

Recommendation to the Monterey County Planning Commission for GPU5

From the Planning Commission Ad-Hoc Subcommittee

September 5, 2007

Subcommittee:

District 1	Juan Sanchez
District 2	Don Rochester
District 3	Jay Brown
District 4	Nancy Isakson
District 5	Martha Diehl

TABLE OF CONTENTS

<i>Executive Summary</i>	3
<i>Introduction</i>	5
<i>Background</i>	5
<i>Specific recommendations:</i>	7
Affordable Housing.....	7
Community Areas & Rural Centers.....	9
Development Outside Community Areas (CAs) and Rural Center (RCs):.....	11
Special Treatment Areas and Study Areas.....	11
Introduction to Traffic & Water	12
Traffic.....	12
Water.....	14
General Plan Amendments.....	14
Agricultural & Winery Corridor Plan (AWCP)	15
Area Plans.....	15
Miscellaneous Recommendation.....	15
APPENDICES	16
Appendix 1: Affordable/Workforce Housing Overlay (AHO)	17
General policy:.....	17
Affordability term/equity sharing provisions.....	19
AHO individual descriptions & maps:.....	20
Appendix 2: Community Areas	23
Appendix 3: Rural Centers	25
Appendix 4: Development on Slopes	26
Appendix 5: Development Outside CAs & RCs	27
Clustering:.....	27
Build-out:.....	27
Development Evaluation System:	27
Appendix 6: Special Treatment Areas (STAs) and Study Areas:	29
Appendix 7: Traffic & Circulation	32
Appendix 8: Water Supply	34
Appendix 9: General Plan Amendments	35
Appendix 10: AWCP Boundary	36
Appendix 11: Miscellaneous Recommendation	37
Greenhouse gas reduction program:.....	37

Executive Summary

The basic approach recommended by the Planning Commission Ad Hoc Subcommittee is to retain the land use designations, approaches and densities included in the 1982 General Plan and Area Plans, with specific updates to:

- 1) Community Area. Encourage needed growth to occur in five Community Areas, where infrastructure can be provided given comprehensive planning efforts and where affordable housing is most likely to be created, i.e.:
 - Castroville
 - Fort Ord, including added emphasis on East Garrison II
 - Boronda
 - Chualar
 - Pajaro
- 2) Rural Centers. Encourage growth within six Rural Centers, where growth can be accommodated, infrastructure can be made available, and some additional affordable housing can be located, i.e.:
 - San Lucas
 - Pine Canyon (King City)
 - San Ardo
 - Bradley
 - Pleyto
 - Lockwood
- 3) Affordable Housing Overlay. Provide four areas where focused affordable housing can be created under an Affordable Housing Overlay;
- 4) Outside CA and RC. Clarify conditions and circumstances under which growth can occur outside these areas, by:
 - using the 1982 area specific land use/density designations as mapped in the area plans and corrected to reflect densities in effect as of adoption of this plan to calculate the maximum long-term build-outs and relying on those build-out numbers for planning infrastructure even though we recognize that the maximum long-term build-out will not occur within the life of this General Plan;
 - Requiring that a mandatory, pass/fail standard evaluation system for development proposals outside of Community Areas or Rural Centers be enacted;
 - adopting a standard lower limit for county-generated traffic of LOS D, and for areas currently at LOS D or below not allowing development in the unincorporated County to degrade LOS except in certain specific instances;
 - clarifying the standards for determination of what constitutes an adequate long-term water supply; and,

- Clarifying that the overarching 1982 General Plan policy prohibiting development on slopes over 30% remains in effect in addition to the policies included in GPU4.
- 5) Special Treatment Areas (STA). Include ten Special Treatment Areas carried forward from the 1982 General Plan and adds five additional Special Treatment Areas;
 - 6) Study Areas. Include three Study Areas;
 - 7) Traffic. Require the adoption of a concept-level Capital Improvement and Financing Plan (CIFP) for circulation within GPU5, showing the plans for providing circulation services at build-out, as well as a firm requirement for adopting a specific CIFP for circulation within 18 months of the adoption of this Plan, and,
 - 8) Water. Clarify that a “Long-Term Sustainable Water Supply Project” not currently implemented and tested cannot be used by a proposed development project until the water supply project has addressed its design, financing mechanism, and environmental review.
 - 9) General Plan Amendments. Include a process for applicant-proposed General Plan amendments in which the Planning Commission would conduct preliminary informal amendment review hearings twice a year, and the Board would hold one formal amendment hearing per year.
 - 10) Agricultural Winery Corridor Plan (AWCP). Define specific, definite geographic boundaries for the area to be included in the Agricultural/Winery Corridor Plan.
 - 11) Area Plans. Include a process for allowing local residents to review their respective Area Plans after the new General Plan has been adopted.

Where we have been able to consider specific policy language in the time available, that language has been included for reference. Where we have not been able to discuss specific policy language, we strongly hope that the intent stated in these recommendations is clear enough to guide policy development.

Much work remains to be done. However, we believe that these recommendations, **taken together as a package**, can provide the basis for stable, forward-looking land use planning that is clear, fair, consistent, and that still allows sufficient flexibility to address the different situations that occur within our diverse County.

Introduction

In this consensus report, the five members of the ad hoc Planning Commission Subcommittee offer an approach we believe responds to the land use planning needs of Monterey County over the next 25 years.

In creating this recommendation, we considered the practical conditions on the ground including state & federal requirements, resource availability, and the difficult trade-offs between competing priorities. We also consider the issues and comments expressed by the public and the Board of Supervisors through General Plan Update process and during the recent election, along with development that has taken place under the currently governing 1982 General Plan.

We hope these recommendations will offer a middle path toward a new Monterey County General Plan that will be accepted as reasonable by our community and implemented as quickly as possible while observing the public review procedures.

Background

In response to the June 2007 election, the Board outlined a process for moving forward to account for diverse interests throughout the County. On July 10, 2007, the Board of Supervisors indicated that the County would operate under the 1982 General Plan on an interim basis, and would use the 2006 General Plan (commonly known as GPU4) as a template for proposing possible changes. The Board also recommended that the Planning Commission appoint an ad hoc subcommittee consisting of one commissioner from each Supervisorial District to work with staff to offer policy recommendations for the new Plan, using GPU4 as a template and including specific recommendations on the following policy areas:

- Affordable Housing
- Community Areas
- Rural Centers
- Development Outside Community Areas and Rural Centers
- Special Treatment Areas
- Study Areas
- Traffic
- Water Supply

The Board also adopted a timeline for the general plan review process, including the following:

TASK	Target Date(s)
PC Committee Selection	7/18/07
Retain CEQA Consultant	7/31/07

