

**Board of Supervisors
County of Monterey, State of California**

**Resolution of the Monterey County)
Board of Supervisors amending the)
General Plan to include the)
*Agricultural Winery Corridor Plan –)
Farm to Market.*)
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The Agricultural Winery Corridor Plan came on for public hearing before the Monterey County Board of Supervisors on January 3, 2007. Having certified an Environmental Impact Report that included analysis of this project and considered all the written and documentary evidence, the administrative record, the Planning Commission recommendations, the staff report, oral testimony, and other evidence presented, the Board of Supervisors hereby adopts this resolution with reference to the following facts and circumstances:

I. Recitals

- A. State law provides that if it deems it to be in the public interest, the legislative body of a County or City may amend all or part of an adopted general plan.

- B. On September 30, 1982, the Monterey County Board of Supervisors adopted a comprehensive General Plan update of the 1968 General Plan. This Plan included policies that applied county-wide. Subsequent amendments to the 1982 General Plan established the Toro Area Plan (December 13, 1983), Carmel Valley Master Plan (July 31, 1984), Greater Monterey Peninsula Area Plan (December 17, 1984), North County Area Plan (July 2, 1985), Greater Salinas Area Plan (October 14, 1986), Central Salinas Valley Area Plan (November 24, 1987), South County Area Plan (December 15, 1987), and Cachagua Area Plan (November 29, 1988). Within the Coastal area, the County also adopted the North County Coastal Land Use Plan (April 28, 1982), Del Monte Forest Land Use Plan (July 5, 1983), Carmel Area Land Use Plan (October 19, 1982), and Big Sur Coast Land Use Plan (November 5, 1985) as part of what became a certified Local Coastal Program (LCP) in 1987.

- C. The County desires to update the Monterey County General Plan, which was adopted by the Board of Supervisors in 1982 and subsequently periodically amended. The County also desires to update the Area Plans, which were adopted by the Board subsequent to the 1982 General Plan.

D. Since approximately 1999, the County has been preparing an update of the 1982 General Plan. These efforts have culminated in the draft Monterey County 2006 General Plan.

E. On April 17, 2001, based on a request from the Monterey County Vintners and Growers Association (MCVGA), the Board directed staff to develop a streamline uniform policy manual for all winery projects. A “Committee to Recommend Improvements to Winery Use and Processing” was established and initiated meetings on June 21, 2001. Information from this Committee was provided to the General Plan Update team as part of the “21st Century Monterey County General Plan.”

F. On April 1, 2005, as part of a series of workshops with the Monterey County Board of Supervisors, the Board directed staff to prepare a Plan for the winery corridor concurrent with the general plan update. Direction included for staff to work with the wine industry using information developed through the processing of GPU3. The intent of creating a Plan is to establish a planned approach to increasing wine production capacity in Monterey County so that grapes grown in the County could be processed into wine and sold in the County, to the economic benefit of the County, rather than exported. The end result of the planning process is the Agricultural Winery Corridor Plan (“AWCP”).

G. The AWCP facilitates the development of wineries along a corridor in the central and southern Salinas Valley. The AWCP was initially proposed to include 40 artisan wineries (up to 50,000 cases annually) and 10 full scale wineries (more than 50,000 cases annually). The AWCP also includes 10 stand-alone tasting rooms, three restaurants, five delicatessens, and eight Inns over the entire corridor that includes over 80 miles of roadway. Based on public comment from the local wine industry that the goals of the wine corridor are achieved primarily through the artisan wineries, the AWCP has been modified to remove the 10 full-scale wineries from the Plan.

H. The AWCP is included as part of the draft 2006 General Plan. While part of the 2006 Plan, the Plan and related EIR were drafted so that the AWCP could be severed from the 2006 General Plan and be adopted as an amendment to the 1982 General Plan.

I. The AWCP is consistent with the 1982 General Plan similar to creating Area Plans with policies addressing issues for a specific geographical area (Objective 26.1, Policies 26.1.3, and 26.1.7). Policy 30.0.5 states that the County shall support incentives that enhance competitive capabilities of the Agricultural industry. The 1982 General Plan encourages planning future development of commercial and industrial uses (Objectives 28.1 and 29.1)

J. The AWCP is also consistent with the 2006 Monterey County General Plan because Goal 4 of the Agricultural element is directed at development of a Winery Corridor. This Goal includes multiple policies for developing a Winery Corridor Plan as part of the General Plan.

K. The County prepared a Program Environmental Impact Report (EIR) on the 2006 General Plan and Agricultural Winery Corridor Plan (SCH # 2006021054) pursuant to the California Environmental Quality Act (California Public Resources Code section 21000 et seq.).

A Draft EIR was circulated for public review between August 18, 2006 and October 6, 2006. The Final EIR, including responses to comments, was issued on December 20, 2006. Errata to the Final EIR were issued prior to the Board's certification of the FEIR on January 3, 2007.

