

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> April 14, 2010	<b>Time:</b> 9:00 AM	<b>Agenda Item No. 1</b>
<b>Project Description:</b> Public Hearing to.		
1) Consider the 2010 Draft Monterey County General Plan and Environmental Impact Report (Project); and		
2) Continue the public hearing to April 28, 2010 for further consideration of the Project.		
<b>Project Location:</b> Unincorporated County (non-coastal)	<b>APN:</b> Countywide	
<b>Planning File Number:</b> PLN070525	<b>Name:</b> County of Monterey	
<b>Plan Area:</b> Cachagua, Carmel Valley, Central Salinas Valley, Greater Monterey Peninsula, Fort Ord, Greater Salinas, North County (Inland), South County, Toro, Agricultural and Winery Corridor	<b>Flagged and staked:</b> N/A	
<b>Zoning Designation:</b> : Multiple		
<b>CEQA Action:</b> Environmental Impact Report prepared (EIR #07-01, SCH#: 2007121001)		
<b>Department:</b> RMA - Planning Department		

**RECOMMENDATION:** Staff recommends that the Planning Commission:

- 1) Consider the draft General Plan and Environmental Impact Report (Project); and
- 2) Continue the public hearing to April 28, 2010 for further consideration of the Project.

**DISCUSSION:**

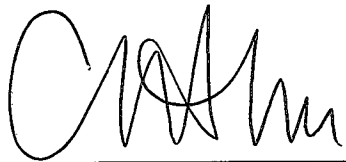
The General Plan and Environmental Impact Report, distributed separately, serve as the staff report discussion. Staff recommends that the Commission use the General Plan as the format for discussion and work through it in order of introduction, elements, and Area Plans. The FEIR is available as a resource in the consideration of the General Plan. The following Exhibits are attached to this staff report for reference and assistance as the Planning Commission considers the General Plan:

EXHIBIT	DESCRIPTION	DATE
A	<i>GP Figures – Errata Summary.</i> List of changes made to figures since the draft General Plan was released in December 2007.	3/31/2010
B	<i>GP Policy Change Requests.</i> 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. This has been updated to include all requests received as of March 31, 2010 and to list the requests by element and plan area.	3/31/2010 4/14/2010
C	<i>Government Code Compliance</i> (Section 65302). Matrix identifying where Government Code requirements are addressed in the draft GP.	3/31/2010
D	<i>Errata.</i> As staff finds, or is made aware of, errors or omissions, we will keep a matrix with proposed errata to correct these matters.	3/31/2010 4/14/2010
E	<i>Summary of Revised GP Policies In Response to DEIR Comments.</i> On March 31, 2010, Commission members noted that the comment box that accompanies text changes in the draft General Plan refers to the fact that a policy was changed in response to comments received on	4/14/2010

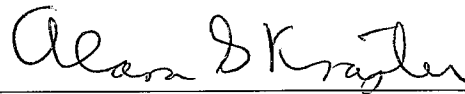
	<p>the DEIR, but does not provide any greater specificity. Staff prepared a matrix to assist the Commission in its review of proposed changes to policy/mitigation measures in the 2010 draft General Plan that are stated to have been made in response to comments received on the DEIR. The matrix does not include mitigation measures that have not changed or changes that were made for other reasons. Staff can also respond to questions of proposed changes.</p>	
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The intent of **Exhibit E** is to provide Commissioners a representative sampling of comment letters that relate to the particular policy under consideration. The matrix is not intended to be an exhaustive catalog of all comments received. The selection of representative letters does not suggest a hierarchy of letters and is not intended to detract from the importance of other letters. If a change was in response to an individual commenter, the matrix includes that reference. When a change was in response to similar comments in several letters, staff provided examples of several illustrative comments. If a change was based upon iterative internal discussions or discussions with the EIR consultants this is noted in the matrix. The matrix also includes references to master responses which are intended to provide the reasoning behind the changes in further detail.

As we work through the General Plan document, staff will present areas in which changes are recommended and explain the basis for these changes as necessary or requested by the Commission. There have been a number of public requests to modify General Plan policy (**Exhibit B**). Staff will present these items as the Commission is reviewing the element/area plan where the request is directed. Staff does not intend to provide direct responses to individual requests, but intends to respond to the Planning Commission, if they so request. If requested by the Commission, staff will either attempt to respond and/or the Commission may "flag" certain matters with direction for staff to return with a response.



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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 (revised), Ex C- Gov't Code Compliance matrix. Ex D-Errata (revised); Ex E-Summary of Revised GP Policies (new)

