

MONTEREY COUNTY PLANNING COMMISSION

Meeting: May 26, 2010 Time: 1:30 P.M.		Agenda Item No. 7
Project Description: Public Hearing to.		
<ol style="list-style-type: none"> 1) Consider the 2010 Draft Monterey County General Plan and Environmental Impact Report (Project); and 2) Continue the public hearing to June 9, 2010 for further consideration of the Project. 		
Project Location: Unincorporated County (non-coastal)	APN: Countywide	
Planning File Number: PLN070525	Name: County of Monterey	
Plan Area: Cachagua, Carmel Valley, Central Salinas Valley, Greater Monterey Peninsula, Fort Ord, Greater Salinas, North County (Inland), South County, Toro, Agricultural and Winery Corridor	Flagged and staked: N/A	
Zoning Designation: : Multiple		
CEQA Action: Environmental Impact Report prepared (EIR #07-01, SCH#: 2007121001)		
Department: RMA - Planning Department		

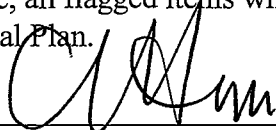
RECOMMENDATION: Staff recommends that the Planning Commission:

- 1) Continue discussion of the draft General Plan and Environmental Impact Report (Project); and
- 2) Continue the public hearing to June 9, 2010 for further consideration of the Project.

DISCUSSION:

On May 12, 2008, the Commission continued working through the General Plan completing the Open Space/Conservation Element, Safety Element and Public Services Element. Staff proposes that we continue from the point we left off (Agricultural Element) 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.



Carl P. Holm, AICP, Assistant Director of Planning
(831) 755-5103 or holmcp@co.monterey.ca.us
May 18, 2010



Alana S. Knaster, Deputy Director, RMA
(831) 755-5322 or knastera@co.monterey.ca.us

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

Ref.	Name	Comments	Resolution
Land Use Element			
FEIR L-16	TAMC	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.	Flagged 4/14
FEIR L-11	Monterey Peninsula Regional Park District	<p>Suggestion to include other agencies and organizations in LU-1.1 as being recipients of scenic and conservation easements.</p> <p>Request LU-2.2 be modified to treat public viewing areas of parks and open space in same manner as natural resources.</p> <p>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.</p> <p>Request to modify LU-2.7 to use open space as buffer around regional parks and open space.</p> <p>Modify LU-2.9 to add language including development incentives to obtain conservation easements.</p> <p>Modify Goal LU-6 to insure that private development is consistent with public lands.</p> <p>Comment on LU-6.4 that planning for private lands adjacent to public lands must be done in cooperation with owners of public lands.</p> <p>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.</p> <p>Amend LU-8.5 related to the use of open space buffers to require an 1,000 foot Open Space Buffer around public parks.</p> <p>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>	No Recommendation
Letter 3/31/10	Leagues of Women Voters	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	LU-2.29 Flagged by PC

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Ref.	Name	Comments	Resolution
	of the Monterey Peninsula	list that follows identifies possible uses rather than criteria. This section needs clarification	
Letter 4/12/10	City of Carmel-by-the-Sea	Sphere of Influence (LU-2.16) Oppose high density adjacent to City	No Recommendation
PC 4/14	Tom Carvey	LU-2.12 ; need some market rate to build affordable.	LU-2.12 Flagged by PC
PC 4/14	Mike Weaver	Toro LU Map ; Ferrini zoning; shown as LDR versus no zoning	No Recommendation
PC 4/14	Open Monterey Project (Molly Erickson)	LU-1.4, LU-2.10, LU-2.26 ; APFS and water supply LU-2.37 ; B & B use compatible if impacts from employees and guests are mitigated. Should be all impacts – deliveries etc.	LU-2.10 Flagged by PC
PC 4/14	Dale Arron	LU-2.22 ; Pajaro in floodplain. Wisdom of Rural Center in floodplain?	No Recommendation
Circulation Element			
FEIR 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.
FEIR L-5	City of Salinas	Comment on LOS D not typically found in rural setting.	No Recommendation
FEIR L-11	Monterey Peninsula Regional Park District	Amend Policy C-10.3 which encourages bike trails on streets to require bike trails when identified on the Comprehensive Bicycle Plan. 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, GMP-3.13NC-3.7
FEIR O-12A	League of Women Voters of the Monterey Peninsula	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. One new road is planned; Westside bypass (GS AP) The Noise Element mapping uses this as a base figure.
FEIR I-5	Doering, John	Circulation: LOS should not drop below a Level C.	No Recommendation
PC	Mike Weaver	Circ; Early projects had mitigation to build Corral de Tierra bypass	No Recommendation

