

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> April 28, 2010 <b>Time:</b> 10:30 AM	<b>Agenda Item No. 4</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 May 12, 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	

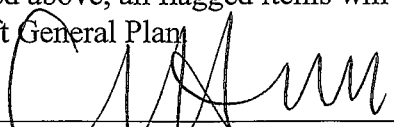
**RECOMMENDATION:** Staff recommends that the Planning Commission:

- 1) Continue discussion of the draft General Plan and Environmental Impact Report (Project); and
- 2) Continue the public hearing to may 12, 2010 for further consideration of the Project.

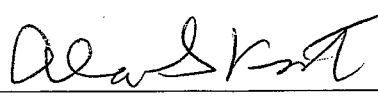
**DISCUSSION:**

On April 14, 2008, the Commission began working through the General Plan from the beginning. The discussion ended following discussion of Policy OS-3.5. Staff proposes that we continue from the point we left off and continue an initial review of the policies in the order they are presented in the General Plan. Policies "flagged" by the Commission will be addressed in a report following completion of this initial review. At that time, staff intends to return with a staff report of the flagged items that includes a discussion of the intent behind the policy. Depending on the level of direction from the Commission, staff may provide alternative language for consideration. Alternatively, the Commission may consider if and or how to revise the draft General Plan language.

Staff continues to receive public requests to modify General Plan policy, and an updated version will be forthcoming separate from the Commission agenda packet. These requests are listed in **Exhibit B**, and are to be considered by the Commission as you are reviewing the element/area plans. 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. As noted above, all flagged items will be addressed in a report following the initial review of the draft General Plan



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 April 21, 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

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

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

**Land Use Element**

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.	<u>Flagged 4/14</u>
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> <li>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.</li> <li>13. Recommend new policy that would prohibit land uses that are</li> </ol>	<u>No Recommendation</u>

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		inconsistent with ongoing park and open space operations on Public/Quasi-Public conservation lands.	
N/A	Leagues of Women Voters of the Monterey Peninsula	12. LU-1.7-2.29. 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	Flagged 4/14
<b>Circulation Element</b>			
L-5	City of Salinas	2. Comment on LOS D not typically found in rural setting.	No Recommendation
L-11	Monterey Peninsula Regional Park District	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 lockers, showers and other facilities that encourage bicycle commuting of employees.	OS-1.10 allows Planning Areas to develop a Bike/Trail Plan. Certain Area Plans include policies: CACH-3.8 CV-3.19 GMP-3.11, GM)-3.13NC-3.7
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. <u>One new road is planned; Westside bypass (GS AP)</u> The Noise Element mapping uses this as a base figure.
I-5	Doering, John	2. Circulation: LOS should not drop below a Level C.	No Recommendation
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, C-2.7 and C-8.2 work together to accomplish this purpose.
<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. <i>26.1.9 "In order to preserve the County's scenic and rural character, ridgeline development shall not be allowed unless a special permit is first obtained. Such permit shall only be granted upon findings being made that the development as conditioned by permit will not create a substantially adverse visual impact when viewed from a common public</i>	See Policies OS-1.3 and OS-1.5  <u>2010 GP GLOSSARY "RIDGELINE DEVELOPMENT means development on the crest of a hill which has the potential to create a silhouette against the sky or other substantial adverse impact when viewed from a common</u>

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		<p><i>viewing area. New subdivisions shall avoid lot configurations which create building sites that will constitute ridgeline development. Siting of new development visible from private viewing areas, may be taken into consideration during the subdivision process.</i></p> <p><b><u>Definition of Ridgeline Development</u></b> <i>Development on the crest of a hill which has the potential to create a silhouette or other substantially adverse impact when viewed from a common public viewing area."</i></p>	public viewing area"
13	California Department of Fish & Game	<p>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:</p> <ul 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> </ul>	See Policy OS-5.19
L-5	City of Salinas	<p>3. Questions Policy OS-1.1 related to the inadequacy of voluntary restrictions in visually sensitive areas. <del>City encourages the County to prepare a Storm Water Management and Control Plan similar to that required of the City by the State.</del></p>	<p><u>No Recommendation</u> <u>See Safety Element</u></p>
L-11	Monterey Peninsula Regional park District	<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 it 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</p>	OS-1.3, OS-1.10 Flagged by PC