## 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"> <li>• Map legend revisions:               <ul style="list-style-type: none"> <li>- Icons modified and rearranged;</li> <li>- Elevation key added to explain map colors.</li> </ul> </li> </ul>
2	Incorporated Cities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>- Map legend – minor modifications to map icons.</li> </ul>
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"> <li>• Topography added to map.</li> <li>• Map legend – minor modifications to map icons.</li> <li>• Text box added addressing coastal boundary of the Castroville Community Plan area</li> <li>• Chualar Community Area boundary policy reference corrected.</li> <li>• Pajaro Community Area boundary corrected to follow RDA boundary</li> </ul>
5	Rural Centers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Topography added to map;</li> <li>• Map legend – minor modifications to map icons.</li> </ul>
6	Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Title changed from, “Highways &amp; Roads” to “Circulation Plan”</li> <li>• 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"> <li>○ Railroads</li> <li>○ Ports</li> <li>○ Airports</li> <li>○ Coastal Boundaries</li> <li>○ Proposed West-Side By-pass</li> <li>○ Rural Centers</li> <li>○ Community Areas</li> </ul> </li> </ul>
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"> <li>• Previously Figure S-2 issued September 3, 2008 with General Plan Errata.</li> <li>• Map identifies all 100-year floodplain areas.</li> <li>• Change to Legend include Title and Icons.</li> <li>• Topography added to map.</li> </ul>
8c	Awareness Floodplains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Previously Figure S-3 issued September 3, 2008 with General Plan Errata.</li> <li>• Map identifies floodplain awareness areas within Monterey County mapped by the California Department of Water Resources.</li> <li>• Change to Legend include, Title and Icons.</li> <li>• Topography added to map.</li> </ul>
8d	Dam Inundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Map identifies dam floodplain areas within Monterey County.</li> </ul>
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"> <li>• Formerly titled, “Existing Noise Contours Roadways – North County”.</li> <li>• Additional icons that correspond to added information on the map, including:               <ul style="list-style-type: none"> <li>○ Sensitive Receptors;</li> <li>○ Railroads; and</li> <li>○ Airports or Airfields</li> </ul> </li> </ul>

**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"> <li>• Formerly titled, “Existing Noise Contours Roadways – Greater Salinas”.</li> <li>• Additional icons that correspond to added information on the map, including:               <ul style="list-style-type: none"> <li>○ Sensitive Receptors;</li> <li>○ Railroads; and</li> <li>○ Airports or Airfields</li> </ul> </li> </ul>
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"> <li>• Formerly titled, “Existing Noise Contours Roadways – Greater Monterey Peninsula, Carmel Valley and Toro”.</li> <li>• A close-up of Carmel Valley Village has been added.</li> <li>• Additional icons that correspond to added information on the map, including:               <ul style="list-style-type: none"> <li>○ Sensitive Receptors;</li> <li>○ Railroads; and</li> <li>○ Airports or Airfields</li> </ul> </li> </ul>
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"> <li>• Formerly titled, “Existing Noise Contours Roadways – Central Salinas Valley”.</li> <li>• Additional icons that correspond to added information on the map, including:               <ul style="list-style-type: none"> <li>○ Sensitive Receptors;</li> <li>○ Railroads; and</li> <li>○ Airports or Airfields</li> </ul> </li> </ul>

**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"> <li>• Formerly titled, “Existing Noise Contours: Roadways – South County”.</li> <li>• Additional icons that correspond to added information on the map, including:               <ul style="list-style-type: none"> <li>○ Sensitive Receptors;</li> <li>○ Railroads; and</li> <li>○ Airports or Airfields</li> </ul> </li> </ul>
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"> <li>• Formerly titled, “Projected Noise Contours Roadways – North County”.</li> <li>• Additional icons that correspond to added information on the map, including:               <ul style="list-style-type: none"> <li>○ Sensitive Receptors;</li> <li>○ Railroads; and</li> <li>○ Airports or Airfields</li> </ul> </li> </ul>
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"> <li>• Formerly titled, “Projected Noise Contours Roadways – Greater Salinas”.</li> <li>• Additional icons that correspond to added information on the map, including:               <ul style="list-style-type: none"> <li>○ Sensitive Receptors;</li> <li>○ Railroads; and</li> <li>○ Airports or Airfields</li> </ul> </li> </ul>

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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"> <li>• Formerly titled, “Projected Noise Contours Roadways – Greater Monterey Peninsula, Carmel Valley and Toro”.</li> <li>• A close-up of Carmel Valley Village has been added.</li> <li>• Additional icons that correspond to added information on the map, including:               <ul style="list-style-type: none"> <li>○ Sensitive Receptors;</li> <li>○ Railroads; and</li> <li>○ Airports or Airfields</li> </ul> </li> </ul>
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"> <li>• Formerly titled, “Projected Noise Contours Roadways – Central Salinas Valley”.</li> <li>• Additional icons that correspond to added information on the map, including:               <ul style="list-style-type: none"> <li>○ Sensitive Receptors;</li> <li>○ Railroads; and</li> <li>○ Airports or Airfields</li> </ul> </li> </ul>
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"> <li>• Formerly titled, “Projected Noise Contours Roadways – South County”.</li> <li>• Additional icons that correspond to added information on the map, including:               <ul style="list-style-type: none"> <li>○ Sensitive Receptors;</li> <li>○ Railroads; and</li> <li>○ Airports or Airfields</li> </ul> </li> </ul>
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"> <li>• Topography added to map.</li> <li>• City and Area names on map have been replaced with a bigger and bolder font.</li> <li>- Map legend rearranged.</li> </ul>

**EXHIBIT A**  
**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"> <li>• Topography added to map.</li> <li>• City and Area names on map have been replaced with a bigger and bolder font.</li> <li>- Map legend rearranged.</li> </ul>
14	Scenic Highway Corridors and Visual Sensitivity: Greater Monterey Peninsula	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Topography added to map.</li> <li>• City minor streets removed for clarity</li> <li>• Map and map legend modified to show Coastal Zone Boundary.</li> <li>- Icon modifications.</li> </ul>
15	Scenic Highway Corridors and Visual Sensitivity: North County	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Topography added to map.</li> <li>• City minor streets removed for clarity (no change in pattern)</li> <li>• Map and map legend modified to show Coastal Zone Boundary.</li> </ul>
16	Scenic Highway Corridors and Visual Sensitivity: Toro	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Topography added to map.</li> <li>• Map and Map Legend revised to include scenic vista location:</li> </ul>
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)