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4/14		(e.g., Las Palmas), which is not shown.	
Conservation and Open Space Element			
FEIR S-13	California Department of Fish & Game	<p>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> <ol style="list-style-type: none"> a. Fencing to limit deer access to new vineyards. b. Any wire mesh fencing in San Joaquin Kit Fox range should be constructed of mesh not smaller than six (6) by six (6) inches at ground level or other designs that are permeable to kit fox. c. Breaks every .25 mile to allow passage of all wildlife where winery projects would fragment wildlife habitat. 	See Policy OS-5.19 No Recommendation
FEIR O-3	California Native Plant Society (CNPS)	<p>Commenter requests that the starting sentence for GP 1982 Policy 26.1.9 for Ridgeline Development be retained in GP 2007.</p> <p>26.1.9 <i>“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 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>Definition of Ridgeline Development <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>	See Policies OS-1.3 and OS-1.5
FEIR L-5	City of Salinas	Questions Policy OS-1.1 related to the inadequacy of voluntary restrictions in visually sensitive areas.	No Recommendation

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Ref.	Name	Comments	Resolution
FEIR L-11	Monterey Peninsula Regional park District	<p>Modify OS-1.1 to “solicit and encourage” voluntary restrictions to the development potential of property.</p> <p>Requests modification of OS-1.2 to require 1,000 foot buffer from regional parkland and open space preserves.</p> <p>Requests definition of “substantial” related to Policy OS-1.3 which limits ridgeline development where is would result in a substantially adverse visual impact.</p> <p>Requests that Policy OS-1.4 calling for the development of ridgeline criteria be modified to specify that conservation organizations should be a party to the development of the criteria since they are responsible for upholding the public trust values of view shed.</p> <p>Confirmation that OS-1.6 means that ridgeline development policies apply outside areas which have a specific plan.</p> <p>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>Modify OS-1.8 to include incentive programs. Divide Policy OS-1.9 into two policies</p> <p>Comments and questions about OS-1.10:</p> <ul style="list-style-type: none"> • What is the intent of segregating motorized and non-motorized trails? Is the County implying that private lands are the primary source of motorized trails? • Commenter believes it is unfair to give Ag-land owners the ability to veto trails across Ag land. • Encouraging the creation of trails is not strong enough language, suggests that incentives be offered. • Asks that (c) be modified to read: “<i>Crop production and food safety guidelines shall be developed to guide the design and location of public trails and trail easements in agriculturally zoned lands.</i>” • Does not believe that (d) needs to refer to both public and private lands. • Wishes to reorganize words within sentence of (e). 	OS-1.3, OS-1.10 Flagged by PC

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Ref.	Name	Comments	Resolution
		<ul style="list-style-type: none"> • Comment that (f) omits the reality of existing commercial and residential re-development and is too obtuse on the agricultural issue. • Comment the (g) should include the California Coastal Trail and all new side paths associated with a County or State roadway improvement. <p>Comment that Figure 7 should be reserved for the “Visually Sensitive Resources GIS Map.”</p> <p>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>Requests modification of OS-2.5 to prohibit mineral extraction and mining operations on Public/Quasi-Public lands.</p> <p>Request to modify the Open Space/Recreation land use definition to eliminate the reference to the overlay designation.</p>	
FEIR I-5	Doering, John	Policy OS-3.5 ; Opposition to cultivation on slopes greater than 25%.	OS-3.5 Flagged by PC
Email 2/12/10	Richard Smith	Policy OS-3.5 , science of slopes	OS-3.5 Flagged by PC
Letter 3/31/10	Leagues of Women Voters of the Monterey Peninsula (Dennis Mar)	<p>OS-3.5. 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> <ol style="list-style-type: none"> a) does not exceed 10% of the total area to be covered; b) does not contain a slope over 50%; c) is designated for Farmland, Permanent Grazing or Rural Grazing land use; d) is planted to a permanent crop such as trees or vines; and e) is situated in the interior of the parcel(s) in which the permit is sought.” 	<p>OS-3.5, OS-5.4, OS-5.25, OS-10.9, OS-10.11, OS-10.12 Flagged by PC</p> <p>OS-5.16 and OS-5.19 to be addressed in Resolution</p>

