OS-8 Goal OS-8 Goal OS- 8 Goal OS-6
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Housing Element (65302 (c), 65580)
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Housing Element last updated November 2003 is currently being updated through a separate process
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EXHIBIT C

GOVERNMENT CODE COMPLIANCE

Government Code Section 65302

Category	Addressed In
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Land Use Element (65302(a))

Location and Distribution of Land Uses <ul style="list-style-type: none"> • Housing • Business • Industry • Open Space, Agricultural, Natural Resources, Recreation, Scenic Beauty, • Education • Public Buildings and Grounds • Solid and Liquid Waste Disposal • Public and Private Uses of Land 	Goal LU-2 Goal LU-4 Goal LU-5 Goal LU-3 / Goal LU-8 Goal PS-6 Goal LU-6 Goal PS-7 Goal LU-6
Conservation of Floodplains and Groundwater recharge.	Goal LU-7
Land Uses for Timber Production	Goal OS-5 Policy OS-5.7
Impact of new growth on Military Readiness	Goal LU-6 Policy LU-6.5

Circulation Element (65302 (b))

Transportation Routes	
<ul style="list-style-type: none"> • Road and Highway Transportation 	Goal C-3
Terminals	
<ul style="list-style-type: none"> • Train • Harbor • Railroad Station • Airports 	Goal C-8 Goal C-9 Goal C-8 Goal C-9
Local Public Utilities and Facilities	
<ul style="list-style-type: none"> • Public transportation • Public Services 	Goal C-6 Goal PS-13

Conservation Element (65302 (d))
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Conservation, Development and Utilization of Natural Resources	
<ul style="list-style-type: none"> • Water conservation with flood management, water conservation, and groundwater agencies including consultation with all water districts 	Goals PS-2 and PS-3

EXHIBIT C

GOVERNMENT CODE COMPLIANCE

Government Code Section 65302

Category	Addressed In
<ul style="list-style-type: none"> with over 3,000 connections (65352.5) • Forest • Soils • Minerals • Other Natural Resources 	Goal OS-5 Goal OS-3 Goal OS-2 Conservation and Open Space Element (Various)
Natural Resources Located on Public Lands	
Identify rivers, creeks, streams, flood corridors, riparian habitats and land that may accommodate floodwater for purposes of groundwater recharge and storm water management.	Goal LU-7
Conservation Elements <i>may</i> address the following: (optional)	
• Reclamation of land and waters	
• Prevention and control of the pollution of streams and other waters	Goal PS-2
• Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan	Goal/Policies OS-4 Policy OS-5.22
• Prevention control and correction of the erosion of soils, beaches, and shores	Goal OS-4.7
• Protection of watersheds	Goals OS-3.7 & OS-5.5
• The location, quantity and quality of the rock, sand, and gravel resources.	Goal – OS-2
Noise Element 65302 (f)	
1. Potential Noise Problems from:	
• Highways and Freeways	Figure 9d-9h & Figures 10d-10e
• Primary arterials and major local streets	Main roadways in each area plan identified on each figure
• Passenger and Freight On-Line Railroad Operations and Ground Rapid Transit Systems	Figure 9d-9h & Figure 10d-10e
• Local industrial plants	Figure 9b & Figure 9c
• Other ground stationary noise sources	Figure 9a – Figure 10e
2. Noise contours prepared for noise monitoring	Safety Element Introduction; paragraph #9
3. Establishment of patterns of land uses	S-7.1 – S-7.10 (policies)
4. Implementation measures	Figure 9d-9h & Figures 10d-10e
Safety Element 65302 (g)	
Seismic and other geologic hazards	
• Mapping of known seismic and other	Figure 8a

EXHIBIT C

GOVERNMENT CODE COMPLIANCE

Government Code Section 65302

Category	Addressed In
geologic hazards	
<ul style="list-style-type: none"> Evacuation routes 	Table S-1, DEIR, 4.13-7, S-5-14, S-5.15
<ul style="list-style-type: none"> Peak load Water Supply Requirements 	Goal/Policies – PS-2 and PS-3
<ul style="list-style-type: none"> Minimum road widths and clearances around structures 	Policies - S-1.1 & S-4.18, S-4.22, S-5-9, S-5-12, S-5-13
Flood Hazards	
<ul style="list-style-type: none"> Map of flood hazard zones 	Figure 8a
<ul style="list-style-type: none"> National Flood Insurance Program maps published by FEMA 	Figure 8a
<ul style="list-style-type: none"> Information about flood hazards that is available from the United States Army Corps of Engineers 	Figure 8a
<ul style="list-style-type: none"> Dam failure inundation maps prepared pursuant to Section 8589.5 that are available from the Office of Emergency Services 	Figure 8d
<ul style="list-style-type: none"> Awareness Floodplain Mapping Program maps and 200-year flood plain maps that are or may be available from, or accepted by, the Department of Water Resources 	Figure 8b
<ul style="list-style-type: none"> Maps of levee protection zones 	Policy - S-3.8
<ul style="list-style-type: none"> Areas subject to inundation in the event of the failure of project or non project levees or floodwalls 	Policy - S-3.8
<ul style="list-style-type: none"> Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding 	Figure S-2, with applicable GIS overlays and aerials
<ul style="list-style-type: none"> Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities 	Figure 8a, with applicable GIS overlays and aerials
<ul style="list-style-type: none"> Local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services 	Policies - S-5.2, S-5.6
Comprehensive goals, policies and objectives for protection of community from unreasonable risks of flooding	
<ul style="list-style-type: none"> Minimize risk of flooding on new development 	Policy S-2.1
<ul style="list-style-type: none"> Evaluating whether new development 	Policies S-2.5, S-2.8