**EXHIBIT A**  
**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"> <li>• Topography added to map.</li> <li>- Map legend revised to include minor icon modifications.</li> <li>- City Sphere of Influence added</li> </ul>
AWCP-4	Williamson Act Lands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Map legend revised to include icon modifications.</li> </ul>
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"> <li>• Map and map legend revised to include Coastal Zone Boundary:</li> <li>- Icon modifications;</li> <li>- Text Box added stating that the General Plan only applies to the inland areas of the Castroville Community Plan.</li> </ul>
CA-3	Community Areas: Chualar	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>• Text Box reference to policy corrected.</li> </ul>
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"> <li>• New photo taken in 2007 for map.</li> <li>• Community Area boundary adjusted to follow RDA boundary.</li> </ul>
LU-1	Land Use Plan: Coast (Non-Coastal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Map and map legend revised to include: <ul style="list-style-type: none"> <li>○ National Forestry Boundaries.</li> <li>○ Forest lands designated Resource Conservation.</li> <li>○ Military Boundaries</li> <li>○ New color for Resource Conservation Land Use.</li> <li>○ Density values shown..</li> </ul> </li> </ul>

**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"> <li>• Density values shown</li> <li>• Detail Map relocated and Detail area expanded.</li> <li>• City and Area names on map have been replaced with a bigger and bolder font.</li> <li>• Map legend includes an added statement to inform that the densities shown are for Cachagua area only.</li> <li>• National Forestry Boundaries.</li> <li>• Forest lands designated Resource Conservation.</li> </ul>
LU-3	Land Use Plan: Carmel Valley Master Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Density values shown</li> <li>• 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.</li> <li>• Map Legend modified to add symbol for Affordable Housing Overlay.</li> <li>• Removed Rural Center Boundary and added Rancho Canada Village Special Treatment Area boundary.</li> <li>• Delfino (Airport Site) Special Treatment Area designation on Land Use Map deleted</li> </ul>
LU-4	Land Use Plan: Central Salinas Valley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Density values shown.</li> <li>• 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.</li> <li>• Map and map legend revised to include: <ul style="list-style-type: none"> <li>- Icon for BLM land</li> <li>- Added boundary delineation for Military installations</li> <li>- Added boundary for National Forest</li> <li>- Forest lands designated Resource Conservation.</li> </ul> </li> </ul>

**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"> <li>• Density values shown.</li> <li>• 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.</li> <li>• Map and map legend revised to include:</li> <li>• Added boundary for National Forest</li> <li>• Forest lands designated Resource Conservation.</li> <li>• Removed Rural Center Boundary and added Rancho Canada Village Special Treatment Area boundary.</li> <li>• Bruno Property land use changed from Farmland to Resource Conservation.</li> </ul>
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"> <li>• Density values shown.</li> <li>• An added statement to inform that densities indicated is for Greater Salinas area only.</li> <li>• Approved Butterfly Village detail map and land use table added.</li> <li>• Map legend revised.</li> <li>• Bruno Property land use changed from Farmland to Resource Conservation.</li> </ul>
LU-8	Land Use Plan: North County	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Density values removed, development density to be lots of record.</li> <li>• Castroville Detail map has an added statement that informs that the General Plan only applies to the inland areas of Castroville.</li> <li>• Map legend revised</li> <li>• Pajaro Community Area boundary adjusted to follow RDA boundary.</li> <li>• 29 acres (Red Barn) returned from Light Commercial back to 1982 land use of Rural Density Residential (reflect deletion of policy T-1.4)</li> </ul>

**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"> <li>• Density values shown.</li> <li>• An added statement to inform that densities indicated is for South County area only.</li> <li>• Map and map legend revised to include:               <ul style="list-style-type: none"> <li>○ BLM land holdings</li> <li>○ National Forestry Boundaries</li> <li>○ Forest lands designated Resource Conservation</li> <li>○ Military Boundaries</li> <li>○ Tank Road added to map.</li> </ul> </li> </ul>
LU-10	Land Use Plan: Toro	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• Density values shown.</li> <li>• Added Lots of Record Overlay to residentially designated properties within El Toro Creek basin.</li> <li>• Detail Area added</li> <li>• An added statement to inform that densities indicated is for Toro area only.</li> <li>• Map legend revised.</li> </ul>
RC-1	Rural Centers: Bradley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• New photo taken in 2007 for map.</li> </ul>
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"> <li>• New photo taken in 2007 for map.</li> <li>• Corrected boundary location along Jolon Road.</li> </ul>
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"> <li>• New photo taken in 2007 for map.</li> </ul>
RC-6	Rural Centers: San Ardo	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• New photo taken in 2007 for map</li> <li>• Cattlemen Road name corrected.</li> </ul>

# 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)

## EXHIBIT B

### General Plan Policy Change Requests

FEIR Ref.	Name	Comments	Resolution
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#### Comments on DEIR

#### Land Use Element

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-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.
L-11	Monterey Peninsula Regional Park District	<ol style="list-style-type: none"> <li>1. Suggestion to include other agencies and organizations in LU-1.1 as being recipients of scenic and conservation easements.</li> <li>2. Request LU-2.2 be modified to treat public viewing areas of parks and open space in same manner as natural resources.</li> <li>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.</li> <li>4. Request to modify LU-2.7 to use open space as buffer around regional parks and open space.</li> <li>5. Modify LU-2.9 to add language including development incentives to obtain conservation easements.</li> <li>6. Modify Goal LU-6 to insure that private development is consistent with public lands.</li> <li>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.</li> <li>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.</li> </ol>	For Planning Commission consideration.

