

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> March 10, 2010 <b>Time:</b> 9:00 AM	<b>Agenda Item No. 5</b>
<b>Project Description:</b> Receive status report and set a schedule for public hearings	
<b>Project Location:</b> Unincorporated County (non-coastal)	<b>APN:</b> Countywide
<b>Planning File Number:</b> PLN070525	<b>Name:</b> County of Monterey
<b>Plan Area:</b> Cachagua, Carmel Valley, Central Salinas Valley, Greater Monterey Peninsula, Fort Ord, Greater Salinas, North County(Inland), South County, Toro, Agricultural Winery Corridor	<b>Flagged and staked:</b> N/A
<b>Zoning Designation:</b> : Multiple	
<b>CEQA Action:</b> Environmental Impact Report prepared (EIR #07-01, SCH#: 2007121001)	
<b>Department:</b> RMA - Planning Department	

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

- 1) Receive status report on the General Plan Update and Final EIR; and
- 2) Provide direction to staff regarding the format and schedule for public hearings.

**OVERVIEW:** Staff is completing the final environmental impact report (FEIR) and a new working draft of the General Plan. At the time of writing this report, the significant work has been completed and we are in a final editing mode. With the conclusion of mitigation (policy) language in the FEIR, staff is able to go to print for the working draft General Plan. Our goal is to have hard copies of the working draft General Plan and FEIR available for the decision makers Friday, March 12, 2010. We may have hard copies of the General Plan available for decision makers by Wednesday, March 10; however, we will not have enough copies for public purchase until Friday March 12. CDs will be available and the documents (GP and FEIR) will be posted to the Planning Department website when the documents are released.

Staff requests direction from the Commission for the hearing schedule and process on this project. Staff has indicated to the Board of Supervisors that the FEIR and draft General Plan will be to them for consideration before the end of April. If that timeline looks to change, we would need to report that change to the Board.

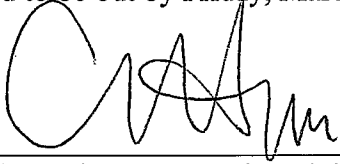
**DISCUSSION:** Staff has been working to complete responses to comments on the draft environmental impact report (DEIR). The DEIR, comments on the DEIR, and responses to comments all make up the final EIR (FEIR). Some changes have been made to mitigation measures in response to comments and workshops held with the Planning Commission. These changes are reflected in a new working draft of the General Plan update.

This draft shows all text changes using ~~strikeout~~ and underline text formatting along with color text and highlighting. Mitigation Measures adding new policy are illustrated using black underline text, red ~~strikeout~~ text indicates deletions from the 2007 GPU version as amended by adding mitigation measures, and blue underline text indicates additions from the 2007 GPU version as amended by adding mitigation measures. Yellow highlight represents recommended changes made in response to comments on the DEIR, and blue highlight represents recommended changes by staff addressing clarifications,

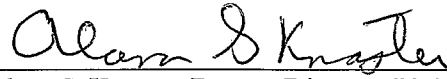
grammatical corrections, and matters to address state General Plan requirements. Text boxes follow where language is amended to give a brief explanation for the recommended change.

Staff has prepared matrices for errata to General Plan figures. In addition, staff is preparing a matrix of comments received during the DEIR review period that request consideration of General Plan policy rather than comment on DEIR analysis. These documents will be included with the Planning Commission staff report when the hearings begin.

Staff would like for the Commission to consider a special meeting on March 24 since there is an extra week this month. The purpose of this meeting could be to provide an overview of the FEIR and GP in preparation for more substantive hearings on March 31. Notices for March 24 would need to be out by Friday, March 12.



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March 3, 2010

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