Review of Issues (Assumes special meetings)	7/23/07 – 8/31/07 (6 weeks)
PC Review of Committee Issues	9/12/07
Board Review of Issues	9/18/07
Consultation (90 days)	9/12/07 – 12/8/07
CEQA Consultant review and analysis (complete DEIR 30 days following Board certification of issues)	7/23/07 – 10/19/07
Draft Supplemental/Subsequent EIR (60-day Review Period)	10/19/07 - 12/21/07
Draft Response to comments (6 weeks)	12/21/07 – 2/1/08
Final Supplemental/Subsequent EIR (14-day Review Period)	2/1/08 – 2/15/08
Final Planning Commission Hearing	2/13/08
Final Board Hearing	3/18/08

In response to the Board’s action, the PC held special meeting on 7/18 and the Chair appointed the following ad hoc Subcommittee:

- District 1 Juan Sanchez
- District 2 Don Rochester*
 * Changed from Cosme Padilla on 7/25 due to schedule conflicts
 prior to substantive discussions
- District 3 Jay Brown
- District 4 Nancy Isakson
- District 5 Martha Diehl

The Subcommittee met on multiple occasions, and had discussions among themselves with technical support from various County staff members and consultants:

- Alana Knaster, Resource Management Agency
- Wayne Tanda, Resource Management Agency
- Carl Holm, Planning
- Mike Novo, Planning
- Dale Ellis, Building
- Charles McKee, County Counsel
- Efren Iglesia, County Counsel
- Wendy Strimling, County Counsel
- Kay Reimann, County Counsel
- Marti Noel, Redevelopment/Housing
- Ron Lundquist, Public Works
- Enrique Saavedra, Public Works
- Chad Alinio, Public Works
- Richard LeWarne, Environmental Health
- Curtis Weeks, Water Resources Agency
- Jim Daisa, Kimley-Horn and Associates (EIR Traffic Consultant)
- Rich Walter, Jones and Stokes (EIR Consultants)

This report is the result of that work. Where the Subcommittee was able to review specific policy language and make recommendations, that language is included as an appendix to this document. Where the Subcommittee has not had an opportunity to arrive at specific policy language, we have included what we have discussed in the hope that it will guide policy development.

In addition, it is important to note that we have not reviewed all of the policies in GPU4 to be sure that each new recommendation for GPU5 has been consistently reflected through all the policies that might be affected. However, we feel that our recommendations are clear enough to guide that process as GPU5 moves forward.

Specific recommendations:

Guided by the Board's direction, the Subcommittee offers the following specific recommendations:

Affordable Housing

There is a critical need for additional decent, safe affordable housing for people who work in Monterey County. We found this need to be a driving focus of this planning effort.

Monterey County as a whole is projected to grow by 94,199 people (23,809 in the unincorporated county) by 2020.¹ Growth should be focused so infrastructure can be planned to support it. The primary areas for growth in Monterey County are the incorporated cities, where the jobs and infrastructure are generally clustered already or are available. We believe our General Plan policies should support development in the cities, because it is more likely that affordable housing can be provided and supported there.

However, the unincorporated County is required to provide land zoned appropriately for affordable housing as part of the State's Regional Housing Needs Allocation (RHNA) process. We anticipate a similar allotment for each periodic update period throughout the life of this General Plan, amounting to a total of about 1,900-2000 units, 60-70% affordable, through 2030. We must fulfill these requirements if we are to be eligible for state funding to help create affordable housing. These funds are an important part of the support available to encourage and assist developers to produce affordable units. In addition to government funding requirements, there is a real and pressing need for affordable housing so great we believe the unincorporated County must help fulfill it.

The County does not build housing. Our responsibility is to zone land so that housing can be built at densities that make affordability attainable, and to provide a planning

¹ AMBAG 2006 Forecast- See Page 3-3 of DEIR

environment where such development is as easy as possible. Some unincorporated areas are developed at what is essentially an urban level of density already and still have room to grow. This plan designates those areas as **Community Areas (CAs)**. So, as is apparent in the guidelines that follow, we recommend that the first County priority for growth be a strong and active commitment to plan and support development in Community Areas under the conditions needed to provide affordable housing. The second is to assist designated **Rural Centers (RCs)** to develop as villages containing additional affordable housing, neighborhood serving commercial centers, and the infrastructure and public services to support them.

Our recommendation also includes four **Affordable Housing Overlays (AHOs)** in certain specific and limited geographic areas where there are more jobs than housing for workers, where there appears to be some development potential, and where opportunities to develop may otherwise not include affordable housing.

The AHO would not change the underlying land use designation of the property, but would instead provide an option as well as meaningful incentives and County support for owners who choose to develop or re-develop affordable housing at higher densities. The specific policy language we recommend is based on the work of the County-sponsored Refinement Group process, where it is the sole policy that achieved consensus from the diverse parties participating in that work. It is included here in [Appendix 1](#).

Affordable Housing Overlay development proposals must meet the standard requirements for a safe and reliable long-term water supply, wastewater management, and other normal environmental and technical development review provisions. The AHO may however allow such developments to be considered even if they have more local traffic impacts than would otherwise be allowed. **As in Community Areas, this is a trade-off**, and we have recommended specific policy language about this in [Appendix 7](#). We believe that in these overlays the pressing need for affordable housing to serve the jobs in these specific areas is more important than our concern about worsening local traffic. In addition, it is possible that by intelligently siting such housing people who commute long distances to these areas now may be able to use other modes of transportation like walking, biking or transit to get to their jobs. This could reduce average driving distances and overall commute traffic on the larger roads leading to these areas.

Specific AHO's are located at the mouth of Carmel Valley, Mid-Valley, in the vicinity of the Monterey Peninsula Airport, and at the intersection of Reservation Road and Highway 68. Maps and descriptions of AHOs are included in [Appendix 1](#).

We recommend that the term of affordability for inclusionary home ownership units administered by the County be 30 years including an equity sharing provision. However, within Redevelopment Areas and in all AHO projects, as well as Community Areas and Rural Centers prior to adoption of their Plans, affordability terms should conform to State Redevelopment law requirements and be linked to them. (See [Appendix 1](#) for specific policies.)

Taken as a whole, this recommendation should both fulfill our regional housing needs obligations and address our real need to actually allow development of more of the safe and affordable housing near job centers we so desperately need.

Community Areas & Rural Centers

Community areas are essentially small unincorporated cities or planned communities, and should be designed to operate at urban levels of service. These areas have existing infrastructure and public services or are capable of providing them, and will provide most of the area in the unincorporated County zoned at densities that will produce affordable housing. After much consideration, the subcommittee recommends that GPU5 designate the following Community Areas, where County planning efforts and resources will be primarily focused for the life of this General Plan:

- Castroville
- East Garrison I & II
- Boronda
- Chualar
- Pajaro

No portion of the former ADC known as Rancho San Juan is recommended for inclusion as a Community Area, Rural Center or Special Treatment Area. This area is currently involved in active litigation and therefore we defer final planning to the Board of Supervisors understanding that there is a pending court decision.