**EXHIBIT B**  
**General Plan Policy Change Requests**

FEIR Ref.	Name	Comments	Resolution
		<p>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.</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>	
N/A	Leagues of Women Voters of the Monterey Peninsula	12. LU-1.7. Development in Rural Centers has been amended indicating that development should meet the criteria that are to follow; however, the list that follows identifies possible uses rather than criteria. This section needs clarification	For Planning Commission consideration
<b>Circulation Element</b>			
L-5	City of Salinas	2. Comment on LOS D not typically found in rural setting.	For Planning Commission consideration
L-11	Monterey Peninsula Regional Park District	<p>10. Amend policy C-10.3 which encourages bike trails on streets to require bike trails when identified on the Comprehensive Bicycle Plan.</p> <p>11. Request for new circulation policy requiring new commercial office and retail development greater than 5,000 square feet to include bike lockers, showers and other facilities that encourage bicycle commuting of employees.</p>	For Planning Commission consideration.
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.
I-5	Doering, John	2. Circulation: LOS should not drop below a Level C.	For Planning Commission consideration
S-6	Cal-Trans	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.

**EXHIBIT B**  
**General Plan Policy Change Requests**

FEIR Ref.	Name	Comments	Resolution
<b>Conservation and Open Space Element</b>			
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: <ol style="list-style-type: none"> <li>a. Fencing to limit deer access to new vineyards.</li> <li>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.</li> <li>c. Breaks every .25 mile to allow passage of all wildlife where winery projects would fragment wildlife habitat.</li> </ol>	See Policy OS-5.19
L-5	City of Salinas	3. Questions Policy OS-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.	For Planning Commission consideration.
L-11	Monterey Peninsula Regional park District	14. Modify OS-1.1 to “solicit and encourage” voluntary restrictions to the development potential of property. 15. Requests modification of OS-1.2 to require 1,000 foot buffer from regional parkland and open space preserves. 16. Requests definition of “substantial” related to policy OS-1.3 which limits ridgeline development where it would result in a substantially adverse visual impact. 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	For Planning Commission consideration.



**EXHIBIT B**  
**General Plan Policy Change Requests**

FEIR Ref.	Name	Comments	Resolution
		<p>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"> <li>• 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?</li> <li>• Commenter believes it is unfair to give Ag-land owners the ability to veto trails across Ag land.</li> <li>• Encouraging the creation of trails is not strong enough language, suggests that incentives be offered.</li> <li>• Asks that (c) be modified to read: <i>“Crop production and food safety guidelines shall be developed to guide the design and location of public trails and trail easements in agriculturally zoned lands.”</i></li> <li>• Does not believe that (d) needs to refer to both public and private lands.</li> <li>• Wishes to reorganize words within sentence of (e).</li> <li>• Comment that (f) omits the reality of existing commercial and residential re-development and is too obtuse on the agricultural issue.</li> <li>• Comment the (g) should include the California Coastal Trail and all new side paths associated with a County or State roadway improvement.</li> </ul> <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</p>	

**EXHIBIT B**  
**General Plan Policy Change Requests**

FEIR Ref.	Name	Comments	Resolution
		<p>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>36. Request to modify the Open Space/Recreation land use definition to eliminate the reference to the overlay designation.</p>	
N/A	Leagues of Women Voters of the Monterey Peninsula	<p>13. C/OS-10. Proposed revisions to the GPOU5 policy on cultivation on steep slopes attempt to address impacts on water quality and biological resources due to conversion of land on steep slopes to agricultural uses. The policy would allow conversion for agricultural uses on slopes "where the area(s) containing slopes exceeding twenty five percent (25%) meet all of the following criteria:</p> <ul style="list-style-type: none"> <li>a) does not exceed 10% of the total area to be covered;</li> <li>b) does not contain a slope over 50%;</li> <li>c) is designated for Farmland, Permanent Grazing or Rural Grazing land use;</li> <li>d) is planted to a permanent crop such as tress or vines; and</li> <li>e) is situated in the interior of the parcel(s) in which the permit is sought."</li> </ul> <p>Does b) mean that the slopes over 50% must be part of the slopes over 25% or that the parcel proposed for planting has slopes over 50%?</p> <p>Does c) mean that only the area exceeding 25% be designated for Farmland, etc. and the rest of the parcel could have other designations?</p> <p>Does d) mean that the parcel is already planted in permanent crops or that permanent crops are proposed for planting? Does d) mean that the only the area with slopes exceeding 25% must be planted in permanent crops?</p> <p>Regarding e), how is "interior" defined, e.g., would an area within a 1 foot perimeter of the parcel be considered as interior?</p>	For Planning Commission consideration

