

Appendix A
Notice of Preparation

Form A

Notice of Completion and Environmental Document Transmittal

SCH #

For U.S. Mail: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: General Plan 2007

Lead Agency: Monterey County Contact Person: Carl Holm
Street Address: 168 W. Alisal Street, 2nd Floor Telephone:
City: Salinas Zip Code: 93901 County: Monterey

Project Location:

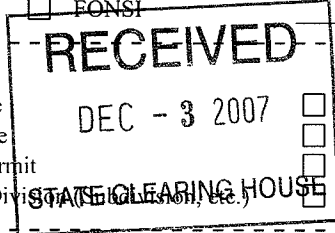
County: Monterey City/Nearest Community: all
Cross Streets: n/a Zip Code:
Assessor's Parcel No. Section: Twp. Range: Base:
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement to EIR [] EA [] Final Document
[] Neg Dec [] Subsequent EIR [] Draft EIS [] Other:
[] Mit Neg Dec [] Other:

Local Action Type:

[X] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Div (Subdivision, etc.) [] Other:



Development Type:

[] Residential: Units Acres Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
Total Acres (approximate): Other:

Project Issues That May Have a Significant or Potentially Significant Impact:

[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[X] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[] Drainage/Absorption [X] Population/Housing Balance [] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

This is an update to the 1982 General Plan effective county-wide. Various zoning and land use designations.

Project Description: (please use a separate page if necessary)

Update of the County General Plan. See the attached Notice of Preparation

NOTE: Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g., Notice of Preparation or previous draft document), please fill in.

Form A, continued
Notice of Completion and Environmental Document Transmittal

Key S = Document sent by lead agency X = Document sent by SCH D = Suggested distribution

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating and Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input checked="" type="checkbox"/> Parks and Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>5</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u> |
| <input checked="" type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation and Development Commission |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Office of Public School Construction | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Fish and Game Region # <u>4</u> | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Food and Agriculture, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Forestry and Fire Protection | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing and Community Development | Other: _____ |
| <input type="checkbox"/> Integrated Waste Management Board | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | Other: _____ |

Local Public Review Period (to be filled in by lead agency):

Starting Date: _____ Ending Date: January 5, 2007

Lead Agency (complete if applicable): Consulting Firm: <u>Jones & Stokes</u> Address: <u>2600 V Street</u> City/State/Zip: <u>Sacramento, CA 95818</u> Contact: <u>Antero Rivasplata</u> Telephone: <u>(916) 737-3000</u>

Applicant: Name: <u>County of Monterey</u> Address: <u>see above</u> City/State/Zip: _____ Telephone: _____
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Signature of Lead Agency Representative _____ **Date:** _____

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.

Notice of Preparation

I. Overview of Environmental Review Process

The County of Monterey (County), as the Lead Agency under the California Environmental Quality Act (CEQA), has determined that it will prepare a Subsequent Environmental Impact Report (SEIR) for the Monterey County General Plan Update project described below. The County will prepare the SEIR in accordance with the State CEQA, implementing guidelines (“Guidelines”), and County procedures. Note that the County circulated a Notice of Preparation in February 2006 for the 2006 General Plan (“GP 2006” also known as “GPU4”).

The purpose of this notice is to advise and solicit comments and suggestions specific to the project description amendments herein regarding the preparation of the SEIR, environmental issues to be addressed in the SEIR, and any related issues, from interested parties other than potential Responsible Agencies, including interested or affected members of the public. The County requests that any Responsible or Trustee Agency responding to this notice respond in a manner consistent with CEQA Guidelines Section 15082(b). We request that your agency review and submit written comments on the scope and content of the environmental information provided in the Notice of Preparation, as relevant to your agency’s statutory responsibilities in connection with the proposed project.