EXHIBIT C

GOVERNMENT CODE COMPLIANCE

Government Code Section 65302

Category	Addressed In
should be located in flood prone areas	
<ul style="list-style-type: none"> • Maintain structural and operational integrity of essential public facilities 	Policy S-4.26
<ul style="list-style-type: none"> • Locate new essential public facilities outside flood hazard zones. 	Policy S-5.13
<ul style="list-style-type: none"> • Promote cooperative working relationships between public agencies 	Policy S-2.5
Consultation with California Geological Survey of the Department of conservation and the Office of Emergency services.	Consultation with OES (yes) Consultation with California Department of Conservation. -- Yes
Other Components	
Urban Water Plans 65302.2 <ul style="list-style-type: none"> • Urban water management Plan a source document. 	No Urban Water Plans Submitted.
Consistency with airport land use plans 65302.3	Public hearing before ALUC for consistency review.
Land Use element may express community intentions 65302.4	Area and Community Plans are an expression of Community intentions.
Safety element: review	
(a) Review by California Geological Survey or the Department of Conservation. (45 days prior to adoption)	Sent to Department of Conservation as part of State Clearinghouse review. Comments received 2/2/2009.
(1) Review by State Board of Forestry and Fire Protection (90 days prior to adoptions)	Sent to Department of Forestry and Fire Prevention. Comments returned January 13, 2009.
(2) Review by State Board of Forestry and Fire Protection and every Fire District by December 14, 2014 unless already done.	Complete
Local Hazard Mitigation Plan (65302.6) <u>may</u> be adopted with Safety Element. Shall include: <ol style="list-style-type: none"> 1. Initial earthquake performance evaluation of public facilities. 2. Inventory of private facilities that are potentially hazardous 3. Plan to reduce the potential risk from private and governmental facilities. 	Not required, but planned to be accomplished in the future.
Optional Elements (65303) - Addressing needs of the County.	Optional elements include Agriculture and Economic Development Elements.

EXHIBIT D
2010 General Plan Errata

ERRATA SUMMARY	PROPOSED CHANGE
<p>On May 19, 2009, the Board of Supervisors approved an Amendment to the 1982 General Plan adding Policy 30.1.1.2(T) to the Toro Area Plan for the Mohsin-Samoske Special Treatment Area</p> <p>Figure LU10 of the 2010 GP includes reference to Policy T-1.8.</p>	<p>ADD Policy T-1.8 to the Toro Area Plan as follows: <u>Special Treatment Area: Mohsin/Samoske - Approximately 266 acres located east of River Road and north of Chualar River Road shall be designated as a “Special Treatment Area” to permit a planned development including:</u></p> <ul style="list-style-type: none"> a. <u>Development shall be limited to the creation of a clustered, rural density, residential subdivision consistent with the surrounding residential development.</u> b. <u>No more than 13 new residential lots may be created and shall be clustered on the lower 72 acres of land closest to River Road. The lots shall be a minimum of 5 acres.</u> c. <u>Agricultural buffers shall be established where applicable taking into account conditions such as the type of adjacent agriculture use, topography, and climate (e.g., prevailing winds) with the intent to protect agricultural operations from impacts of non-agricultural uses. An Agricultural Buffer Plan, to be approved by the Agricultural Commissioner, shall be required for any proposed subdivision within the STA.</u> d. <u>Development of the residential properties shall be required to comply with visual sensitivity policies of the Toro Area Plan.</u> e. <u>The upper 194 acres shall remain as permanent grazing with a habitat and scenic conservation easement over at least 150 acres, including areas where slopes exceed 30%.</u> f. <u>Any subdivision within the STA must comply with the inclusionary housing ordinance in effect as of 1998.</u> <p><u>Neither an infrastructure study nor a rural center plan is required for the development of the Mohsin-Samoske STA.</u></p>