## EXHIBIT B

### General Plan Policy Change Requests

FEIR Ref.	Name	Comments	Resolution
		<p>Even with clarification, we believe that enforcement of the proposed policy is problematic. Most agricultural activities do not require permits, and proposed regulations far exceed any requirement that the agricultural industry must currently meet. Title 21 currently prohibits any conversion of uncultivated land on slopes greater than 25% to agricultural uses. Even this straight-forward regulation has been difficult to enforce, and frequently enforcement has depended on complaints filed by individuals <u>after</u> planting has occurred. We think the current prohibition should remain in place to prevent erosion and degradation of water quality and to protect biological resources and wildlife habitats and corridors.</p> <p>14. C/OS-13. Policies OS-5.1 and OS-5.2 only address protection of listed species. Candidate, sensitive or special status species are excluded from protection. Policy OS-5.4 provides that <b>development</b> comply with U.S. Fish and Wildlife Service and California Department of Fish and Game requirements which address listed species as well as those excluded from the policies. The FEIR finds that this later policy is adequate to address impacts related to the exclusion of candidate, sensitive or special status species from Policies OS-5.1 and OS-5.2. However, many agricultural activities are excluded from the development process since they require no permits and thus would not be addressed by Policy OS-5.4. We believe that OS-5.1 and OS-5.2 should be revised to address candidate, sensitive or special status species.</p> <p>15. C/OS-17. Policy OS-5.2 provides that the County examine the degree to which thresholds predicted in the General Plan EIR for the time frame 2006-2030 for population, residential construction and commercial growth have been attained. If the analysis indicates that actual growth is within 10% of the thresholds, the County shall initiate a General Plan Amendment process to consider expansion of growth areas. The purpose of such expanded areas would be to reduce the loss of species and habitat addressed by Policy OS-5.16</p>	

**EXHIBIT B**  
**General Plan Policy Change Requests**

FEIR Ref.	Name	Comments	Resolution
		<p>due to continued urban growth. The new growth areas shall accommodate at least 80% of the project residential and commercial growth in the unincorporated county from 2030 to buildout. OS-5.21 requires the County to assess related impacts on non-listed species.</p> <p>It is unclear which growth areas would be subject to the policy, i.e., Community Areas and/or Rural Centers. The Community Areas of Boronda, Castroville, Pajaro and Chular are largely surrounded by agricultural land that has been in production for years. . . . Recommends deletion of this policy.</p> <p>16. <u>P.C/OS</u>. Policies OS-5.24 and OS-5.25 are intended to protect wildlife corridors and habitat of migratory birds by requiring discretionary projects to mitigate impacts on these resources. These policies should be applicable to all ministerial and non-permitted development as well as discretionary projects.</p> <p>17. <u>P.C/OS-28</u>. Policy OS-10.11 requires adoption of a Greenhouse Gas (GHG) Reduction Plan within 24 months of adoption of the General Plan. The GHG Plan is to include a target to reduce emissions by 2020 to a level that is 15% less than 2005 emission levels. Nine items are identified for inclusion in the GHG Plan, including the establishment of “an inventory (2006) GHF) emissions in the County of Monterey including but not limited to residential, commercial, industrial and agricultural emissions;...” It is unclear why a 2006 emission inventory would be prepared when the base year is 2005. Also. Mobile source emissions should be added to the list of emissions to be inventoried. This policy also references the 2020 and 2030 reduction goals. What are these goals?</p> <p>18. <u>P.C/OS-10.12</u> Policy OS-10.12 relates to emission controls for sources of PM10. This policy would be more appropriately located after Policy OS-10.9 which relates to non-GHG emission rather than being placed in the middle of GHG policies.</p>	

**EXHIBIT B**  
**General Plan Policy Change Requests**

FEIR Ref.	Name	Comments	Resolution
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**Safety Element**

S-4	Dept. of Forestry & Fire Protection	<p>Concern with Introduction language related to Fire readiness.</p> <p>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.</p>	<p>Modifications suggested by Department of Forestry made in General Plan</p> <p>General Plan Policies were written to conform to the State Board of Forestry and Fire Protection General Plan Fire Safety Element Standard Recommendations</p>
I-16	Robbins, Margaret	31. Policy S.4.29: Why is a meeting only optional and not mandatory?	For Planning Commission consideration.

**Public Services Element**

**Agriculture Element**

L-5	City of Salinas	5. Recommends Resolution 19422 as a model for regional farmland protection.	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-5	Doering, John	1. Opposition to cultivation on slopes greater than 25%.	For Planning Commission consideration.
L-11	City of Salinas	4. Concern with allowing an exemption for Routine and Ongoing Agriculture in the 100 year Floodplain. City requests grading policy 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.	For Planning Commission consideration.

**Economic Development**

**EXHIBIT B**  
**General Plan Policy Change Requests**

FEIR Ref.	Name	Comments	Resolution
<b>Carmel Valley Master Plan</b>			
	Carmel Valley Association.	<ul style="list-style-type: none"> <li>• 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.” [CV-1.6]</i></li> <li>• Reduce the total number of units allowed in the Affordable Housing Overlay at mid-valley from 390 to 266.</li> <li>• 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.</li> </ul>	For Planning Commission consideration.
	Carmel Valley Association	Comment that there should be 32.5 vacant lots rather than 266 to meet the CVMP Housing Cap of 1310.	For Planning Commission consideration
	Delfino	<p>Modify CV-1.6 in one of the following ways:            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> <p>Or if CVA request above is granted:</p>	For Planning Commission consideration.