Here is a summary of these recommendations for Community Areas in table form:

COMMUNITY AREA	DIRECTION	NOTES
Castroville	KEEP	Community Plan (CP) completed
Boronda	KEEP	CP being drafted
Fort Ord	KEEP	East Garrison 1 CP complete and under construction. East Garrison 2 to be encouraged actively (1,500 du)
Chualar	KEEP	Maximum size = 350 acres 1,500 du
Pajaro	KEEP	leave but recognize limited development potential until infrastructure improvements are identified.
San Lucas	DELETE	Change to Rural Center (see below)
Rancho San Juan / Butterfly Village	DELETE	Defer specific action to the Board of Supervisors understanding that there is a pending court decision.

Specific policy recommendations regarding Community Areas are included in [Appendix 2](#).

In addition, the following areas should be designated as **Rural Centers**, where some development can be accommodated including some additional affordable housing and where infrastructure and services can be provided:

- San Lucas
- Pine Canyon (King City)
- San Ardo
- Bradley
- Pleyto
- Lockwood

Here is a summary of our recommendations with respect to Rural Centers in table form, and the reasons for them:

RURAL CENTER	DIRECTION	NOTES
Pine Canyon (King City)	KEEP	Support existing planned growth in this area
Lockwood	KEEP	Traffic and water appear available, area growth could support winery corridor and increases in military use of Fort Hunter Liggett and Camp Roberts
Pleyto	KEEP	Traffic and water appear available, area growth could support winery corridor and increases in military use of Fort Hunter Liggett and Camp Roberts
Bradley	KEEP	Traffic and water appear available, area growth could support winery corridor and increases in military use of Fort Hunter Liggett and Camp Roberts
San Ardo	KEEP	Traffic and water appear available, area growth could support winery corridor
Prunedale	DELETE	Traffic and water constraints limit development potential
Toro Park/Serra Village	DELETE	Limited additional development potential
San Benancio/Corral de Tierra	DELETE	Hwy 68 traffic constraints and water constraints limit development potential
River Road/Las Palmas/Pine Canyon (Salinas)	DELETE	Limited additional development potential
San Lucas	ADD	Change from CA: RC designation better represents additional development potential

Policy language establishing these Rural Centers is included in [Appendix 3](#).

Development Outside Community Areas (CAs) and Rural Center (RCs)s:

Development outside community areas and rural centers is limited. Focused development is essential to planning infrastructure and public services to serve planned growth, and to affordable housing production.

In order to clarify more precisely what development will be allowed where, the Subcommittee recommends that outside CAs and RCs the detailed land use designations, including specific density ranges as currently shown in the existing 1982 Area Plan Land Use maps, remain in effect and become the basis for calculating build-out in GPU5. Build-out will be the condition for which we plan our infrastructure and services. Approved development will be tracked against build-out, to allow us to monitor our progress and ensure that development and the planned infrastructure and services to serve it remain coordinated (see [Appendix 5](#).)

Proposed development that is consistent with these designations will be considered according to a mandatory pass-fail evaluation system that includes at least those considerations shown in [Appendix 5](#). Because the system is now mandatory, we recommend modifying the requirement for the minimum provision of affordable housing to 35% affordable rather than 50%.

Special Treatment Areas and Study Areas

We recommend that the following Special Treatment Areas be included in GPU5:

<i>Special Treatment Area</i>	<i>NOTES</i>
<i>Carried forward from the 1982 General Plan</i>	<i>Syndicate Camp (CACH-1.5), Carmel Valley Ranch (CV-1.22), Rancho San Carlos (CV-1.25, GMP-1.6), Lohr (CSV-1.6), Old Mission School (CSV-1.5), Spence/Potter/Encinal (CSV-1.3, GS-1.2), Natividad/Rogge Road (GS-1.10), White Rock (GMP-1.7), San Clemente (GMP-1.8), Greco (T-1.4)</i>
<i>Paraiso Springs (CSV-1.1)</i>	<i>Amend to limit to Visitor Serving and Recreation Preserve Historical Resort Delete list of specific uses</i>
<i>Jefferson (GMP-1.9, GS-1.12)</i>	<i>Max 16 units 50% affordable</i>
<i>Hwy 68/Foster Road (GS-1.3)</i>	<i>Amend to Commercial and Ag Limit area of development 5%, rest remains in row crops</i>

<i>Condon/Chugach (CV-1.23)</i>	<i>Recognition of special circumstances</i>
<i>Millers Lodge (CSV-1.7)</i>	<i>Recognition of existing conditions</i>

We recommend that the following Study Areas be included in GPU5:

<i>STUDY AREA</i>	<i>NOTES</i>
<i>Spence/Potter/Encinal (CSV-1.4, GS-1.7)</i>	<i>Should existing 1982 STA be expanded?</i>
<i>Espinosa Road (GS-1.11)</i>	<i>Need to address existing conditions.</i>
<i>Gardiner/Tennis Club (CV-1.26)</i>	<i>Acknowledge existing development.</i>

Introduction to Traffic & Water

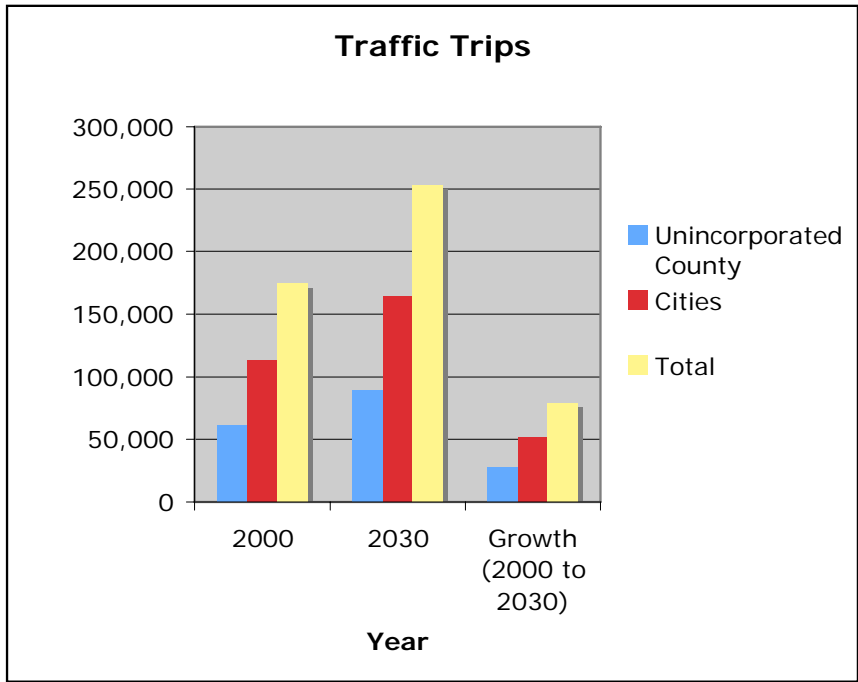
We recommend that GPU5 provide a consistent policy approach to infrastructure and public services planning, including traffic and water. We recognize our obligation to continue to provide adequate infrastructure and public services for existing residences and businesses, and understand that new development should neither increase costs for existing residents and businesses nor reduce their quality of service by any significant amount. Additionally, we believe that infrastructure and public services should be available, fully funded and constructed concurrently with new development.