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Ref.	Name	Comments	Resolution
		<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> <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>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 development 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>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-</p>	

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		<p>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 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>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>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>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</p>	

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Ref.	Name	Comments	Resolution
		relates to non-GHG emission rather than being placed in the middle of GHG policies.	
Letter 3/25/10	Richard Smith	Policy OS-3.5 , retain language from GPU4	OS-3.5 Flagged y PC
Letter 4/6/10	Joseph McCarthy	Delete Policy OS-10.13 due to negative financial impact.	No Recommendation
Letter 4/12/10	Open Monterey Project (Michael Stamp)	OS-3.5 Prohibit conversion and irrigating of slopes over 25% Clarify draft GPU language	OS-3.5 Flagged y PC
Letter 4/12/10	City of Carmel- by-the-Sea	Support Green Building Ordinance (OS-10.12), GHG (OS-10.11, OS-10.14)	OS-10.11 Flagged by PC
Letter 4/13/10	Farm Bureau (Christopher Bunn)	OS-3.5 Ag vs Non-Ag different, return to 2007 GP language OS-5.16 Reference State and Fed listed only OS-5.19 Limit to Project-by-Project OS-5.21 Project-by-Project mitigation/fee program OS-5.22 Include ROAA as “appropriate” use. Exempt blue lines OS-5.24 Strike inclusion of specific references OS-10.11 Timelines, Safety valve to adjust if laws change	OS-3.5, OS-10.11 Flagged by PC
PC 4/14	Richard Smith	OS-3.5 invented answer on biology related to slope conversion...not based on science. What is amount of tolerable erosion that is at issue?	OS-3.5 Flagged by PC
PC 4/14	Kurt Golnick	OS-3.5 ; Policy makes sense – South County has low soil erodibility and low rainfall- Ministerial Permit for 15%-25%.	OS-3.5 Flagged by PC
PC 4/14	LandWatch (Amy White)	OS-3.5 did not address their concerns.	OS-3.5 Flagged by PC
PC 4/14	Open Monterey Project (Molly Erickson)	OS-3.5 did not address their concerns. Should include irrigated or not as one of the factors for previous cultivation. Limitation of % of area to be converted encourages more conversion. Slope in excess of 50% -- what if above a steep and highly erodable slope? Concern that discretionary permits for slopes at 10-15% would require mandatory approval and allow no discretion.	OS-3.5 Flagged by PC
PC 4/14	Nancy Isakson	OS-3.5 , go back to old language	OS-3.5 Flagged by PC

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Ref.	Name	Comments	Resolution
Email 4/20/10	Richard Smith	OS-3.5 retain language from GPU4	OS-3.5 Flagged by PC
PC 4/28	Brian Clark	OS-3.5 Slope policy more stringent than Napa and Sonoma	OS-3.5 Flagged by PC
PC 4/28	CVA (Dale Agron)	C/OS is weaker	No Recommendation
PC 4/28	Farm Bureau (Christopher Bunn)	OS-5.22 Ag waiver...conflict with new RWQCB? OS-5.24 ; biased references...delete	Review RWQCB
PC 4/28	LandWatch (Amy White)	OS-3.5 ; Review other Counties re Water Quality (303c report). Enforcement?	OS-3.5 Flagged by PC
PC 4/28	Open Monterey Project (Molly Erickson)	OS-3.9 add “on-site” amend “and/or” to “and” “will” vs “shall” (see Misc) OS-5.25 Format (numbering)	Clean up formatting of OS-5.25
PC 4/28	Open Monterey Project (Molly Erickson)	OS-6.1, 6.2, 6.3 Clarify Phase I, II, and III arch studies or surveys OS-6.6 County significance guidelines two policies, County versus State Consistent terminology	Clean up language Check accuracy of wording and terminology
PC 4/28	Farm Bureau (Christopher Bunn)	OS-10 Ag benefit of sequestering GHG through crops (value)? How does wildfire affect calculation of GHG?	
PC 5/12/10	FANS	OS-3.3 ; recommended edits to add specificity OS-3.5 ; recommended edits regarding Elkhorn Slough and Moro Cojo Slough OS-3.9 ; recommended edits, amend timeline OS-3.10 ; Add new policy	
Safety Element			
FEIR 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