**EXHIBIT B**  
**General Plan Policy Change Requests**

FEIR Ref.	Name	Comments	Resolution
		<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>	
I-21	Zischke, J	<p>1. Policy CV-2.18: Commenter would like the policy revised. Commenter finds the policy confusing and requires a better interpretation.</p>	Policy CV-2.18 has been revised.
I-22	Sanders, Tim	<p>1. Policy CV-2.18: Questions the policy's interpretation and requests that the policy to be clearer.</p>	Policy CV-2.18 has been revised
L-11	Monterey Peninsula Regional Park District	<p>4. Highlighted policies CV-1.3 and CV-1.7 but no comments given.            5. 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.            6. Modify CV-1.19 to prohibit mines and quarries on land designated Public/Quasi-Public.            7. Identify a parenthesis that should be removed.            8. Request new policy to create a Special Treatment Area for Garland Ranch.            9. Commenter requests that trails be addressed in the Circulation Section of the Carmel Valley Master Plan.            10. Commenter requests that CV-3.1 be modified to create a 1,000 foot setback for properties abutting Garland Ranch.</p>	For Planning Commission consideration

## EXHIBIT B

### General Plan Policy Change Requests

FEIR Ref.	Name	Comments	Resolution
		11. Commenter agrees with Policy CV-3.3. 12. Commenter requests that CV-3.15 be modified to include "Peninsula in the title of Monterey Regional Park District. 13. Remove comma from CV-3.19.	
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 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>	For Planning Commission consideration.
I-16	Robbins, Margaret	38. Commenter wants to <i>"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."</i>	For Planning Commission consideration.
	League of Women Voters	19. <u>Carmel Valley Master Plan (CVMP) Supplemental Policies</u> . The moratorium on subdivisions within the CVMP area has been excluded from these policies. Yet the reason for its adoption - congestion at Carmel Valley Road and Highway 1 has not been addressed. At the same time the methodology for measuring traffic congestion has been revised and made less stringent. Until traffic congestion and access of emergency vehicles to and from the area are addressed, either the moratorium should remain in effect or the allowable growth reduced.	For Planning Commission consideration
<b>Central Salinas Valley</b>			
	Miller's Lodge	Request to amend CSV-1.7 as follows:  CSV-1.7 <u>Special Treatment Area: Millers Lodge - The Miller's</u>	



**EXHIBIT B**  
**General Plan Policy Change Requests**

FEIR Ref.	Name	Comments	Resolution
		<p>Lodge property shall be designated as a Special Treatment Area to recognize historical <u>intensity of use of the property including the day use, camping, recreation, and residential uses that have been present on the parcel since the 1940s. The Millers Lodge property has historically been used for a many as 52 mobile home/ trailer and camping spaces and included commercial uses including a restaurant and store.</u> Special Treatment will allow the owners to apply for <u>discretionary approvals, including rezoning, use permits, subdivision and general development plan as needed to pursue a residential subdivision of up to 45 units, mixed use of the commercial site and continuing recreational use.</u> <del>use permit and general development plan.</del> This policy shall not permit expansion or intensification of the Miller's Lodge property beyond what is currently developed (adoption of the 2007 General Plan), nor allow any new uses not already occurring on the site. <u>It is the purpose of this policy to allow the applications needed for redevelopment of the property to be accepted, reviewed and considered, including necessary environmental review and be decided by the appropriate decision making bodies. This policy does not assure approval of any specific project.</u> (APN: 419-371-007-000)</p>	
<b>North County</b>			
N/A	Culp	Request to change NC-1.5 from limiting new development to the first single family dwelling on a lot of record to allow existing lots to be subdivided to create an additional lot.	
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.
<b>Greater Salinas Area Plan</b>			

**EXHIBIT B**  
**General Plan Policy Change Requests**

FEIR Ref.	Name	Comments	Resolution
L-5	City of Salinas	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"> <li>a. Appropriate to designate area northeast of City as a Special Study Area.</li> <li>b. Any commercial use at Salinas River and Highway 68.</li> <li>c. Commercial uses between Harrison Road and Highway 101.</li> <li>d. Industrial uses in the Espinosa Road Study Area (GS-1.11)</li> <li>e. Permitting of accessory uses and agriculturally zoned property (GS-6.2).</li> </ol>	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.
<b>Fort Ord Master Plan</b>			
L-11	Monterey Peninsula Regional Park District	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>	
<b>Toro Area Plan</b>			
L-11	Monterey Peninsula Regional Park District	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. 38. Commenter indicates that T-3.3 should be modified to include bike paths to the list of ground improvements exempted from the setbacks. 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.	
<b>Greater Monterey Peninsula Area Plan</b>			

**EXHIBIT B**  
**General Plan Policy Change Requests**

FEIR Ref.	Name	Comments	Resolution
L-11	Monterey Peninsula Regional Park District	40. Commenter questions whether GMP-1.2 is consistent with intent and purpose of original dedication. 41. Commenter suggests modifying GMP-1.5 by substituting “uses are considered . . .” for “uses should be considered . . .” 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. 43. Comment that trails and bike paths should be discussed in the Circulation section for the Greater Monterey Peninsula Plan. 44. Modify GMP-3.1 to substitute impacted “common public viewing areas” for impacted areas. 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 Park and the Lower Carmel River</i>	For Planning Commission consideration.
<b>Cachagua Area Plan</b>			
I-16	Robbins, Margaret	33. Question as to why CACH-4.3 only encourages formation of a Fire Protection District and does not demand formation?	For Planning Commission consideration
<b>Miscellaneous</b>			
L-11	Monterey Peninsula Regional Park District	12. Text highlighted but no comments submitted.	
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-20	Weaver, Mike	2. Scenic Highway: Commenter questions why HWY 68 between the	For Planning Commission consideration.