Traffic

Traffic planning includes considering how the Land Use and Circulation Elements work together to assure development does not outpace road and other infrastructure improvements and the level of service or other circulation requirements do not result in limiting growth in areas that are planned for development.

Our road system needs to be planned long in advance, because improvements are expensive, difficult to design and permit, and depend on so many interconnected variables. The County has primary responsibility for many of the roads in the county, while development in incorporated cities will create many of the impacts on these roads over the life of this General Plan. (See Figure 1 below.)

Figure 1



SOURCE: Generated from GPU4 DEIR data

Without an active and collaborative approach addressing the increased traffic from city growth, most major roadways in the northern half of the County will experience reduced levels of service over the next 20 years even if no growth at all were to occur in the unincorporated areas of the county.

Given these realities, the subcommittee adopted the goal of creating a Plan that strongly encourages active regional collaboration on the larger issues while at the same time fully addresses the impacts of allowable development in the unincorporated county under the Plan. Current County road planning has been designed to serve build-out of the land uses allowed in the 1982 General Plan. Planned improvements are intended to happen as new development occurs, funded by pooled money collected as development projects proceed. We believe this approach should be continued.

We must also face the reality that even though the current 1982 Plan was interpreted to work towards service at LOS C or above, many of the roadways serving the northern half of the County are currently operating at LOS D or lower. Many of these important roads, like Hwy 1, Hwy 68, and Hwy 101, are State highways and the County does not control what happens on them. In view of these realities, and because we feel that LOS D represents an efficient and still acceptable use of our roadways, we recommend that the overall LOS for our roadways should be set at LOS D.

Planned development in the unincorporated County under GPU5 is not intended to cause reductions in the levels of service on roads we manage. We therefore recommend that policies in GPU5 include a concept-level capital improvement outline for circulation

showing generally what improvements are planned to serve build-out for each planning area. In addition, we recommend that GPU5 require that a **specific Capital Improvement and Financing Plan (CIFP)** for County roads be adopted within 18 months in conjunction with the impact fee requirements outlined in policy C-1.2. This plan should show the planned roadway improvements that will exist to serve build-out of the unincorporated County, the schedule for completing these improvements, and how the improvements would provide service at no less than the levels existing today, if impacts beyond our control did not exist.

Proposed development that would degrade service below LOS D, or in areas where the LOS is already below D, should not be permitted except where specific policy exceptions have been stated or where direct on site and off site impacts are fully mitigated pursuant to the CIFP (see [Appendix 7](#)). However, we wish to be clear that this provision does not prohibit development of the first single-family residence on an existing legal lot of record or an allowed non-discretionary commercial use on an existing commercial lot of record.

In addition, GPU5 policies should commit to a financing structure that includes the fair share concept. This will allow the county to be a 'self-help' county -- that is, to leverage the impact fees with additional funds from state and federal agencies. There have been many improvements made because of fair share fees. For example, Hwy 68 and Carmel Valley road improvements have been made with fair share fees and matching funds. Policy language strongly supporting this approach should be included in GPU5.

Water

We recommend that water supply and distribution be considered similarly to traffic, to assure development does not outpace supply and availability and that a sustainable supply of good quality and quantity water is available for areas that are planned for development without degrading water quantity or quality for existing residents. In general, we believe the policies of GPU4 do this. However, we propose to strengthen the following policy to clarify that a “Long-Term Sustainable Water Supply Project” not currently implemented cannot be used by a proposed development project until the water supply project has addressed its design, financing mechanism, and environmental review (See [Appendix 8](#)).

General Plan Amendments

The General Plan should be viewed as a living document. Direction and policies of the general plan, although based on a twenty-year life, may need to be amended to address changed circumstances. Additionally, owners of land do have a right to apply for amendments and are entitled to due process in the consideration of their request.

General Plan amendments are initiated by local jurisdictions to address changed circumstances in a community including population growth, economic trends or new

information regarding health and safety issues. Land owners may also apply for General Plan amendments to address inconsistencies between proposed projects and general plan policies.

Amendments should be reviewed in a comprehensive and timely manner. Amendments need to be reviewed collectively and broadly for cumulative impacts on the County and its overall planning effort rather than simply on an individual project basis. To accomplish this, a clear process and criteria including early feedback, comprehensive evaluation and a reasonable timeline for the process should be established in the plan itself. Therefore, we are proposing that the Planning Commission conduct informal preliminary general plan amendment hearings twice a year based on conceptual information provided by an applicant and staff analysis as a pre-cursor to a formal general plan amendment application. One package of general plan amendments would be heard by the Planning Commission with a recommendation to the Board once a year. (See [Appendix 9](#).)

Agricultural & Winery Corridor Plan (AWCP)

We recommend clarifying policy language and providing a map to define specific, definite geographic boundaries for the area to be included in the Agricultural/Winery Corridor Plan. Without a firm geographic boundary, evaluating the effects of the AWCP is extremely challenging. (See [Appendix 10](#).)

Area Plans

In Monterey County, one size does not fit all. Area Plans are one tool provided to allow the flexibility we need to address unique conditions that occur in different geographic areas of the County. They are an important part of the General Plan.

To ensure Area Plans have succeeded in this task, after the General Plan is adopted the Planning Commission should create a process providing an opportunity for LUACs to consider their Area Plans and offer any recommendations needed for policy changes to reflect unique conditions specific to their geographic area, consistent with the overall philosophy of the adopted General Plan.

Miscellaneous Recommendation

We are providing a recommended additional policy to create a greenhouse gas reduction plan in response to recent State legislation on the issue. (See [Appendix 11](#).)

APPENDICES

NOTE: Unless otherwise noted, any policy numbers included refer to policies in GPU4, also known as the 2006 Monterey County General Plan.

Appendix 1: Affordable/Workforce Housing Overlay (AHO)

General policy:

LU-2.13 ~~An Affordable/Workforce Housing Incentive program shall be adopted pursuant to the Monterey County Housing Element (Chapter 9). Details shall be developed as part of the ordinance.~~

The County shall encourage the development of affordable and workforce housing projects through the establishment of an Affordable Housing Overlay Program, based on the following parameters.

a. The following areas shall be designated as Affordable Housing Overlay (AHO) Districts:

- (1) The Mouth of the Carmel Valley (Figure ---)
- (2) Mid-Carmel Valley (Figure ---)
- (3) Highway 68/Monterey Peninsula Airport (Figure ---)
- (4) Reservation Road/Highway 68 (Figure ---)
- (5) Community Areas prior to the adoption of a Community Plan
- (6) Rural Centers prior to the adoption of an Infrastructure and Financing Study.

b. Properties must meet the following suitability criteria in order to be eligible for the Affordable Housing Overlay Program:

- (1) The property is located within an Affordable Housing Overlay (AHO) district;
- (2) Development within the Affordable Housing Overlay District shall be approved on a project-by-project basis and achieve the following levels of affordability (plus or minus 1%):
 - 10% Very Low
 - 15% Low
 - 15% Moderate
 - 20% Workforce I, and
 - 40% Workforce II.

