

**MONTEREY COUNTY BOARD OF SUPERVISORS**

<b>MEETING:</b> September 25, 2007 1:30 PM		<b>AGENDA NO:</b> S-3/S-5
<b>SUBJECT:</b>		
<p>a. Hold a Public Hearing to consider the Planning Commission’s recommendations for GPU5;</p> <p>b. Provide direction to staff regarding policy amendments to be incorporated in a draft General Plan (GPU5);</p> <p>c. Direct staff to return on October 16 with General Plan text that reflects the Board’s direction;</p> <p>d. Direct staff to proceed with the preparation of the appropriate CEQA document that addresses the policy amendments proposed by the Board; and</p> <p>e. Delay the decision on providing direction with respect to Butterfly Village; however, direct that the EIR consultant draft the EIR, consistent with designations for Butterfly Village in GP 2006.</p> <p>(Hearing - PLN070525/General Plan Update 5, County-wide)</p>		
<b>Project Location:</b>	Unincorporated County	<b>APN:</b> Countywide
<b>Planning 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>	N/A	
<b>DEPARTMENT:</b> RMA – Planning Department		

**RECOMMENDATION:**

It is recommended that the Board of Supervisors:

- a) Hold a public hearing to consider the Planning Commission’s recommendations for a draft General Plan (GPU5).
- b) Provide direction to staff regarding policy amendments to be incorporated in a draft General Plan;
- c) Direct staff to return on October 16 with General Plan text that reflects the Board’s direction;
- d) Direct staff to proceed with the preparation of the appropriate CEQA document that addresses the policy amendments proposed by the Board; and
- e) Delay the decision on providing direction with respect to Butterfly Village; however, direct that the EIR consultant draft the EIR, consistent with designations for Butterfly Village in GP 2006.

**SUMMARY:**

On July 17, 2007, the Board of Supervisors provided parameters to the Planning Commission to use the 2006 General Plan as a template for proposing possible amendments. The Chairman of the Planning Commission appointed an ad hoc committee to develop recommendations for GPU5 that account for diverse community interests throughout the County. On September 12, 2007, the full Planning Commission received the sub-committee’s report (**Exhibit 1**) and voted 10-1 to forward these recommendations to the Board of Supervisors. The Planning Commission also forwarded comment letters it had received from the public for the Board’s consideration.

On September 18, staff provided a summary of the Planning Commission recommendations. The Board received oral comments from public regarding possible modifications to the Planning Commission recommendations.

In accordance with the schedule adopted by the Board on July 18, 2007, the Board will hold a public hearing to consider the recommendations from the Planning Commission and provide direction to staff. Staff has provided a summary of the comments received to date from the public on the Planning Commission recommendations including written correspondence and public comments provided at the September 18, 2007 meeting. The written correspondence is attached as **Exhibit 2**. A summary of the public's comments received to date from both written correspondence and public testimony is attached as **Exhibit 3**.

**DISCUSSION:** On September 18, 2007, staff provided an overview of the recommendations from the Planning Commission regarding GPU5. The Board also received correspondence from the public and heard public testimony regarding possible modifications to the Planning Commission recommendations. Staff has prepared a summary chart of the public comments received to date to assist the Board in its deliberations. The chart is organized consistent with the order of the recommendations referred by the Planning Commission.

Staff recommends that the Board provide direction to staff regarding the policy changes that should be included in a draft GPU5 and request that staff return in October with draft text for GPU 5 for Board consideration. This would enable staff to proceed with the preparation of an EIR that generally reflects the policy direction of the Board without significant slippage in the process schedule.

The Planning Commission recommended that Butterfly Village be removed from consideration as a Community Area in GPU 5, but deferred the decision on treatment of this area to the Board. Because there are several legal issues and Court processes implicated with any decision on this matter by the Board, staff is recommending that the Board delay direction on Butterfly Village until you have received advice from counsel. However, staff recommends that the Board direct that the EIR consultant prepare a draft EIR on GPU5 consistent with the designations for Butterfly Village in the 2006 General Plan, since any lesser development, if any, would then be covered in the analysis.

**OTHER AGENCY INVOLVEMENT:**

The General Plan includes input from all land use departments.

**FINANCING:**

Funding for staff time associated with this project is addressed in the FY07-08 Final Budget for the Resource Management Agency.

Prepared by:

Approved by:

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Alana Knaster, Deputy Director  
Resource Management Agency

cc: Board of Supervisors (30); County Counsel; Environmental Health Division; Public Works; Monterey County Water Resources Agency; Redevelopment/Housing, Agricultural Commissioner, Parks, Fire Protection Association; Alana Knaster, Mike Novo, Jeff Main, Carl Holm; Project File

Attachments:

- Exhibit 1 PC Report
- Exhibit 2 Public Correspondence
- Exhibit 3 Summary of Comments