**EXHIBIT B**  
**General Plan Policy Change Requests**

FEIR Ref.	Name	Comments	Resolution
		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.	
N/A	League of Woman Voters of the Monterey Peninsula	<ol style="list-style-type: none"> <li>1. Several deferred mitigation measures and implementation ordinances now include specific performance criteria, eg., exterior lighting requirements, biological study and survey specific ordinance, stream set-back ordinance, Oak Woodland program, and the Adequate Public Facilities and Services Plan.</li> <li>2. Building intensity standards added to land use designations as required by State law.</li> <li>3. Requirement for future development to incorporate Low Impact Development techniques to protect water quality.</li> <li>5. Expansion of criteria for proof of long term sustainable water supply to include effects on in-stream flows needed to support riparian vegetation, wetlands, fish, etc.</li> <li>6. Requirement for discretionary permits for new wells in the Carmel Valley alluvial aquifer and a requirement that all new wells fully offset any increase in extractions from the aquifer.</li> <li>8. Adoption of a 75% waste diversion goal.</li> <li>9. Requirement that wineries provide for proper storage and disposal of pomace resulting from winery operations.</li> <li>10. Requirement for biological studies for permanent facilities with the potential to affect biological resources within the Winery Corridor and to obtain a discretionary permit if the studies indicate a significant impact on biological resources.</li> <li>11. Identification of the maximum units allowed within mapped land use designations. (Maximum units allowed were deleted on the maps included in GPU5.)</li> </ol>	

# EXHIBIT C

## GOVERNMENT CODE COMPLIANCE

Government Code Section 65302

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

<b>Circulation Element</b> (65302 (b))
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Transportation Routes	
<ul style="list-style-type: none"> <li>• Road and Highway Transportation</li> </ul>	Goal C-3
Terminals	
<ul style="list-style-type: none"> <li>• Train</li> <li>• Harbor</li> <li>• Railroad Station</li> <li>• Airports</li> </ul>	Goal C-8 Goal C-9 Goal C-8 Goal C-9
Local Public Utilities and Facilities	
<ul style="list-style-type: none"> <li>• Public transportation</li> <li>• Public Services</li> </ul>	Goal C-6 Goal PS-13

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

# EXHIBIT C

## GOVERNMENT CODE COMPLIANCE

Government Code Section 65302

Category	Addressed In
<ul style="list-style-type: none"> <li>with over 3,000 connections (65352.5)</li> <li>• Forest</li> <li>• Soils</li> <li>• Minerals</li> <li>• Other Natural Resources</li> </ul>	Goal OS-5 Goal OS-3 Goal OS-2 Conservation and Open Space Element (Various)
<b>Natural Resources Located on Public Lands</b>	
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
<b>Noise Element 65302 (f)</b>	
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
<b>Safety Element 65302 (g)</b>	
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"> <li>Evacuation routes</li> </ul>	Table S-1, DEIR, 4.13-7, S-5-14, S-5.15
<ul style="list-style-type: none"> <li>Peak load Water Supply Requirements</li> </ul>	Goal/Policies – PS-2 and PS-3
<ul style="list-style-type: none"> <li>Minimum road widths and clearances around structures</li> </ul>	Policies - S-1.1 & S-4.18, S-4.22, S-5-9, S-5-12, S-5-13
<b>Flood Hazards</b>	
<ul style="list-style-type: none"> <li>Map of flood hazard zones</li> </ul>	Figure 8a
<ul style="list-style-type: none"> <li>National Flood Insurance Program maps published by FEMA</li> </ul>	Figure 8a
<ul style="list-style-type: none"> <li>Information about flood hazards that is available from the United States Army Corps of Engineers</li> </ul>	Figure 8a
<ul style="list-style-type: none"> <li>Dam failure inundation maps prepared pursuant to Section 8589.5 that are available from the Office of Emergency Services</li> </ul>	Figure 8d
<ul style="list-style-type: none"> <li>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</li> </ul>	Figure 8b
<ul style="list-style-type: none"> <li>Maps of levee protection zones</li> </ul>	Policy - S-3.8
<ul style="list-style-type: none"> <li>Areas subject to inundation in the event of the failure of project or non project levees or floodwalls</li> </ul>	Policy - S-3.8
<ul style="list-style-type: none"> <li>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</li> </ul>	Figure S-2, with applicable GIS overlays and aerials
<ul style="list-style-type: none"> <li>Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities</li> </ul>	Figure 8a, with applicable GIS overlays and aerials
<ul style="list-style-type: none"> <li>Local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services</li> </ul>	Policies - S-5.2, S-5.6
<b>Comprehensive goals, policies and objectives for protection of community from unreasonable risks of flooding</b>	
<ul style="list-style-type: none"> <li>Minimize risk of flooding on new development</li> </ul>	Policy S-2.1
<ul style="list-style-type: none"> <li>Evaluating whether new development</li> </ul>	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"> <li>Maintain structural and operational integrity of essential public facilities</li> </ul>	Policy S-4.26
<ul style="list-style-type: none"> <li>Locate new essential public facilities outside flood hazard zones.</li> </ul>	Policy S-5.13
<ul style="list-style-type: none"> <li>Promote cooperative working relationships between public agencies</li> </ul>	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
<b>Other Components</b>	
Urban Water Plans 65302.2 <ul style="list-style-type: none"> <li>Urban water management Plan a source document.</li> </ul>	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"> <li>Initial earthquake performance evaluation of public facilities.</li> <li>Inventory of private facilities that are potentially hazardous</li> <li>Plan to reduce the potential risk from private and governmental facilities.</li> </ol>	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"> <li>a. <u>Development shall be limited to the creation of a clustered, rural density, residential subdivision consistent with the surrounding residential development.</u></li> <li>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></li> <li>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></li> <li>d. <u>Development of the residential properties shall be required to comply with visual sensitivity policies of the Toro Area Plan.</u></li> <li>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></li> <li>f. <u>Any subdivision within the STA must comply with the inclusionary housing ordinance in effect as of 1998.</u></li> </ul> <p><u>Neither an infrastructure study nor a rural center plan is required for the development of the Mohsin-Samoske STA.</u></p>
<p>Modification proposed as a result of response to comments in FEIR. See Master Response 11.</p>	<p>b. <del>Castroville (Figure CA2). (as applicable to the inland area of the County) To the extent that the Castroville Community Area is located in the coastal zone, that portion of the Community Area shall require an amendment to the Local Coastal Program certified by the California Coastal Commission as part of the Community Plan process.</del></p>