Monterey County commenced a comprehensive General Plan update process in 1999. During this process, four draft versions of the General Plan were prepared. On January 3, 2007, the Monterey County Board of Supervisors certified an EIR on the 2006 General Plan and adopted GP 2006, subject to voter repeal at the June 2007 election. The results of the June 2007 election show that the majority of voters did not want to repeal the Board-approved 2006 General Plan but also did not want to adopt the 2006 General Plan or the Community General Plan initiative, an initiative measure. In the aftermath of the uncertainty resulting from the election on competing ballot measures, the Board of Supervisors determined to undertake further study and consideration of potential amendments to GP 2006. Based on recommendations of the Planning Commission and as a result of several public hearings before the Board of Supervisors, the Board of Supervisors has given direction for changes to GP 2006, resulting in a fifth version of the General Plan update (“GP 2007” also known as “GPU5”). This environmental review pertains to GP 2007.

In accordance with CEQA and County procedures, your agency is requested to provide a written response to this amended NOP by **January 5, 2008**. The County will incorporate relevant issues and information into the Draft SEIR as identified in the NOP and NOP responses throughout the SEIR process. Please name a contact person in your response and send your response to the following:

County of Monterey
Planning & Building Inspection Department
168 W. Alisal Street, 2nd Floor
Salinas, California 93901
Attn: Carl Holm, Acting Planning Manager

Scoping Meeting

A public scoping meeting will be held at **6 p.m. the 12th day of December, 2007** at the following location:

County of Monterey
Monterey Conference Room, 2nd Floor
168 W. Alisal Street
Salinas, California 93901

At this meeting, agencies, organizations, and members of the public will be able to provide comments on the scope of the environmental review process for the proposed Monterey County General Plan Update.

II. Project Location

The project area is Monterey County, located on the central coast of California and bordered by the Pacific Ocean (west); Santa Cruz County (north); San Benito, Fresno, and Kings Counties (east); and San Luis Obispo County (south); refer to Figure 1. The County's northern and southern boundaries are approximately 75 miles south of San Francisco and 200 miles north of Los Angeles, respectively. The County is approximately 3,771 square miles in size and is the 18th largest county in the state in terms of total area. The General Plan governs land use in the unincorporated inland areas of the County. The General Plan Update will not amend the Local Coastal Program governing that portion of Monterey County in the coastal zone.

III. Project Description

The General Plan serves as the blueprint for growth in unincorporated inland areas of Monterey County by designating land for various urban and non-urban uses including agricultural, commercial, industrial, residential, and public/quasi-public. GP 2007 carries over most of the policies and land use designations that composed GP 2006, with a number of key revisions. The following describes GP 2007, with items that represent a change from GP 2006 marked with an asterisk or listed under "Other GP 2007 Provisions."

Area Plans (Inland)

The proposed General Plan consists of eight inland area plans. Area Plans include more focused policies that address specific regional or local issues identified in those geographic areas. These planning areas are listed below and are depicted on Figure 2:

- North County Area Plan
- Greater Salinas Area Plan
- Central Salinas Valley Area Plan
- Greater Monterey Peninsula Area Plan
- Carmel Valley Master Plan (CVMP)
- Toro Area Plan
- Cachagua Area Plan
- South County Area Plan

Each area plan contains supplemental policies to guide future development within each planning area. No changes are proposed as part of this update to the coastal land use plans (described below).

Special Treatment Areas (STAs)

Special Treatment Areas are land use designations in the General Plan pertaining to an individual lot or a group of lots where unique conditions warrant special studies and policies for development. No change is proposed to the language defining STAs. A number of changes relating to specific locations involving STAs are described below.

Community Areas

As part of the proposed General Plan Update process, areas within the unincorporated County that can accommodate future growth have been identified. These areas, designated as “Community Areas,” are listed below:

- Pajaro
- Boronda
- Castroville
- Fort Ord Master Plan
- Chualar

* The Rancho San Juan Community Area identified in GP 2006 will not be designated a Community Area in GP 2007. It will be designated as a Special Treatment Area in the Greater Salinas Area Plan that limits development to what was proposed for the Revised Rancho San Juan Specific Plan (Butterfly Village tentative map). The San Lucas Community Area identified in GP 2006 is proposed to be designated a Rural Center in GP 2007.