L. The EIR analyzes the environmental impacts of the AWCP. Because the draft AWCP was envisioned to function either a part of the 2006 General Plan or as a stand-alone Plan amending the 1982 General Plan, the EIR considers its consistency with both the 2006 Plan and 1982 Plan. Although the EIR provides program level analysis of the draft General Plan, the EIR contains a greater level of analysis of the AWCP because the intent of the AWCP is to allow artisan wineries with ministerial permits without further environmental review

M. The Final EIR identifies potentially significant impacts resulting from the AWCP, but concludes that these impacts can be mitigated to a level of insignificance. Mitigation measures included in the EIR have been incorporated as policy language in the AWCP. The Board approved a separate resolution certifying the Program EIR and adopting a Mitigation Monitoring and Reporting Program (MMRP) prior to taking action on this AWCP. The Board also adopted a separate EIR resolution pertaining to the adoption of the AWCP as an amendment to the General Plan.

N. The County's Agricultural Advisory Committee held public meetings on April 27, August 24, and September 28, 2006 to discuss and make recommendations concerning the Agricultural Element of the draft 2006 General Plan and the Agricultural Winery Corridor Plan.

O. The Monterey County Planning Commission considered and discussed the AWCP during its duly noticed hearings on the draft 2006 General Plan. On October 25, 2006, having considered the draft EIR, the draft General Plan, and all of the comments and testimony, the Planning Commission adopted Planning Commission Resolution No. 06053 recommending that the Board of Supervisors, among other actions, make certain changes to the text of the AWCP as indicated in the Planning Commission October 25, 2006 draft of the 2006 Plan. The Planning Commission also recommended that the Board of Supervisors adopt the 2006 General Plan with certain modifications, including those recommended to the AWCP, and recognized that the Board may choose to adopt the AWCP separate from the 2006 General Plan.

P. The Board of Supervisors held duly noticed public hearings on the October draft 2006 General Plan, including the AWCP, on November 14, November 21, December 5, December 6, December 12, and December 19, 2006 and January 3, 2007. Notice of the November 14 hearing and the tentative hearing schedule was published on November 3, 2006 in the Monterey County Herald, and the Register-Pajaronian, on November 4, 2006 in the Salinas Californian, and on November 8 in the South County News. Additional notice of the January 3 hearing was published on December 19, 2006 in the Monterey County Herald and on or about December 20 in the in the Salinas Californian. Notice was also published in the Register-Pajaronian and South County News prior to the January 3 hearing. The Board continued the hearing to each subsequent date as needed.

Q. Having duly considered the Planning Commission recommendations, the draft EIR and Final EIR, comments received on the draft EIR, and all evidence and comment,

including comment and testimony from the public, the Board of Supervisors directed staff to revise the draft AWCP to include the Planning Commission's recommended changes and also to omit the 10 full-scale wineries from the AWCP. As noted above, the Board received testimony from the local wine industry that the goals of the wine corridor are achieved primarily through the artisan wineries. The AWCP, with these revisions, is attached hereto and incorporated herein by reference as *Exhibit A*.

R. By Resolution No. [INSERT RESO #], adopted on even date herewith, the Board of Supervisors certified the Final Program Environmental Impact Report (EIR) on the 2006 General Plan and Agricultural Winery Corridor Plan (SCH # 2006021054) pursuant to the California Environmental Quality Act (California Public Resources Code section 21000 et seq.).

S. By Resolution No. [INSERT RESO #], adopted on even date herewith, the Board of Supervisors adopted the Monterey County 2006 General Plan. The AWCP is also included as part of the 2006 General Plan.

T. In addition to making the AWCP part of the 2006 General Plan, the Board desires to consider the AWCP separately as an amendment to the 1982 General Plan so that the AWCP will take effect as part of the 1982 General Plan and to continue in effect, either as part of the 1982 General Plan or as part of the 2006 General Plan if the 2006 General Plan takes effect.

U. The Board of Supervisors independently reviewed the EIR, the recommendations of the Planning Commission, staff reports, and all evidence including comment and testimony from the public at numerous duly noticed workshops, study sessions, and public hearings.

II. Decision of the Board of Supervisors

NOW, THEREFORE, IN VIEW OF THE ABOVE FINDINGS AND EVIDENCE, BE IT RESOLVED, that the Board of Supervisors of the County of Monterey hereby adopts the Agricultural Winery Corridor Plan, attached hereto as Exhibit A and incorporated herein by reference, as an amendment to the 1982 Monterey County General Plan.

PASSED and ADOPTED this 3rd day of January, 2007, upon motion by Supervisor _____, seconded by Supervisor _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Lew C. Bauman, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page _____ of Minute Book _____, On _____, 2007

Dated: _____, 2007

Lew C. Bauman, Clerk of the Board of Supervisors,
County of Monterey, and State of California.

By _____