**EXHIBIT D**  
**2010 General Plan Errata**

ERRATA SUMMARY	PROPOSED CHANGE
<p>Add language to the end of C-1.12 to address traffic impacts associated with the AWCP in response to comments received on the DEIR.</p>	<p><u>Until such time as the County Traffic Impact Fee Program and CIFP for the AWCP are adopted, all new development in the AWCP will be required to prepare a Traffic Impact Analysis ( TIA) regardless of the level of CEQA analysis conducted for the Project. Project-specific ( Tier 1) mitigation measures identified in the TIA will be required to be implemented concurrently. If a TIA identifies a Traffic Tier impact, the development will be required to make a “fair share” payment for that impact. For discretionary permits and approvals, Policies C-1.3 and C-1.4 shall apply. In addition, all projects are subject to payment of the TAMC Regional Development Impact Fee.</u></p>

## EXHIBIT E

### Summary of Revised GP Polices In Response to DEIR Comments

GP ELEMENT	POLICIES	ILLUSTRATIVE COMMENT (S)
LAND USE	<b>LU-1.13</b>	See O-15.1
LAND USE	<b>LU-2.16</b>	See L-2.3; L-4.3; L-5.1
LAND USE	<b>LU-2.35</b>	See O-8.1 and O-9b.10
CIRCULATION	<b>C-1.1</b>	See O-5b.89
CIRCULATION	<b>C-1.3 and C-1.4</b>	Staff revision to clarify language; There were also general comments on these policies. See O-11g. 39-41; O-5b.39; MR 6
CIRCULATION	<b>C-1.12 ( See Errata)</b>	Staff revision based on general review; See O-18b.6; O-11g.56
OPEN SPACE	<b>OS-3.5</b>	There were a number of comments on the slope policy in the General Plan. Suggested revisions were discussed at the PC in the summer of 2009. See also O-11g. 21; O-3.6; O-9b.3 ; O-21k.154; MR 3
OPEN SPACE	<b>OS-3.9</b>	See S-9.26
OPEN SPACE	<b>GOAL OS-5 ; OS 5.1 thru-5.16</b>	There were a number of comments regarding the terms utilized in the DEIR specifically "CEQA defined Special Status Species". Staff reviewed the letters and brought suggested policy/mitigation measure modifications to the PC in the summer of 2009. See also S-3.6; O-13a.2; O-9b.9; MR 8.
OPEN SPACE	<b>OS-5.19</b>	S-3.4 –S-3.5; O-14a.6
OPEN SPACE	<b>OS-5.20 AND OS-5.21</b>	I-12.4; O-12a.5&O-12a.6; O-20c.1; MR 2; MR 3; MR8
OPEN SPACE	<b>OS-5.22</b>	S-9.27; O-14a.12
OPEN SPACE	<b>OS-5.23</b>	O-4
OPEN SPACE	<b>OS-5.24</b>	O-11g. 84; S-3.3
OPEN SPACE	<b>OS-5.25</b>	O-17.12; Staff also received letters regarding emergency fire policies that were provided to the PC
OPEN SPACE	<b>OS-10.9 - OS-10.10</b>	L-10.33, L10.34 & L-10.41
OPEN SPACE	<b>OS-10.11</b>	Dates were changed in response to changed direction from CARB; I-6.6 and I-6.8
SAFETY	<b>S-3.9</b>	S-9.26
PUBLIC SERVICES	<b>Table PS-1 fn5 and Table PS-2</b>	S-9.16
PUBLIC SERVICES	<b>PS-2.6</b>	S-9.06; O-11g.24
PUBLIC SERVICES	<b>PS-3.3; PS-3.4</b>	Staff /consultant review of several comments regarding lots of record;

## EXHIBIT E

### Summary of Revised GP Polices In Response to DEIR Comments

GP ELEMENT	POLICIES	ILLUSTRATIVE COMMENT (S)
		O-9.07; I-19a.12; I-14; MR 4
PUBLIC SERVICES	<b>PS3.17&amp; PS3.18</b>	There were a number of comments about the timeframes in the General Plan including reliance on long term projects and post 2030 planning. These were discussed at the PC in the summer of 2009. See also O-21K.160; O-21K.172; O-21K.203; O-14a.2 ; and L-12.14; MR2; MR4
PUBLIC SERVICES	<b>PS-3.16</b>	L-8.1
PUBLIC SERVICES	<b>PS-4.7</b>	S-9.17
PUBLIC SERVICES	<b>PS-5.5</b>	There were comments at the PC workshop in the summer of 2009 regarding the viability of anaerobic digester in wine facilities.
AWCP	<b>3.3 Permitted Uses</b>	O-11g.19; O-20C.2 MR 3; MR 8
PUBLIC SERVICES	<b>PS-4.12</b>	S-9.16