The proposed General Plan and Area Plan goals and policies are designed to accommodate growth in Community Areas while ensuring that new development provides adequate public facilities and services to future residents while limiting the impact to the environment. GP 2007 will incorporate the Community Plan that has been adopted for Castroville and the Specific Plan that has been adopted for East Garrison I. Following adoption of GP 2007, Community Plans will be prepared for each of the other Community Areas, in a manner compliant with the California Environmental Quality Act.

Rural Centers

Rural Centers are existing areas containing concentrated development that includes higher intensity uses than typically found in rural areas. These areas , with the potential for improved infrastructure, could develop more intensively , but would retain their village character. They are listed below.

- River Road
- Lockwood
- Pleyto
- Bradley
- San Ardo
- San Lucas
- Pine Canyon (King City)

* The Prunedale, Mouth of the Carmel Valley, San Benancio/Corral de Tierra, and Toro Park Estates/Serra Village Rural Centers identified in GP 2006 have been deleted from GP 2007. The River Road Rural Center has been retained, but significantly reduced in size.

The proposed General Plan and Area Plan goals and policies are designed to maintain existing land use patterns in Rural Centers while ensuring that adequate public facilities and services are available to serve residents while limiting the impact to the environment.

Carmel Valley Master Plan Policies

GP 2007 would revise several of the policies set out in GP 2006.

New residential subdivision in Carmel Valley would be limited to creation of 266 new lots, with preference to projects including at least 50% affordable units. More intensive development would require prior approval of a general plan amendment. This policy is a refinement of the more complicated tracking system in the current Master Plan. The allowable additional residential growth is comparable.

A prohibition regarding conversion for agricultural purposes of previously uncultivated lands on slopes in excess of 25% that has been added to the Carmel Valley Master Plan in

the 2007 General Plan. This is an *existing* policy of the Carmel Valley Master Plan that was not included in the 2006 General Plan.

* The Mouth of the Carmel Valley Special Treatment Area identified in GP 2006 has been deleted from GP 2007, however, a smaller Rancho Canada Village Special Treatment Area has been substituted within the same geographic area. It would consist of approximately 40 acres, excluding any areas within the floodplain, with an allowable density of up to 10 units per acre and a minimum of 50% Affordable/Workforce housing. Prior to beginning new residential development (except for the first unit on an existing lot of record), projects must address environmental constraints.

The Delfino/Airport Site Study Area has also been deleted. There is an Affordable Housing Overlay designation in Mid-Valley (see Affordable Housing Overlay provisions below.)

Greater Salinas Area Plan Supplemental Policies

GP 2007 would revise several of the supplemental policies set out in GP 2006.

The Highway 68/Foster Road Special Treatment Area is proposed to be limited such that the developed area will not exceed 5% of the total parcel, with the remainder retained in crop production.

GP 2007 retains a slightly expanded Espinosa Road Study Area. This Study Area is will assess whether existing businesses are compatible with the surrounding uses and how best to zone the area in the future.

* The Russell Road Study Area identified in GP 2006 has been deleted from GP 2007. This is the area immediately adjacent to Rancho San Juan Special Treatment Area. This area will be re-designated consistent with the agricultural designations in the 1982 General Plan prior to the adoption of the Greater Salinas Area Plan (Farmland and Grazing). GP 2007 designates the Revised Rancho San Juan Specific Plan as a Special Treatment Area.

Agricultural Winery Corridor Plan

An Agricultural Winery Corridor Plan (ACWP) is proposed as part of the General Plan Update (as was the case with GP 2006). This plan is designed to facilitate the establishment of up to 40 new artisan and 10 new full-scale wineries along three corridors in the central and southern Salinas Valley. The corridors are:

- Central/Arroyo Seco/River Road
- Metz Road
- Jolon Road

The proposed Winery Corridor Plan will be treated as an Area Plan with specific policies that govern development of wine-related facilities in the identified corridor.

