

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: December 5, 2006	AGENDA NO.:
SUBJECT: 2006 General Plan Update (PLN050045) a. Receive staff responses to issues raised by the Board and public on the Draft 2006 General Plan update, including review of the Planning Commission recommendation and the Draft EIR; and b. Receive public comment regarding the Draft 2006 General Plan Update, and Draft EIR including Planning Commission recommendations, Property Owner Requests and Rural Center boundaries; and c. Provide direction to staff	
DEPARTMENT: RMA-Planning Department	

RECOMMENDATION:

It is recommended that the Board:

- a. Receive staff responses to issues raised by the Board and public on the Draft 2006 General Plan update, including review of the Planning Commission recommendation and the Draft EIR; and
- b. Receive public comment regarding the Draft 2006 General Plan Update, and Draft EIR including Planning Commission recommendations, Property Owner Requests and Rural Center boundaries; and
- c. Provide direction to staff

Summary: The Board of Supervisors directed staff to coordinate a series of public hearings on the General Plan to review all of the relevant documents, recommendations and public comments. At its November 21st meeting, the Board heard a staff presentation on the critical path issues that would affect the Board schedule for completing its review of the General Plan Update with respect to key modifications to the Draft GPU that were recommended by the Planning Commission. The Board provided its input to staff regarding its concerns with respect to the critical path issues. The Board also received public comments on key issues with respect to the Planning Commission recommendations and the Draft GPU.

Staff was directed to return to Board with 1) responses to the concerns raised by the Board regarding the critical path issues as well as responses to public comments that had been presented on those issues; and 2) responses to all of the issues that had been raised by the Board or members of the public. The Board indicated that it would first consider the staff responses on the critical path issues and provide direction and then would consider the additional issues and provide direction.

Discussion:

See Attachment A: Comprehensive Issues Matrix that includes a listing of both the critical path and additional issues that will be presented for Board discussion and consideration.

FISCAL IMPACT: None

OTHER AGENCY INVOLVEMENT:

Agricultural Commissioner, Monterey County Water Resources Agency, Monterey County Division of Environmental Health, Public Works Department

Submitted by

Alana Knaster, Deputy Director
RMA

December 1, 2006

Attachment A

Comprehensive Issues Matrix

COMPREHENSIVE ISSUES MATRIX
Updated December 1, 2007

Comments on PC Amended Polices			General Topic	Issues Raised on Critical Path Issues	Options/Final Action
ELEMENT	Critical Path	Other			
Land Use		LU-1.21	Substandard lots		
Land Use	LU-2.12		Evaluation System	FLAGGED 11/21/06 Not financially feasible. Provide logic to support affordable housing numbers.	
Land Use	LU-2.22		Community Area design	No Issue raised 11/21/06	
Land Use	LU-2.25		Community Areas interim development	FLAGGED 11/21/06 Add exception “consistent with adopted Redevelopment Plan”	
Land Use	LU-2.26		Rural Center concept	No Issue raised 11/21/06	
Land Use		LU-2.27.b	Amend River Road RC boundary		
Land Use		LU-2.27.c	Delete Carmel Valley RC <i>see CVMP-1.28</i>		
Land Use	LU-2.28		Rural Center design	No Issue raised 11/21/06	
Land Use	LU-2.29		Rural Center interim development	No Issue raised 11/21/06	
Land Use	LU-2.37		Transition Areas	No Issue raised 11/21/06	
Land Use		LU-9.3	Applications in process		

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ELEMENT	Critical Path	Other			
Circulation	C-1.2		CIFP (Mitigation)	No Issue raised 11/21/06	
Circulation	C-1.8		City Development TIF (Mitigation)	No Issue raised by BOS 11/21/06 Staff identified issues 11-30- 06	
Circulation	C-1.11		TIF Trigger (Mitigation)	No Issue raised 11/21/06	
Circulation		C-5.3	Scenic Corridor development guidelines	Related to AG-3.3	
Circulation		C-5.4	Scenic easements	Related to AG-3.3	
Open Space		OS-1.10	Trails Delete or Update Map	Food Safety 11/21/06	
Open Space	OS-3.5		Slopes (Mitigation)	FLAGGED 11/21/06 Define what “previously uncultivated” means – timeframe?	
Open Space	OS-5.2		Special Status Species GIS	No Issue raised 11/21/06	
Open Space	OS-5.16		Bio survey (Mitigation)	FLAGGED 11/21/06 Define: Special Status Species Staff identified issues 11-30- 06 Public issue re definitions	

