



STATE OF CALIFORNIA
 GOVERNOR'S OFFICE of PLANNING AND RESEARCH
 STATE CLEARINGHOUSE AND PLANNING UNIT



ARNOLD SCHWARZENEGGER
 GOVERNOR

CYNTHIA BRYANT
 DIRECTOR

December 3, 2008

Carl Holm
 Monterey County
 168 W. Alisal Street, 2nd Floor
 Salinas, CA 93901-2680

Subject: 2007 Monterey County General Plan
 SCH#: 2007121001

See S-5

Dear Carl Holm:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on December 2, 2008, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts
 Director, State Clearinghouse

Enclosures

cc: Resources Agency

Document Details Report
State Clearinghouse Data Base

S-8b
See S-5

SCH# 2007121001
Project Title 2007 Monterey County General Plan
Lead Agency Monterey County

Type EIR Draft EIR
Description Note: Supplement/Subsequent, Program EIR.
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."

Lead Agency Contact

Name Carl Holm
Agency Monterey County
Phone (916) 755-5103 **Fax**
email
Address 168 W. Alisal Street, 2nd Floor
City Salinas **State** CA **Zip** 93901-2680

Project Location

County Monterey
City Carmel-by-the-Sea
Region
Lat / Long
Cross Streets
Parcel No.
Township

Range	Section	Base
-------	---------	------

Proximity to:

Highways multiple
Airports multiple
Railways multiple
Waterways multiple
Schools multiple
Land Use This is an update to the 1982 General Plan effective county-wide. Various zoning and land use designations

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Cumulative Effects; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 4; Cal Fire; Department of Parks and Recreation; Office of Emergency Services; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 5; Department of Housing and Community Development; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 3; Native American Heritage Commission; Public Utilities Commission; Department of Toxic Substances Control

Date Received 09/05/2008 **Start of Review** 09/05/2008 **End of Review** 12/02/2008

Note: Blanks in data fields result from insufficient information provided by lead agency.



Department of Toxic Substances Control

Maureen F. Gorsen, Director
8800 Cal Center Drive
Sacramento, California 95826-3200



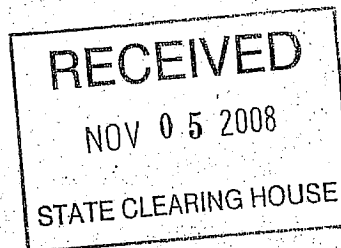
Arnold Schwarzenegger
Governor



Linda S. Adams
Secretary for
Environmental Protection

October 31, 2008

Mr. Carl Holm
Planning Manager
Monterey County Planning Department
168 W. Alisal Street, 2nd Floor
Salinas, California 93901



Clear
10-28-08
E

REVIEW OF THE MONTEREY COUNTY 2007 GENERAL PLAN (AMENDED) DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR), SCH #2007121001 DATED SEPTEMBER 2008

Dear Mr. Holm:

Thank you for providing the Department of Toxic Substances Control (DTSC) the opportunity to review the *Monterey County 2007 General Plan Draft Environmental Impact Report* dated September, 2008.

DTSC is the State's lead agency for the environmental cleanup and realignment of closing military bases and maintains jurisdiction over all hazardous substance and hazardous waste issues with the exception of petroleum contamination. The basis for DTSC's regulatory authority is found in California Health and Safety Code, Division 20, Chapters 6.5 (Hazardous Waste Control), Chapter 6.8 (Hazardous Substances Account Act), and California Code of Regulations, Title 22, Division 4.5.

The Central Coast Regional Water Quality Control Broad (CCRWQCB) has authority over the remediation of petroleum sites and the protection of the waters of the State of California. The CCRWQCB regulatory authority is found in the Porter-Cologne Water Quality Control Act, California Water Code and California Code of Regulations, Title 23, Division 3, Chapter 15 and 16. In addition, the Air Resources Board would be concerned with impacts to air quality.