Other GP 2007 Provisions (changes or additions to GP 2006)

Other key provisions of GP 2007 that differ from GP 2006 include the following:

Affordable Housing Overlay – establish new policies creating Affordable Housing Overlay (AHO) Districts in the following areas:

- Mid-Carmel Valley (approx. 13 acres)
- Highway 68/Monterey Peninsula Airport (approx. 85 acres)
- Reservation Road/Highway 68 (approx. 31 acres)
- Community Areas prior to adoption of a Community Plan
- Rural Centers prior to adoption of an Infrastructure and Financing Study

Property owner participation in an AHO District would be voluntary. Minimum density for an AHO project would be 6 units per acre, up to a maximum of 30 units per acre, with an average density of at least 10 units per acre. New incentives for participation in an AHO would also be established including, but not limited to density bonuses and streamlined permitting. An AHO project would generally be required to provide affordable units as follows: 10% very low; 15% low; 15% moderate; 20% workforce I; and 40% workforce II housing.

Development Evaluation System – revise the GP 2006 “Residential Development Evaluation System” to a pass-fail “Development Evaluation System” for residential and commercial projects of five or more units. The revised system requires that, for new residential development outside of Community Areas and Rural Centers or in Rural Centers prior to the preparation of an Infrastructure and Financing Study, 35% of new units must be affordable/workforce housing, except that projects that include at least 15% farmworker inclusionary housing would be required to provide 30% of new units as affordable/workforce housing.

Transfer Development Rights Policy –include criteria to be used to evaluate potential receiver sites, with priority given to Community Areas and Rural Centers. Evaluation criteria would include site suitability, infrastructure, and avoidance of impacts to productive farmland, among others. This is a revision to the GP 2006 policy.

Mitigation of Agricultural Land Conversion –provide that the future agricultural land mitigation program will include a graduated value for important farmland, with the loss of prime farmland having the highest agricultural value. This is a revision of the GP 2006 policy.

Slope Development Policy – establish new policies limiting development on steep slopes and requiring the establishment of permit processes as follows:

- Prohibit development on slopes greater than 30%, with limited exceptions.
- Establish an Agricultural Permit process for the conversion, for agricultural purposes, of previously uncultivated lands on slopes greater than 25%.
- Establish a ministerial permit process and describe the basic resource criteria to be addressed in that permit process for conversions to agricultural land that are subject to a State Agricultural Waiver Program, Agricultural Registration Program or similar program regulating irrigation on steep slopes, or when only a small portion of the affected area includes slopes greater than 25%.

Long-Term Water Supply –add consideration of design, financing, and environmental review when examining the status and surety of planned new water supply projects. This is a revision of the GP 2006 policy.

On-Site Wastewater Management Plan – establish a new policy to create On-Site Wastewater Management Plans for areas with high concentrations of development that are served primarily by individual sewage systems such as North County and Carmel Valley. Wastewater treatment and disposal for Community Areas and Rural Centers will be through consolidation of services. No connections to package plants would be allowed when connection to a regional facility is feasible.

Infrastructure Funding – revise the GP 2006 policy to require a Capital Improvement and Financing Plan to be adopted within 18 months of adoption of GP 2007. A requirement for regular cost adjustments is also proposed.

Greenhouse Gas Reduction Plan – establish a new policy requiring adoption of a Greenhouse Gas Reduction Plan within 24 months of adoption of GP 2007, and establishing minimum requirements of the plan to reduce greenhouse gas emissions to the 1990 level by 2020.

Coastal Plans

As required by the California Coastal Act, areas in Monterey County within the coastal zone are governed by local coastal plans. Four land use plans and the Moss Landing Community Plan (included as part of the North County Coastal Land Use Plan) govern land use in the coastal areas of unincorporated Monterey County:

- North County Land Use Plan
- Moss Landing Community Plan
- Del Monte Forest Land Use Plan
- Carmel Land Use Plan
- Big Sur Coast Land Use Plan

The coastal land use plans in conjunction with coastal implementation plans make up Monterey County’s Local Coastal Program for its coastal zone areas. GP 2006 did not amend the Local Coastal Program, and proposed GP 2007 will not change any part of the certified Local Coastal Program, including any land use designations or policies.