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		<p>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"> <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>	

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		<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>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 GPU5 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." <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</p> </li></ul>	For Planning Commission consideration

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		<p>foot perimeter of the parcel be considered as interior?</p> <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</p>	

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		<p>reduce the loss of species and habitat addressed by Policy OS-5.16 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>	



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FEIR Ref.	Name	Comments	Resolution
<b>Safety Element</b>			
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	<del>3. Questions Policy OS 1.1 related to the inadequacy of voluntary restrictions in visually sensitive areas.</del> City encourages the County to prepare a Storm Water Management and Control Plan similar to that required of the City by the State.	<u>Policies S-3.4, S-3.5, S-3.7, S-3.9</u>
S-4	Dept. of Forestry & Fire Protection	Concern with Introduction language related to Fire readiness.  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.	Modifications suggested by Department of Forestry made in General Plan  General Plan Policies were written to conform to the State Board of Forestry and Fire Protection General Plan Fire Safety Element Standard Recommendations.
I-16	Robbins, Margaret	31. Policy S.4.29: Why is a meeting only optional and not mandatory?	For Planning Commission consideration.
<b>Public Services Element</b>			
<b>Agriculture Element</b>			
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	For Planning Commission consideration.

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FEIR Ref.	Name	Comments	Resolution
		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.	
<b>Economic Development</b>			
<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</i></p>	For Planning Commission consideration.

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		<p><i>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> <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	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
L-11	Monterey Peninsula Regional Park District	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	For Planning Commission consideration

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		<p>designated Public/Quasi-Public.</p> <p>7. Identify a parenthesis that should be removed.</p> <p>8. Request new policy to create a Special Treatment Area for Garland Ranch.</p> <p>9. Commenter requests that trails be addressed in the Circulation Section of the Carmel Valley Master Plan.</p> <p>10. Commenter requests that CV-3.1 be modified to create a 1,000 foot setback for properties abutting Garland Ranch.</p> <p>11. Commenter agrees with Policy CV-3.3.</p> <p>12. Commenter requests that CV-3.15 be modified to include "Peninsula in the title of Monterey Regional Park District.</p> <p>13. Remove comma from CV-3.19.</p>	
O-16	Nature Conservancy	<p>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:</p> <p>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></p>	For Planning Commission consideration.
I-16	Robbins, Margaret	<p>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></p>	For Planning Commission consideration.
	League of Women Voters	<p>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</p>	For Planning Commission consideration

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		addressed, either the moratorium should remain in effect or the allowable growth reduced.		
<b>Central Salinas Valley</b>				
	Miller's Lodge	<p>Request to amend CSV-1.7 as follows:</p> <p>CSV-1.7 <u>Special Treatment Area: Millers Lodge</u> - The Miller's 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> use-permit and general development plan. 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. It is <u>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.</u> This policy does not assure approval of any specific project. (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		

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		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>			
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	

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		<p>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>	
<b>Greater Monterey Peninsula Area Plan</b>			
L-11	Monterey Peninsula Regional Park District	<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 Park and the Lower Carmel River</i></p>	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	12. Text highlighted but no comments submitted.	

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

FEIR Ref.	Name	Comments	Resolution
	Peninsula Regional Park District		
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 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.
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</li> </ol>	



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

FEIR Ref.	Name	Comments	Resolution
		<p>significant impact on biological resources.</p> <p>11. Identification of the maximum units allowed within mapped land use designations. (Maximum units allowed were deleted on the maps included in GPU5.)</p>	