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Ref.	Name	Comments	Resolution
			Plan Fire Safety Element Standard Recommendations.
FEIR L-4	City of Marina	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.
FEIR L-5	City of Salinas	City encourages the County to prepare a Storm Water Management and Control Plan similar to that required of the City by the State.	Policies S-3.4, S-3.5, S-3.7, S-3.9
FEIR I-16	Robbins, Margaret	Policy S-4.29: Why is a meeting only optional and not mandatory?	No Recommendation
Letter 5/12/10	CVA (Christine Williams)	S-4.31; Last sentence unclear S-4.32; Shall v Must S-7; leaf blower noise in densely populated neighborhoods	S-4.31-33 Flagged by PC
PC 5/12	Open Monterey Project (Molly Erickson)	S-7.8; Question re Vibration study S-7.9; Question re Noise Mitigation study S-7.10; Private contracts	Flagged by PC to clarify application (contracts) Details to be addressed in Ordinance
PC 5/12/10	FANS	S-1.6; Reference to OS-3.5 S-3.7; timeline	No Recommendation
PC 5/12	Engel, Julie	S-2.7; question raising floodplain property S-4.27; thresholds (subdivision of subdivision)	BOS policy choice
PC 5/12	FANS (Klaus Kloeppel)	Comments re FEIR responses	No Recommendation
PC 5/12	CVA (Christine Williams)	5/12 letter	No Recommendation
PC 5/12	CVA (Dale Agron)	100 yr floodplain	BOS policy choice
PC 5/12	Open Monterey Project (Molly Erickson)	S-7.8 to S-7.10; enforceability and accountability	Flagged by PC
PC 5/12	Farm Bureau (Christopher Bunn)	S-1.5; “can be” v “are”, “new” structures v existing S-4.28; specific micro-climates v broad application in OS-3.5	No Recommendation

Public Services Element

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Ref.	Name	Comments	Resolution
Letter 5/12/10	CVA (Christine Williams)	PS-2.1 and PS-2.2 ; recommended language to strengthen and clarify. PS-3.3 ; Protections for Carmel River	No Recommendation
Letter 5/12/10	Open Monterey Project (Molly Erickson)	PS-3 ; Clarification of terms (also see Glossary)	PS-3 terms Flagged by PC BOS policy choice
PC 5/12	Engel, Julie	Timelines on programs	Timelines flagged by PC Implementation Plan within 3 months of adoption BOS policy choice
PC 5/12	Open Monterey Project (Molly Erickson)	Clarification of terms (also see Glossary)	PS-3 terms Flagged by PC BOS policy choice
PC 5/12	LandWatch (Amy White)	Timelines on programs	Timelines flagged by PC Implementation Plan within 3 months of adoption BOS policy choice
PC 5/12	Isakson, Nancy	Table PS-2, PS-3, PS-3.4 ; “new development”, applicability for Ag wells.	PS-3 terms flagged by PC
PC 5/12	CVA (Christine Williams)	5/12 letter	No Recommendation
PC 5/12	Farm Bureau (Christopher Bunn)	Timelines PS-3.4 ; Ag wells PS-3.6 ; Ag wells, rubber dam effect PS-4.10 ; Ag wells	Timelines flagged by PC Ag wells Flagged by PC
PC 5/12	CVA (Dale Agron)	PS-9 ; Bilingual staff	Flagged by PC
Agriculture Element			
FEIR L-5	City of Salinas	Recommends Resolution 19422 as a model for regional farmland protection .	For Planning Commission consideration
FEIR L-11	City of Salinas	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	For Planning Commission consideration.