However, development authorized under these plans will be included in the cumulative impact analysis in the SEIR prepared for GP 2007.

IV. Potential Environmental Effects

The SEIR will evaluate how potential buildout of the proposed General Plan Update could potentially have a significant environmental effect. Topics that will be further analyzed in the SEIR include, but are not limited to, the following:

Air Quality

Buildout of the proposed GP 2007 would result in the development of new urban uses, as well as new wineries within the AWCP. Short-term construction-related activities (e.g., earthmoving activities) and long-term operational activities (e.g., daily vehicle trips) associated with new development could result in emissions that exceed established air quality standards. The SEIR will evaluate impacts on air quality that would occur from a reasonable buildout estimate of the proposed GP 2007.

Biological Resources

The SEIR will evaluate if future growth anticipated by the proposed GP 2007 could result in result in direct or indirect impacts to special-status species, sensitive vegetation communities, and other biological resources.

Land Use

The SEIR will examine the implications of GP 2007 buildout on land use.

Noise

The SEIR will consider noise resulting from traffic levels identified in the traffic analysis prepared for GP 2007 and other development allowed by GP 2007.

Population and Housing

Population growth from proposed GP 2007 buildout could have an adverse impact on population and housing. The SEIR will evaluate if influx of new residents could exceed current growth projections, resulting in the displacement of existing persons or housing.

Transportation

The proposed GP 2007 would generally establish Level of Service “D” as the minimum performance standard for roadways within Monterey County’s jurisdiction. The SEIR will analyze the impacts of GP 2007 buildout as it relates to roadway performance, as well as emergency access, parking capacity, and public transportation. Consideration

will also be given to traffic that could reasonably be foreseen to be generated by winery-related development within the AWCP.

Water Resources

Proposed GP 2007 buildout could create additional demand for potable water relative to current conditions and result in the degradation of water quality. Several surface and sub-surface water bodies have existing problems with overdraft, contamination, and/or seawater intrusion. The SEIR will examine how buildout of the proposed GP 2007 could affect water supply, water quality, stormwater runoff, and the need for new water infrastructure.

Other Subjects

Proposed GP 2007 impacts will also be considered as they relate to the following subjects:

- agricultural resources;
- geology, soils, and seismicity;
- mineral resources;
- cultural resources;
- public services and utilities;
- parks and recreation;
- hazards and hazardous materials; and
- aesthetics, light, and glare.

