

MONTEREY COUNTY PLANNING COMMISSION

Meeting: May 13, 2009 Time: 9:00 AM	Agenda Item No.: 4
Project Description: 2007 Draft General Plan: Discussion of timeline and topics for Commission review; initial staff presentation on Biological Resources	
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 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) Receive a staff report on proposed topics and schedule options for Planning Commission workshops on the 2007 General Plan.
- 2) Provide direction to staff on a schedule option.
- 3) Receive an oral presentation by staff on the CEQA requirements for special status species.

PROJECT OVERVIEW:

At its April 29th meeting, the Commission requested that staff provide the Commission with a list of draft General Plan issues that could benefit from discussion by the Planning Commission prior to staff's completion of the FEIR. Discussion of these issues would be scheduled at regular meetings of the full Commission. Commission members also indicated that they might wish to propose additional or different topics.

Staff received comments in writing and in testimony from the public and Commissioners regarding some of the proposed mitigation measures that would become policies in the General Plan. These comments have included questions about the terms utilized in the policies, definitions, timeline and cost for implementation, redundancy with existing policies and the extent of application of these policies. Comments by the public during the DEIR comment period also include suggestions to draft GP policies. While staff will address clarification comments in our responses, the Commission could suggest changes to policies for the Board to consider that could lessen impacts.

Staff has developed a few general topics that would be the focus of workshops with the Commission. These proposed topics are included in Exhibit A for your consideration. Exhibit A includes specific references to mitigation measures proposed in the GPU DEIR. It also includes reference to current draft General Plan policies that relate to a discussion of these measures. The Commission received a document entitled "proposed Policy Changes Draft 2007 GPU" as part of a General Plan update on February 25, 2009. This document may assist the Commission in its review.

Staff has provided a tentative schedule with an option for Commission consideration. Exhibit B includes a schedule for holding discussion on policies/mitigation at regular meetings of the Commission per the Commission direction on April 29th. Staff requests that the Commission also consider an alternative (Option 1) that includes a schedule with special workshops in addition to designating time on your regular agendas. Option 1 would reduce the time by one month, and would assist staff in meeting our goal for completion of the FEIR. Schedule options are provided in Exhibit B.

Some Commissioners have expressed interest to gain a better understanding of the reasoning behind the special status species analysis in the EIR. Therefore, staff is prepared to deliver a presentation as to the CEQA requirements for preparing analysis of species under the biological resources section in the DEIR.



Alana S. Knaster, Deputy Director
RMA
(831) 755-5322 or knastera@co.monterey.ca.us
May 6, 2009



Carl P. Holm, AICP, Assistant Director
RMA-Planning Department
(831) 755-5103 or holmcp@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.

Exhibit A Proposed Topics for General Plan Issue Workshops
Exhibit B Workshop Schedule

EXHIBIT A
Proposed Topics for General Plan Issue Workshops

I. Biological Resource Related Topics

The DEIR identifies potential impacts to biological resources as a result of policies in the draft GPU. There have been suggestions that modifications to existing policies could address concerns about potential impacts and suggest changes. For example, if the slope policy were made more restrictive (OS-3.5) one might be able to make appropriate changes to mitigation measures intended to address the potential species impacts that would now be addressed through a change in the policy.

Proposed Mitigation Measures Set Forth in the DEIR (New Draft General Plan Policy References in Parenthesis) – Biological Resources

Bio- 1.2 (OS-5.19) - Kit Fox

Bio-1.3 (OS-5.20) - Special Status Species

Bio- 2.1 (OS-5.23) - Stream Setback Ordinance

Bio- 3.1 (OS-5.25) - Wildlife Corridors

The following are current Draft General Plan policies that relate to the above subjects:

OS-3.5 - Development on Slopes

OS-3.9 - Cumulative Hydrologic Impacts

OS-5.3, OS-5.4 and OS-5.16 - Species and habitat protection

AWCP-3.3.A - Permitted Use / Artisan Wineries (ministerial permit)

Glossary: Special Status Species

II. Post 2030 Related Policies/Mitigation

Staff have received comments in writing and in testimony from the public and Commissioners regarding and mitigation measures that would address impacts identified beyond the 2030 timeframe. The commenters have questioned the timeframe for requiring subsequent policies, the cost of preparing plans and projects to address impacts, and the necessity for projecting impacts so far into the future. To address these comments, the Commission could consider an approach that would tie potential impacts

to actual growth rather than modeled growth and a specific date, or suggest other approaches and strategies.

Proposed Mitigation Measures Set Forth in the DEIR (New Draft General Plan Policy References in Parenthesis) - Biological Resources and Water Resources Post 2030

Bio-1.4 (OS 5.21) - Update GP re new focused growth by 2030

Bio-1.5 (New OS Policy) - Preparation of an NCCP by 2030

WR-2 (PS-3.17 & PS-3.18) - Planning future water supplies

III. Additional Topics

At the April 29th Planning Commission meeting, several Commissioners mentioned the following draft mitigation measure as an issue that they would like to address:

CC-4, 4th bullet (PS-5.5) - Anaerobic digesters (AWCP)

EXHIBIT B

SCHEDULE

<u>DATE</u>	<u>AREA</u>
May 27	Biological Resource Issues
June 10	Post 2030 Issues
June 24	Other Topics
July 8	Summary Discussion

OPTION 1

Week of May 18, Special Workshop	Biological Resource Issues
May 27, Regular PC Meeting	Post 2030 Issues
Week of June 1	Other Topics
June 10	Summary Discussion