Individual projects may increase the percentage of Very Low, Low and Moderate income categories by reducing the percentage of Workforce I or Workforce II income levels. Up to 25% of the Work Force II housing may be market-rate if necessary to achieve the higher levels of affordability of the development. This exception shall be based on one or more of the following criteria:

- i) the specific project characteristics and location relative to housing needs in the local area;
 - ii) special economic factors, such as land cost or infrastructure upgrades, affecting the cost of development within the local area;
- (3) CEQA analysis for the project does not disclose any significant unavoidable adverse impacts for which findings of overriding considerations cannot be made;
- (4) Mixed Use development that combines living areas with commercial uses would be encouraged to tie in with surrounding commercial and residential land uses. A mix of housing types on sites in excess of 5 acres, i.e., at least two product types, such as for rent apartments, for rent townhomes, ownership townhomes, ownership single family homes. On sites of less than 5 acres, a single housing type may be allowed. The mix of housing types and designs shall be sensitive to neighboring uses.
- c. If a property meets all of the suitability criteria in (b) above, the property owner may voluntarily choose to develop an Affordable Housing Overlay project, rather than a use otherwise allowed by the underlying land use designation.
- d. The minimum density for an Affordable Housing Overlay project shall be 6 units per acre, up to a maximum of 30 units per acre. An average density of 10 units per acre or higher shall be provided. The maximum lot size for detached single-family affordable units shall be 5,000 square feet.
- e. To encourage voluntary participation in the Affordable Housing Overlay process, the County shall provide incentives for Affordable Housing Overlay projects such as:
 - (1) Density bonuses;
 - (2) Streamlined permitting process, including assigning experienced staff to such projects, hiring outside contract planners, plan checkers and building inspectors (at the cost of the developer)
 - (3) Waiver or deferral of planning and building permit fees (but not fees for the purpose of financing infrastructure);
 - (4) Priority allocation of resource capacity such as water and sewer over other projects not yet approved.
 - (5) Modified development standards and grant funding assistance, shall be established to encourage voluntary participation in this program.

- f. Within Community Areas, affordable housing projects meeting the provisions of this policy may proceed prior to adoption of a Community Plan and needed regional infrastructure as long as all project related infrastructure improvements are made concurrent with the development.
- g. Within Rural Centers, affordable housing projects meeting the provisions of this policy may proceed prior to preparation of an Infrastructure and Financing Study as long as all project related infrastructure improvements are made concurrent with the development.
- h. Where infrastructure deficiencies or other conditions qualify, include Affordable Housing Overlay projects within redevelopment areas. Use the tax increment from the project area to finance off-site infrastructure and level of service improvements and to subsidize the Very Low and Low income units within the Affordable Housing Overlay project.
- i. The Board of Supervisors shall review the 25% exemption cap (paragraph b.2 above) every two years to assure that this Affordable Housing Overlay policy achieves its intended goal of encouraging developers to voluntarily produce Affordable Housing Overlay projects.

Affordability term/equity sharing provisions

LU-2.a Monterey County shall establish a program for retaining affordable housing units. Housing units with affordability restrictions developed within redevelopment project areas (Pajaro, Castroville, Boronda, and Fort Ord), Community Areas and Rural Centers prior to the adoption of their Plans, as well as any project developed under the Affordable Housing Overlay Program shall comply with State Redevelopment law. Units with affordability restrictions in all other areas shall conform to the following guidelines:

- a) Remain affordable for a minimum 30-year term with a graduated Equity Sharing Program beginning after 15 years that increases based on the length of ownership (e.g.; the longer the ownership the greater percentage of equity for the homeowner),
- b) Affordable housing units shall be offered to the County of Monterey who shall have a First Right of Refusal, and
- c) If a unit is sold before 15 years, it must be resold to a qualified buyer within the same affordability level as the original buyer and the 30-year term restarts from the new date of sale.

AHO individual descriptions & maps:

Additional residential development that mitigates its own impacts in accordance with the policies of this plan, located close to jobs and designed to be affordable to people working in the area, can be expected to decrease traffic loads on the regional roads as well as providing some needed affordable housing. **In these specific cases, the potential for some increase to local traffic is offset by these considerations.** The underlying land use designations would remain in effect for all uses except affordable housing overlay proposals.

Mouth of Carmel Valley

The Affordable Housing Overlay would apply to approximately 150 acres of underused property that is relatively level land outside of the Federal Emergency Management Act (FEMA) 100-year flood plain at the mouth of Carmel Valley north of the Carmel River and east of Highway 1. All of these lands are currently developed for commercial, residential, recreational or agricultural uses. In the areas currently developed with commercial uses, mixed use proposals that combine living areas with commercial uses would be encouraged.

This area is next to the incorporated city of Carmel-by-the-Sea, and includes the primary commercial area serving Carmel, Carmel Valley, and Big Sur that is not in the flood plain. A fire station, a school, significant visitor serving development, professional services, retail commercial establishments and recreational amenities all presently exist within walking distance, and it is currently served by transit. It is within the Carmel Wastewater Treatment service area, and can be served by sewer. Water for additional development is limited, but it is our recommendation that water for affordable housing be given a priority.

Traffic is a major concern as well. Current levels of service in this area have recently been studied. The results are shown in the August 2007 Carmel Valley Traffic Improvement Program Draft SEIR. For the intersections within this specific area, that study shows LOS during PM peak hours at 'key' intersections to be LOS C or better. In addition, road segments in the vicinity of this area were determined to not exceed the 24-hour threshold volume (Appendix F, p25, Table 5) and to operate at LOS B or better.

We recommend that Carmel Valley Master Plan standards remain in effect.

[Map to Follow]

Carmel Mid-Valley

This Affordable Housing Overlay would be applied to about 40 acres south side of Carmel Valley Road on residentially designated parcels located outside of the FEMA 100-year flood plain. This area was selected because it is close to existing commercial uses and services, and because there are a significant number of jobs in the immediate vicinity. A limited number of developable parcels were

included based on criteria that there were at least two points of access. Redevelopment of commercial areas to mixed use would potentially increase the utility of this AHO.

This area is located where residents can find reasonable access to the peninsula via Carmel Valley Road or the City of Salinas via Laureles Grade and Highway 68. Water for additional development is limited, but it is our recommendation that water for affordable housing be given a priority.