Cumulative Impacts

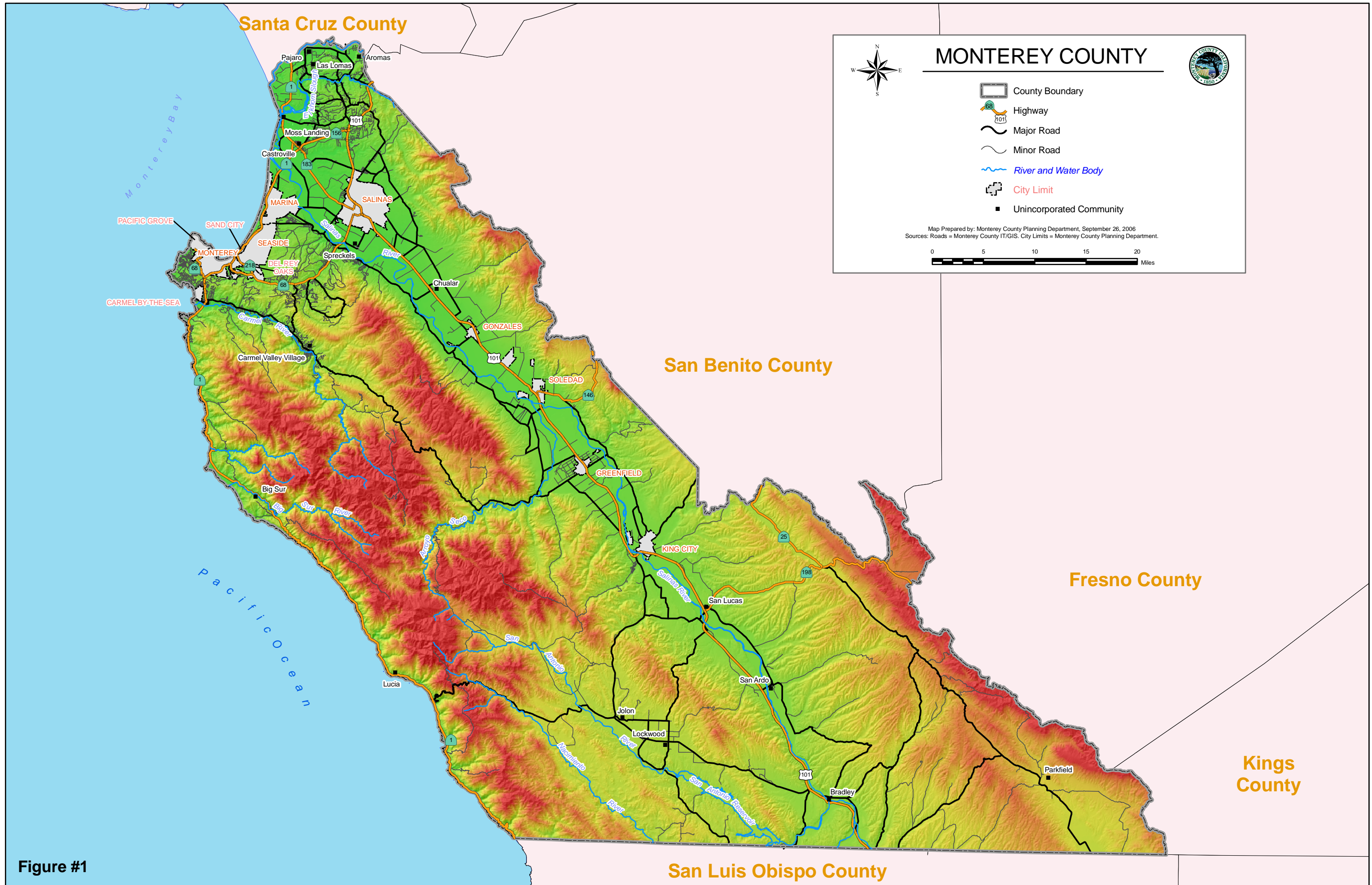
The SEIR will consider the cumulative impacts of the proposed GP 2007. The SEIR will consider cumulative greenhouse gas emission impacts of potential buildout on climate change and impacts of climate change on Monterey County.

Alternatives

The SEIR will consider alternatives to the proposed GP 2007, including the alternatives previously analyzed in the EIR prepared for GP 2006 (i.e., No Project Alternative -1982 General Plan, GPU 3, Amendment of the 1982 General Plan including the North County LUP [GPI] and GP 2006).

Mitigation Measures

The SEIR will identify feasible mitigation measures for all identified significant effects. This will include providing performance criteria or mitigation options.