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Open Space	OS-5.17		Mitigation of critical habitat <i>(Mitigation)</i>	No Issue raised 11/21/06	
Open Space	OS-5.18		Jurisdictional Wetlands <i>(Mitigation)</i>	No Issue raised 11/21/06	
Open Space	OS-10.3		Conservation of Forested areas	FLAGGED 11/21/06 Clarify: "Naturally" vegetated; Related to 3.3	
Open Space	OS-10.10		Contractor Emissions <i>(Mitigation)</i>	FLAGGED 11/21/06 50% seems too onerous and infeasible. Impact on Ag operations. ROAA exception?	
Safety	S-2.3		Development in Floodplains	No Issue raised 11/21/06	
Safety	S-3.8		Drainage- Inundation maps <i>(Mitigation)</i>	No Issue raised 11/21/06	
Safety		S-5.11	Emergency Impact Ordinance		
Safety		S-6.3	Development Impact Ordinance		
Safety		S-7.8	Operation of Construction Equipment		

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Public Service	TABLE PS-1		New residential and Commercial lots	No Issue raised 11/21/06	
Public Service	TABLE PS-2		Existing lots of record	No Issue raised 11/21/06	
Public Service	PS-2.6		Hydrologic database – GIS	No Issue raised 11/21/06	
Public Service	PS-2.8		Erosive soils	No Issue raised by BOS Issue raised by Public re definition of important groundwater recharge area	
Public Service	PS-2.9		Groundwater protection (<i>Mitigation</i>)	FLAGGED 11/21/06 Define “Groundwater Recharge Area” (Floodway vs. Floodplain)	
Public Service	PS-3.5		High Capacity Wells (<i>Mitigation</i>)	FLAGGED 11/21/06 Last sentence –severe Define further Relocate/Mitigate vs. prohibit	
Public Service	PS-3.6		New wells (<i>Mitigation</i>)	No Issue raised	
Public Service	PS-3.12		Ag Water conservation (<i>Mitigation</i>)	FLAGGED 11/21/06 Feasibility/ Content for Ordinance?	
Public Service	PS-3.13		Urban Water Conservation (<i>Mitigation</i>)	No Issue raised 11/21/06	

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Public Service	PS-3.14		Recycled water <i>(Mitigation)</i>	No Issue raised 11/21/06	
Public Service	PS-3.15		Water Supply assessments <i>(Mitigation)</i>	No Issue raised 11/21/06	
Public Service	PS-4.9		Wastewater treatment <i>(Mitigation)</i>	No Issue raised 11/21/06	
Public Service	PS-4.10		Alternative wastewater treatment <i>(Mitigation)</i>	No Issue raised 11/21/06	
Public Service	PS 4.11		Wastewater treatment facilities <i>(Mitigation)</i>	No Issue raised 11/21/06	
Agriculture	AG-1.3		Division of Ag land	FLAGGED 11/21/06 Replace authority to Board rather than State. Subdivision vs. Division; text changes	
Agriculture	AG-1.7		Family housing on Ag lands - Request to add Resource Conservation	No Issue raised by BOS 11/21/06 Issue raised by Public	
Agriculture	AG-1.12		Loss of Farmland <i>(Mitigation)</i>	FLAGGED 11/21/06 Consider Sup Calcagno proposed language	

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Agriculture	AG-3.2		Routine and Ongoing Ag procedures	No Issue raised 11/21/06	
Agriculture	AG-3.3		Routine and Ongoing Ag	FLAGGED 11/21/06 BOS- Remove 1,000 sf limit on greenhouses. That looks to be future of Ag with Food Safety issues. Issues raised by Public Issues identified by staff 11-30-06	
Area Plan	CVMP-1.26		Gardiner STA (POR #212)	No Issue raised by Board 11/21/06 Issue raised by public	
Area Plan	CVMP-1.27		Defino STA (POR #229)	FLAGGED 11/21/06 Not mixed use. Issue raised by Public	
Area Plan		CVMP-1.28	Include Hatton in Mouth of CV STA (No POR) <i>see LU-2.27</i>		
Area Plan	CSV-1.7		Miller's Lodge (POR #203) No intensification – legal non-conforming use	No Issue raised by BOS 11/21/06 Issue raised by Public	
Area Plan		GS-1.12 GMP-1.19	Jefferson (POR #13)		

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Area Plan	N/A		Agostini –Greater Salinas (POR#94)	No Issue raised by BOS 11/21/06 Issue raised by Public	
Glossary		Building Site	Amend		
Glossary		Critical Facility	Amend		
Glossary	Critical Habitat		Amend	FLAGGED 11/21/06 See OS-5.16	
Glossary		Encourage	Amend		
Glossary	Important Groundwater Recharge Areas		Amend	FLAGGED 11/21/06 See PS-2.8	
Glossary		Listed Species	New		
Glossary		Lot	Amend		
Glossary		Off-Site	New		
Glossary		On-Site	New		
Glossary		Planning Area	Amend		
Glossary		Rare Species	New		
Glossary		Scenic Highway Corridor	Amend		

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Glossary	Special Status Species		Amend	FLAGGED 11/21/06	
Glossary		Structure	New		
Glossary		Threatened and Endangered Species	Amend		
Glossary		Voluntary	New		