Sewer – Community Service District (CSD) serving Carmel Valley Ranch may have available capacity

Traffic is a major concern as well. Current levels of service in this area have recently been studied. The results are shown in the August 2007 Carmel Valley Traffic Improvement Program Draft SEIR. Potential development of this Overlay would be within the overall buildout for the Valley; and therefore would not significantly change the conclusions of the SEIR.

[Map to Follow]

Vicinity of the Monterey Peninsula Airport

This Affordable Housing Overlay would be applied to 130 acres generally undeveloped east of Highway 68 and north of Olmstead Road. This land is relatively level land and is not within the FEMA 100-year flood plain.

A fire station, a school, and neighborhood retail commercial establishments and recreational amenities all presently exist within close proximity, and the area can be served by transit. This area is located with major road access serving the Peninsula via Highway 68 and the City of Salinas.

Sewer - Within the Monterey Regional Water Pollution Control Agency service area

Water – Within Cal Am service area

[Map to Follow]

Reservation Road/Highway 68

This Affordable Housing Overlay would be applied to 31 acres south of Reservation Road and west of Highway 68. This land is relatively level land outside of the FEMA 100-year flood plain. A mixed use proposal that combines living areas with commercial uses would be encouraged to tie in with surrounding commercial and residential land uses. Reservation Road creates a good edge between agriculture and development.

A fire station, a school, and neighborhood retail commercial establishments and recreational amenities all presently exist within walking distance, and the area can be served by transit. This area is in close proximity to the City of Salinas with major road access to the Peninsula via Highway 68 and the coast via Reservation Road.

Sewer- Within the Monterey Regional Water Pollution Control Agency service area

Water - Within the Cal Water service area

[Map to Follow]

Appendix 2: Community Areas

LU-2.20 The County shall establish and emphasize Community Areas as the preferred location and the priority for additional development in the County to support a mix of land use types at an urban level. Community Areas are planned population centers where new development in the unincorporated area shall be actively supported as the County's primary planning priority.

NOTE: Defer specific actions in Policies LU-2.21, LU-2.23, and LU-2.24 relative to Rancho San Juan to the Board of Supervisors understanding that there is a pending court decision.

LU-2.21 The following areas are designated as Community Areas (maps are located at the end of this Element):

- a. Pajaro (*Figure 7*).
- b. Castroville (*Figure 8*). 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.
- c. Boronda (*Figure 9*)
- d. Fort Ord/East Garrison (*Figure 10, and Policy LU-2.24*)
- e. ~~Rancho San Juan (*Figure 11, and Policy LU 2.24*)~~
- f. Chualar (*Figure 12*). Boundaries for the Chualar Community Area are to be developed by a citizen group with recommendation to the Board of Supervisors, but shall not exceed 350 acres over the life of this Plan (20 years). Planning for the Chualar Community Area and any Community Plan ultimately adopted for Chualar shall be consistent with that certain Settlement Agreement between Chualar Area Concerned Citizens, et al and the County of Monterey in Chualar Area Concerned Citizens, et al v. County of Monterey (Monterey County Superior Court Case no. 107519), executed on or about October 16, 2001.

~~g. San Lucas (*Figure 13*)~~

The maps are descriptive of the Community Area, but may be modified through the Community Plan/Specific Plan process. Establishing Chualar Community Area boundaries and expansion of established Community Area boundaries would require an amendment to this General Plan.

LU-2.23 Planning for Community Areas except for ~~the Rancho San Juan Community Area and~~ the East Garrison portion of Fort Ord shall be accomplished through the adoption of Community Plans guided by affected residents and landowners as described in *Policy H-3.5*. Completion of Community Plans for all Community Areas designated in this Plan shall be actively supported as the County's primary planning

priority with Pajaro and Chualar being the highest priorities. Community Plans may be initiated by either the County or by party or parties owning property within the Community Area acting at their expense. However, any such planning process will be conducted by the County. Proposed Community Plans may include recommendations for Community Area boundary changes, subject to a General Plan amendment. Upon adoption of a Community Plan, the County shall establish a Community Plan (CP) land use overlay designation for all properties within the Community Area. A Community Plan shall include policies designed to ensure the full implementation of *Policy LU-2.22* as well as provide for housing densities and types consistent with Housing Element policies (see for the period covered by the Housing Element 2002-2008, adopted November 4, 2003, Housing Element *Policies H-3.3, H-3.4, H-4.2, and H-4.3* and Implementation Programs *H-3.b, H-3c*).

LU-2.24 Specific Plans for *East Garrison I* (part of Fort Ord Community Area) ~~and *Rancho San Juan (a.k.a. Butterfly Village)*~~ adopted prior to this General Plan has satisfied and shall continue to satisfy the requirements for a Community Plan for ~~those respective~~ that areas, and the CP overlay designation shall be applied to those areas. Development agreements and tentative maps are in place and guide development of the East Garrison portion of the Fort Ord Community Area. ~~and the *Rancho San Juan Community Area*~~. The General Plan shall, as applicable, be construed in a manner consistent with development as provided for in these specific plans and development agreements. In addition to the above-referenced East Garrison Specific Plan which governs a portion of the Fort Ord Community Area, the Fort Ord Master Plan (adopted as a general plan amendment in November 2001 and included in the Area Plan section of this General Plan) governs the entire Fort Ord Community Area and shall serve as the Community Plan for the Fort Ord Community Area. Any future amendments to the Fort Ord Master Plan must be consistent with the Fort Ord Reuse Plan, as adopted by the Fort Ord Reuse Authority (FORA) in June 1997 and as may be amended by FORA, and shall follow the criteria in *Policies LU-2.22 and LU-2.23* as applicable.

Appendix 3: Rural Centers

LU-2.27 The following areas are designated as Rural Centers (maps are located at the end of this Element):

- ~~a. Prunedale (Figure 14)~~
- ~~b. River Road between Pine Canyon (Salinas) and Las Palmas (Figure 15)~~
- ~~c. San Benancio/Corral de Tierra (Figure 16)~~
- ~~d. Toro Park Estates/Serra Village (Figure 17)~~
- e. Lockwood (Figure 18)
- f. Pleyto (Figure 19)
- g. Bradley (Figure 20)
- h. San Ardo (Figure 21)
- i. Pine Canyon (King City) (Figure 22)
- j. [San Lucas \(Figure xx\)](#)

The maps define the boundaries of the Rural Centers but may be modified through the General Plan amendment process. Changing a Rural Center to a Community Area shall be processed as a General Plan Amendment.

Appendix 4: Development on Slopes

OS-3.5

The County shall prohibit development on slopes greater than 30%. It is the general policy of the County to require dedication of scenic easement on a slope of 30% or greater. Upon application, an exception to allow development on slopes of 30% or greater may be granted at a noticed public hearing by the approving authority for discretionary permits or by the Planning Commission for building and grading permits. The exception may be granted if one or both of the following findings are made, based upon substantial evidence:

- A) there is no alternative which would allow development to occur on slopes of less than 30%; or,
- B) the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans and Land Use Plans, and all applicable master plans.