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Ref.	Name	Comments	Resolution
		measurements collected in stream corridors.	
FEIR I-7g	Haines, Jane	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.
Letter 4/8/10	Ag Land Trust (Virginia Jameson)	Modify Policy AG-1.12 “shall” versus “may”, County and City work with Ag Land Trust Modify Ag Element Introduction to recognize Ag Land Trust	For Planning Commission consideration
PC 5/12/10	FANS	AG-3.3 recommended edits	For Planning Commission consideration
Economic Development Element			
Letter 4/12/10	City of Carmel-by-the-Sea	Work collaboratively for Economic Development (ED-1.1)	For Planning Commission consideration
Cachagua Area Plan			
FEIR I-16	Robbins, Margaret	Question as to why CACH-4.3 only encourages formation of a Fire Protection District and does not demand formation?	For Planning Commission consideration
Carmel Valley Master Plan			
FEIR L-11	Monterey Peninsula Regional Park District	Highlighted Policies CV-1.3 and CV-1.7 but no comments given. 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. Modify CV-1.19 to prohibit mines and quarries on land designated Public/Quasi-Public. Identify a parenthesis that should be removed. Request new policy to create a Special Treatment Area for Garland Ranch . Commenter requests that trails be addressed in the Circulation Section of the Carmel Valley Master Plan. Commenter requests that CV-3.1 be modified to create a 1,000 foot setback for properties abutting Garland Ranch. Commenter agrees with Policy CV-3.3 .	For Planning Commission consideration

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Ref.	Name	Comments	Resolution
		Commenter requests that CV-3.15 be modified to include “Peninsula in the title of Monterey Regional Park District. Remove comma from CV-3.19 .”	
FEIR O-16	Nature Conservancy	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: Proposed goal: “ CV-3.8 : <i>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.
FEIR I-16	Robbins, Margaret	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.
FEIR I-21	Zischke, J	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.
FEIR I-22	Sanders, Tim	Policy CV-2.18 : Questions the policy’s interpretation and requests that the policy to be clearer.	Policy CV-2.18 has been revised
Letter 1/12/10	CVA (Glenn Robinson)	Modify CV-1.6 to delete the ability to create 266 new lots of record and substitute the following Language: “ <i>Development on properties with residential land use designations located within the Carmel Valley Master Plan shall be limited to the first single family dwelling on a legal lot of record. Said restriction shall not apply to development within the Affordable Housing Overlay.</i> ” [CV-1.6] Reduce the total number of units allowed in the Affordable Housing Overlay at mid-valley from 390 to 266. Add language that explicitly notes that the development of existing lots of record and the AHO at mid-valley constitute full build-out of Carmel	For Planning Commission consideration.

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Ref.	Name	Comments	Resolution
		Valley.	
Letter 1/12/10	CVA (Glenn Robinson)	CV-1.6 Comment that there should be 32.5 vacant lots rather than 266 to meet the CVMP Housing Cap of 1310.	For Planning Commission consideration
Letter 3/15/10	Delfino, Alan	<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> <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>	For Planning Commission consideration.
Letter 3/31/10	League of Women Voters	Carmel Valley Master Plan (CVMP) Supplemental Policies. The moratorium on subdivisions within the CVMP area has been excluded	For Planning Commission consideration

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	(Dennis Mar)	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.	
Letter 1/12/10	CVA (Tim Sanders)	CV-2.18 Carmel Valley Road Traffic Standards. Oppose changes made by EIR Mitigation Measure TRAN-2B	For Planning Commission consideration
Letter 1/12/10	Quail Lodge	CVMP buildout No change to GPU5 re CVMP CV-1.6 (266 new lots)	For Planning Commission consideration
Letter 4/12/10	City of Carmel-by-the-Sea	Supports amendments to CVMP circulation policies	For Planning Commission consideration
PC 4/14	Tim Sanders	Respond to comments that 52% of roads are LOS E or F ; different standard for CV Road	For Planning Commission consideration
Email 4/20/10	Delfino (John Bridges)	Density number for the Delfino property (former CV Airport site) as shown on the Carmel Valley Master Plan LUP map since no number on the parcel?	GPU Figure LU3 - The map should be read that the Delfino property is designated as LDR, 1 du/ac.
Letter 5/12/10	CVA (Christine Williams)	CV-5.3 ; Protections for Carmel River	For Planning Commission consideration
Email 5/17/10	Schachter, Sandra	Oppose special treatment for Delfino	For Planning Commission consideration
Email 5/17/10	Geiger, Wendy	Oppose special treatment for Delfino	For Planning Commission consideration
Central Salinas Valley Area Plan			
Letter	Miller's Lodge	Request to amend CSV-1.7 as follows: 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.</u> <u>The Millers Lodge property has historically</u>	For Planning Commission consideration