DTSC generally reviews the environmental documents to determine whether the proposed project could have potential impact on public health and worker safety because of the possible presence of residual chemical contaminants and/or munitions and explosives of concern (MEC).

Mr. Carl Holm
October 31, 2008
Page 2

Please ensure that any reuse planned for property on the former Fort Ord facility is consistent with the approved Fort Ord Reuse Plan dated June 1997. This is the document that the regulators use to ensure cleanup levels support reuse of various parcels.

The comments below were previously submitted to your agency for the 2006 General Plan DEIR. These are being resubmitted to ensure completeness of our review.

Table 1-2 Executive Summary Table, Mitigation Measure 4.3 Water Resources.

Volatile Organic Compounds and other contaminants have been found to impact the groundwater resources at numerous sites in Monterey County, and the most notable is the former Fort Ord. Although the Fort Ord and Monterey Peninsula Airport prohibition zones and the associated County Ordinance are mentioned briefly in Section 4.3 (Page 4.3-72) of the DEIR, DTSC encourages the County to research the extent of groundwater impacts that have been identified in Monterey County. For instance, the former Fort Ord drinking water wells have been impacted with low concentrations of Trichloroethene (TCE). These other organic contaminants should be added to mitigation measure Table 1-2 and other appropriate tables throughout the document. Information with respect to the status of the former Fort Ord cleanup program can be found at www.fortordcleanup.com. You can also view various Land Use Covenants for groundwater use restrictions for Fort Ord on the DTSC's web page, www.envirostor.dtsc.ca.gov

Section 4.3.4, Page 4.3-100 Well Competition and Adverse Well Interference.

This section describes the impacts of wells in close proximity or adjacent to each other that can be thought of as competing for the same groundwater resources. It should be noted that interference with groundwater contaminant plumes should also be avoided. If upon pumping, the cone of depression interferes with a contaminated groundwater plume, adverse effects will result.

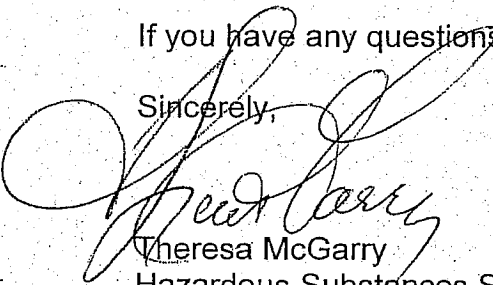
Section 4.13, Hazards and Hazardous Materials. The presence of MEC has been identified in the former Fort Ord area. The MEC areas are being identified, evaluated and remediated by the Army, although DTSC feels that MEC should be listed as a hazardous material on page 4.13-2. In addition, the Army feels that reasonable and prudent actions be taken when performing intrusive activities on the former Fort Ord site. The Army recommends that construction personnel involved in intrusive activity attend MEC recognition and safety training as offered by the Army in accordance with Record of Decision, No Further Action Related to Munitions and Explosives of Concern

Mr. Carl Holm
October 31, 2008
Page 3

Track 1 Sites, February 2005. The Army requires to be notified, by the landowner, prior to the start of planned intrusive activities. The link for registering for this training can be found at www.fortordcleanup.com.

If you have any questions, please feel free to contact me at (916) 255-3664.

Sincerely,



Theresa McGarry
Hazardous Substances Scientist
Sacramento Office
Brownfields and Environmental Restoration Program

cc: Ms. Gail Youngblood
Fort Ord BRAC Environmental Coordinator
Department of the Army
Environmental and Natural Resources
Post Office Box 5004
Presidio of Monterey, California 93944-5004

Mr. Grant Himebaugh
Regional Water Quality Control Board
Central Coast Region
895 Aerovista Place, Suite 101
San Luis Obispo, California 93401

Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Post Office Box 3044
Sacramento, California 95812-3044

Mr. Guenther Moskat
California CEQA Tracking Center
1001 I Street, 25th Floor
Post Office Box 806
Sacramento, California 95812-0806