A permit process will be established as follows:

1. A discretionary permit process for development on slopes greater than 25-percent (25%) or that contain geologic hazards and constraints shown on the County's GIS Geologic (*Policy S-1.2*) or Hydrologic (*Policy PS-2.7*) Hazard Databases shall be established. The process shall be designed to:
 - a. evaluate possible building site alternatives that better meet the goals and policies of the general plan.
 - b. identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques.
 - c. minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety.
2. The conversion for agricultural purposes of previously uncultivated lands on slopes in excess of 25-percent (25%) shall require a grading permit.
3. A ministerial permit process shall be developed and implemented for proposed development, including for purposes of this policy conversion of previously uncultivated lands, on slopes between 15- and 24-percent (15-24%), and 10- to 15-percent (10-15%) on highly erodible soils. The permit process shall be designed to require that an erosion control plan be developed and implemented that addresses slope stabilization, and drainage and flood hazards.
4. All Routine and Ongoing Agricultural Activities, except for conversion of previously uncultivated lands as described in this policy above, are exempt from the above permit requirements.

Appendix 5: Development Outside CAs & RCs

Clustering:

LU1.7 Clustering of residential development to those portions of the property which are most suitable for development and where appropriate infrastructure to support that development exists or can be provided shall be strongly encouraged. Lot line adjustments among four lots or fewer, or the re-subdivision of more than four contiguous lots of record that do not increase the total number of allowable lots may be allowed pursuant to this policy without requirement of a general plan amendment.

Build-out:

LU-1.a Residential development within unincorporated Monterey County shall be limited to area build-out. Area build-out means specific land use/density designations as mapped in the area plans and adopted as part of this General Plan. The Resource Management Agency shall develop a tracking system for build-out by Planning Area and shall present an annual report before the Planning Commission.

Development Evaluation System:

GPU4 policy LU-2.12 as revised:

~~LU-2.12~~

LU-1.19

~~A Residential Development Evaluation System shall be established to provide a systematic, consistent, predictable, and quantitative method for decision-makers to evaluate residential developments of five or more lots or units in areas of the unincorporated County outside of Community Areas and Rural Centers, and in Rural Centers prior to the preparation of the required Infrastructure and Financing Study. The system shall include a mechanism to quantitatively evaluate development in light of the policies of the General Plan and the implementing regulations, resources and infrastructure, and the overall quality of the development.~~
Community Areas, Rural Centers and Affordable Housing Overlay districts are the top priority for development in the unincorporated areas of the County. Outside of those areas, a Development Evaluation System shall be established to provide a systematic, consistent, predictable, and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments of equivalent or greater traffic, water, or waste water intensity. The system shall be a pass-fail system and shall include a mechanism to quantitatively evaluate development in light of the policies of the General Plan and the implementing regulations.

resources and infrastructure, and the overall quality of the development.

Evaluation criteria ~~may~~ shall include but are not limited to:

- a. Site Suitability
- b. Infrastructure
- c. Resource Management
- d. Proximity to a City, Community Area, or Rural Center. ~~The scoring system will provide more points for a project that is located in a Rural Center.~~
- e. Mix/Balance of uses including Affordable Housing consistent with the County Affordable/Workforce Housing Incentive Program adopted pursuant to the Monterey County Housing Element.
- f. Environmental Impacts and Potential Mitigation
- g. Proximity to multiple modes of transportation
- h. Jobs-Housing balance within the community and between the community and surrounding areas
- i. Minimum passing score

~~Said Evaluation System is not intended to:~~

- ~~a. be a “pass/fail” evaluation nor a competition among except for the following minimum requirements:~~

Residential development shall incorporate the following minimum requirements:

- 1) Developments in Rural Centers prior to the preparation of an Infrastructure and Financing Study, or outside of a Community Area or Rural Center, must meet a minimum requirement of 35% affordable/workforce housing (25% inclusionary; 10% Work Force) for projects of five or more units to be considered.
- ~~2) Development outside of a Community Area or Rural Center must meet a minimum requirement of 50% affordable/workforce housing (30% inclusionary, 20% Workforce) for projects of five or more units to be considered~~

Appendix 6: Special Treatment Areas (STAs) and Study Areas:

CVMP

~~CV-1.27 — Delfino/Airport Site Study Area — The County shall establish a study area near the Carmel Valley Village where there are residential uses. A Study will be performed to evaluate the potential for Affordable/Workforce Housing (see *Policy LU 2.12*), in light of the environmental conditions of the area (traffic, water quantity, water quality, wastewater disposal). If deemed appropriate and resource constraints have been resolved, the County may establish a Special Treatment Area and adopt specific land use policies that would apply to new development. (APNs: 187-502-001-000, 187-512-016-000, 187-512-017-000, 187-512-018-000, 187-521-014-000, and 187-521-015-000)~~

~~CV-1.28 — Special Treatment Area: Mouth of the Valley — The area consisting of properties located generally between Highway One and the Rancho Canada Golf Course clubhouse, from the Carmel River to Carmel Valley Road, excluding portions of properties in floodplain shall be designated as a Special Treatment Area. Residential development in this area shall provide a minimum of 50% Affordable/Workforce Housing (see *Policy LU 2.12*). Prior to beginning new residential development (excluding the first unit on an existing lot of record), projects must address environmental resource constraints (e.g.; water, traffic).~~

CSV AP

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

GS AP

~~GS-1.1 — Russell Road Study Area: Approximately 1,493 acres generally located north of Russell Road between Harrison Road, San Juan Grade Road and~~

~~the boundary between Rancho Bolsa Nueva y Moro Cojo and Rancho Bolsa de Escarpines, adjacent to the 671-acre Rancho San Juan Community Area (a.k.a. Revised Rancho San Juan Specific Plan), shall be designated as a Study Area (Figure 38, GS Land Use Map). A special study will be prepared for this area to:~~

- ~~a. Investigate appropriate land uses to be consistent with uses in surrounding areas and taking into account the desires of property owners, neighbors and the community.~~
- ~~b. Ensure that any future development is designed to minimize environmental impacts, particularly in regard to traffic, water, services and agriculture.~~
- ~~c. Set forth guidelines for appropriate uses and densities, building heights, setbacks, agricultural buffers and the need for infrastructure improvements.~~

GS-1.3 Special Treatment Area: Highway 68/Foster Road Area (APN: 207-051-013-000) - The property at the ~~northwest~~ southwest corner of Highway 68 and Foster Road shall be designated as a Special Treatment Area. A visitor farm shall be allowed on this agricultural property under the following conditions:

- a. It is an accessory use to the agricultural use of the property;
- b. Produce stand shall be limited to the sale of agricultural products grown within the tri-county area of Monterey, San Benito and Santa Cruz Counties only;
- c. Gift and souvenir sales that promote Monterey County agriculture shall be allowed, not to exceed 10-percent (10%) of the building area of the produce stand, but in no case covering more than 300 square feet;
- d. Food sales shall be allowed, not to exceed 25-percent (25%) of the building area of the produce stand, but in no case covering more than 600 square feet;
- e. Overnight farm stay accommodations shall be allowed if the accommodations are within the primary farm residence on-site, and such stays are limited to no more than 72 hours;
- f. There shall be a general development plan approved for the entire site prior to any development; and
- g. The visitor farm shall not interfere with agricultural activities on adjoining properties.
- h. Developed area shall not exceed 5% of the total parcel. The remaining area shall consist of crop production.