Santa Cruz County

San Benito County

Fresno County

Kings County

San Luis Obispo County

Monterey Bay

Pacific Ocean

PACIFIC GROVE
 SAND CITY
 MONTEREY
 SEASIDE
 DEL REY OAKS
 CARMEL BY THE SEA

Pajaro
 Las Lomas
 Aromas
 Moss Landing
 Castroville

MARINA
 SALINAS
 Spreckels

Chualar

GONZALES

SOLEDAD

GREENFIELD

KING CITY

San Lucas

San Ardo

Jolon

Lockwood

Bradley

Parkfield

Lucia

Salinas River

Carmel River

Big Sur River

Arroyo Seco

San Antonio River

Mecanicito River

San Antonio Reservoir

Pyramon Slough

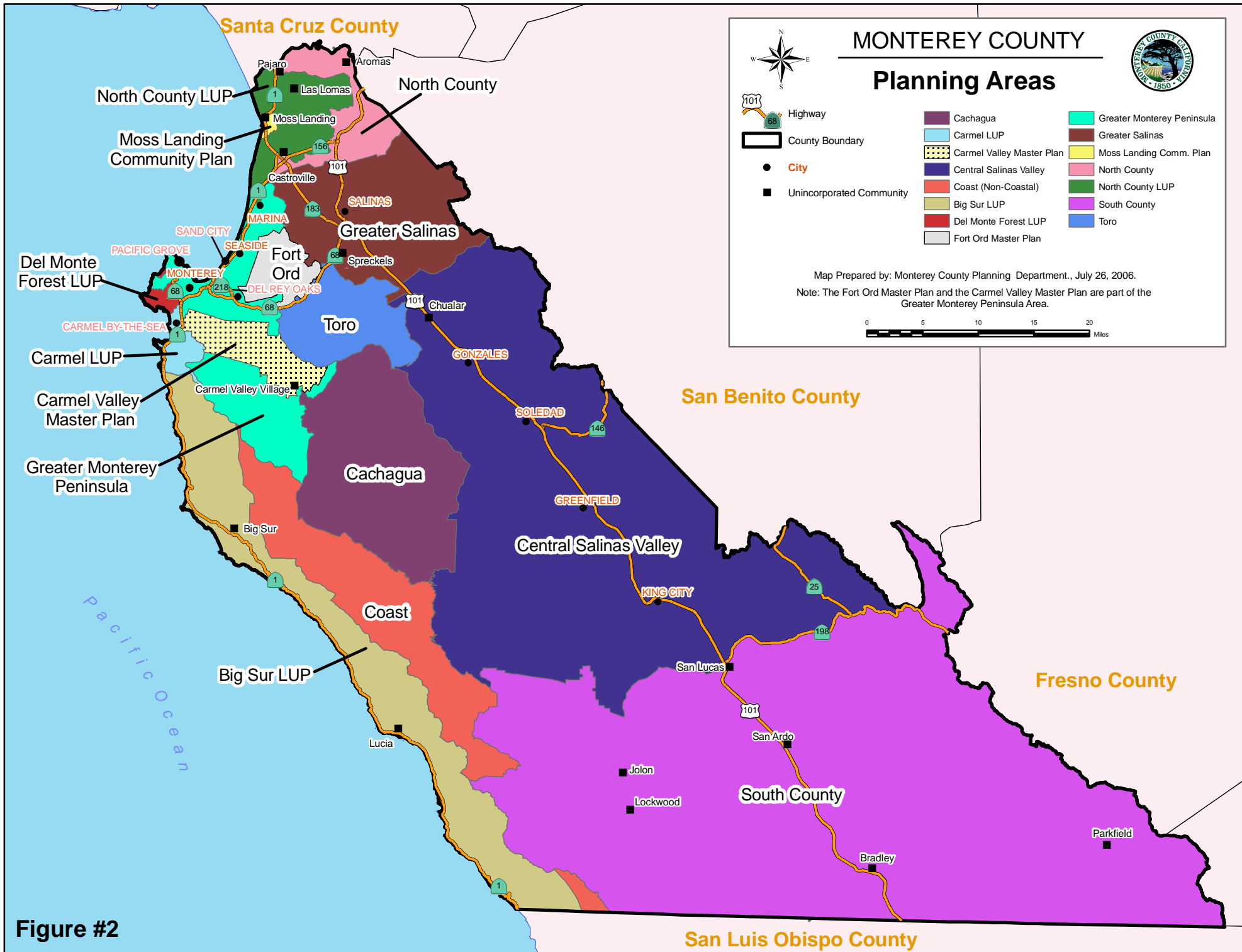


Figure #2