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		<p><u>been used for a many as 52 mobile home/ trailer and camping spaces and included commercial uses including a restaurant and store. Special Treatment will allow the owners to apply for 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. 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 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>	
PC 4/14	Millers Lodge (Dale Ellis)	CSV-1.7 ; Revise Millers Lodge STA	For Planning Commission consideration
Greater Monterey Peninsula Area Plan			
FEIR L-11	Monterey Peninsula Regional Park District	<p>Commenter questions whether GMP-1.2 is consistent with intent and purpose of original dedication.</p> <p>Commenter suggests modifying GMP-1.5 by substituting “uses are considered . . .” for “uses should be considered . . .”</p> <p>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>Comment that trails and bike paths should be discussed in the Circulation section for the Greater Monterey Peninsula Plan.</p> <p>Modify GMP-3.1 to substitute impacted “common public viewing areas” for impacted areas.</p> <p>Add new provision to GMP-3.11 priorities for establishing trail system: (e) <i>Carmel River Parkway Trail within and connecting State Park property at Carmel River State Beach and Carmel Hill (Hatton Canyon)</i></p>	For Planning Commission consideration.

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		<i>with Palo Corona Regional Park and Jacks Peak County Park and the Lower Carmel River</i>	
Fort Ord Master Plan			
FEIR L-11	Monterey Peninsula Regional Park District	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>	For Planning Commission consideration
Greater Salinas Area Plan			
FEIR L-5	City of Salinas	The Greater Salinas Area Plan does not establish clear guidelines for orderly development or does so in a manner that is inconsistent with the Greater Salinas Area Memorandum of Understanding . Concern: <ol style="list-style-type: none"> a. Appropriate to designate area northeast of City as a Special Study Area. b. Any commercial use at Salinas River and Highway 68. c. Commercial uses between Harrison Road and Highway 101. d. Industrial uses in the Espinosa Road Study Area (GS-1.11) e. Permitting of accessory uses and agriculturally zoned property (GS-6.2). 	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.
North County Area Plan			
FEIR I-3	Clark, David & Madeline	NC-1.5 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.
Letter 3/30/10	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.	For Planning Commission consideration
PC 4/14	Ken Culp	NC-1.5 exception; POR vs Lots of Record. Property rezoned in NC AP through POR (POR#48)	For Planning Commission consideration
South County Area Plan			

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Toro Area Plan

FEIR L-11	Monterey Peninsula Regional Park District	<p>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. Commenter indicates that T-3.3 should be modified to include bike paths to the list of ground improvements exempted from the setbacks. 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>	For Planning Commission consideration
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Glossary

PC 4/14	Kurt Golnick	Previously Uncultivated - Why 20 years?	For Planning Commission consideration
PC 5/12	Open Monterey Project (Molly Erickson)	Long Term “Sustainable” Water v Long Term Water	Flagged by PC

Miscellaneous

FEIR L-11	Monterey Peninsula Regional Park District	Text highlighted but no comments submitted.	For Planning Commission consideration
FEIR I-10	Kasunich, Doug and Susan	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.
FEIR I-20	Weaver, Mike	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.
Letter 3/31/10	League of Woman Voters	Several deferred mitigation measures and implementation ordinances now include specific performance criteria, eg., exterior lighting	For Planning Commission consideration

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	of the Monterey Peninsula	<p>requirements, biological study and survey specific ordinance, stream set-back ordinance, Oak Woodland program, and the Adequate Public Facilities and Services Plan.</p> <p>Building intensity standards added to land use designations as required by State law.</p> <p>Requirement for future development to incorporate Low Impact Development techniques to protect water quality.</p> <p>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.</p> <p>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.</p> <p>Adoption of a 75% waste diversion goal.</p> <p>Requirement that wineries provide for proper storage and disposal of pomace resulting from winery operations.</p> <p>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.</p> <p>Identification of the maximum units allowed within mapped land use designations. (Maximum units allowed were deleted on the maps included in GPU5.)</p>	
PC 4/28 5/12	Open Monterey Project (Molly Erickson)	“would”, “could”, “should” versus “shall” and “may” consistent	County Counsel to review
Letter 5/12/10	CVA (Christine Williams)	FEIR pg 2-26. consistency with 2008 AQMP	FEIR