TORO AP

~~T-1.7 Special Treatment Area: Merrill Property (APN 161-011-074) - The Merrill property at Reservation Road and Highway 68, shall be designated as a Special Treatment Area to ensure a mix of commercial and low,~~

~~moderate and workforce housing uses compatible in type and scale with uses on surrounding properties. The gross square footage of commercial/business park uses shall not exceed the gross square footage of residential uses on the property.~~

Appendix 7: Traffic & Circulation

C-1.1 The acceptable level of service for County roads and intersections shall be Level of Service (LOS) D, except as follows:

- a. Acceptable level of service for County roads in Community Areas may be reduced below LOS D through the Community Plan process.
- b. County roads operating at LOS D or below at the time of adopting this General Plan shall not be allowed to be degraded further except in Community Areas [or Affordable Housing Overlay Districts](#) where a lower LOS may be approved through the [public Community Plan](#) process.
- c. Area Plans and Lands Use Plans may establish an acceptable level of service for County roads other than LOS D. The benefits which justify less than LOS D shall be identified in the Area Plan. Where an Area Plan does not establish a separate LOS, the standard LOS D shall apply.

C-1.2 The standard for the acceptable level of service (LOS) as noted in *Policy C-1.1* is to be achieved by 2026. That LOS standard is to be achieved through the development and adoption of Capital Improvement and Financing Plans (CIFP) and implementing ordinances that:

- a. Define benefit areas to be included in the CIFP. Benefit areas could include Planning Areas, Community Areas, or the County as a whole.
- b. Identify and prioritize the improvements to be completed in the benefit areas over the life of the General Plan.
- c. Estimate the cost of the improvements over the life of the General Plan.
- d. Identify the funding sources and mechanisms for the CIFP to include, but not limited to, a Traffic Impact Fee (TIF).
- e. Provide an anticipated schedule for completion of the improvements.
- f. Coordinate with TAMC regional fee program.
- g. A TIF shall be implemented to ensure a funding mechanism for transportation improvements to county facilities in accordance with *Policy C-1.8*.

The CIFP shall be [completed within 18 months from the adoption of the General Plan and](#) reviewed every five (5) years in order to evaluate the effectiveness of meeting the LOS standard for County roads. Road segments or intersections identified to be approaching or below LOS D shall be a high priority for funding.

C-1.3 In order to achieve a countywide LOS D, or the applicable LOS per *Policy C-1.1*, in conjunction to *Policy C-1.2*, projects that are found to result in reducing a County road below LOS D shall not be allowed to proceed without a phasing program where development is concurrent with improvements that maintain a minimum of LOS D for all affected County roads. Where the LOS of a County road impacted by a specific project currently operates below LOS D and is listed on the CIFP as a top priority, *Policy C-1.4* shall apply. This policy does not apply to the following:

- a. first single family dwelling;
- b. allowable non-habitable accessory structures on an existing lot of record;
- c. accessory units consistent with other policies and State Second Unit Housing law; and
- d. Non-discretionary use for commercially designated properties.

C-1.4 Direct on-site ~~Adequate Public Facilities and Services (APFS)~~ and direct off-site ~~APFS~~ circulation improvements ~~that will maintain or restore that mitigate project impacts LOS D or the applicable LOS~~ shall be constructed concurrently with new development. Off-site circulation improvements which mitigate cumulative impacts either shall be constructed concurrently with new development, or a fair share payment pursuant to Policies C-1.8 and C-1.11 shall be made. Support collection of regional impact fees to address impacts to regional roads and highways.

Appendix 8: Water Supply

- PS-3.3 Specific criteria for proof of a long term sustainable water supply for new residential or commercial subdivisions shall be developed. Criteria ~~may~~ shall include but are not limited to:
- a. Water quality.
 - b. Production capability.
 - c. Recovery rates.
 - d. Effect on wells in the immediate vicinity.
 - e. Existing groundwater conditions.
 - f. Technical, managerial and financial capability of the water purveyor of the water system.
 - g. Cumulative impacts and planned growth in the area
 - h. Status and surety of planned new water supply projects including design, financing mechanism, and environmental review of the project.

Appendix 9: General Plan Amendments

- LU-9.a The County shall develop a specific process for general plan amendments recognizing:
- a. The right of an individual to apply;
 - b. The need to collectively review plan amendments in a comprehensive, cumulative and timely manner;
 - c. A need for an early assessment of plan amendment requests to determine the suitability of the request and provide early feedback to applicants before embarking on an extensive, expensive amendment process; and,
 - d. The Board shall consider one package of applicant generated general plan amendments per year.
- LU-9.b The County shall develop criteria for consistently evaluating amendments. Amendments should be considered if:
- a. There is a demonstrable error or oversight in the adopted plan; or,
 - b. There is a clear change of facts or circumstances; or,
 - c. The amendment better carries out the overall goals and policies of the general plan and there is a significant public benefit to the amendment.
- LU-9.c The County shall periodically review and update various regulations and codes consistent with amendments to the general plan.

Appendix 10: AWCP Boundary

AWCP 4.1 GENERAL ADMINISTRATION

Figure AWCP-3 of this Plan depicts the approximate general areas where the AWCP polices apply. If a parcel is partially within the AWCP boundary shown in *Figure AWCP-3*, the entire parcel is considered to be part of the Corridor. ~~Parcel(s) located contiguous to a parcel located within the AWCP may be considered part of the Corridor provided all such parcels are owned entirely by the same property owner(s) and development occurs entirely within the current AWCP boundary. Such determination shall be made by the Director of Planning.~~

Since it is not possible to accurately predict the number and location of winery uses that actually will be developed within the three segments of the Corridor, a monitoring program will be conducted at five-year intervals in conjunction with the Monterey County Vintners and Growers Association or its successor. This program will assess if the impacts were correctly anticipated and mitigated in the environmental analysis conducted for this Plan and, if not, what additional measures shall be taken.

[Maps of the corridor showing the defined boundaries for a revised Figure AWCP-3 is attached]

Appendix 11: Miscellaneous Recommendation

Greenhouse gas reduction program:

- OS-10.a Within 24 months of the adoption of the General Plan, Monterey County will develop a Greenhouse Gas Reduction Plan to reduce emissions by 2020 to the 1990 level. At a minimum, said Plan will:
- a. Establish an inventory of current emissions in the County of Monterey; and
 - b. Include an inventory of emissions as of 1990.