

## Revised Supplemental Materials to the Final EIR (October 15, 2010)

This document clarifies portions of the version of the Final EIR (FEIR) released in March 2010 and responds to certain issues raised in comments received since that date.

A version of these supplemental materials was originally released to the public on September 17, 2010. Additional clarifications have been included in this material to respond to additional comments received from the public since that time. This version replaces the September 17, 2010 version in its entirety. These revisions clarify and amplify the analysis in the EIR in response to public comments; these materials do not include substantial new information, and the term “supplemental” is used for the public's convenience, not as that term is used in CEQA.

Changes from the March 2010 FEIR are shown in ~~strikeout~~ and underline. Changes from the September 17, 2010 version are shown with a highlight line in the left margin. Changes relative to the Executive Summary Table 1-1 are not shown in strikeout and underline; see discussion below.

The 2010 General Plan proposed for adoption is referred to as the “General Plan” in this document. The Draft 2007 General Plan that was the version of the plan at the time of the DEIR is referred to as the “Draft General Plan”.

## REVISIONS TO CHAPTER 1 OF THE FEIR – INTRODUCTION

**Page 1-3.** Insert the following on Page 1-3 at the end of the page.

### Changes in the General Plan Policy Numbers

Comments on the Draft EIR and responses and revisions in the March 2010 FEIR reference the draft General Plan policy numbers. Due to deletion, addition, consolidation, or other changes to certain policies, some of the policies were renumbered in the final General Plan. The following table provides a cross-reference of new and changed policy numbers.

<b>Table 1-1: Changes in Policy Numbers between the Draft General Plan and the Final General Plan</b>	
<b>Draft General Plan Policy</b>	<b>Final General Plan Policy</b>
<b>LAND USE ELEMENT</b>	
LU-2.11	Draft policy deleted
LU-2.12 – LU-2.38	LU-2.11 – LU-2.37
<b>CIRCULATION ELEMENT</b>	
NA	C-1.12: Policy added per DEIR mitigation
NA	C-3.6: New Policy Added After DEIR
C-9.1	Policy deleted after DEIR
C-9.2	Policy deleted after DEIR
C-9.3	Policy deleted after DEIR
C-10.1 and C-10.2	C-9.1
C-10.3 – C-10.7	C-9.2 – C-9.6
<b>CONSERVATION/OPEN SPACE ELEMENT</b>	
OS-4.4	Policy deleted after DEIR
OS-4.5	OS-4.4
OS-4.6	Policy deleted after DEIR
OS-4.7	Policy deleted after DEIR
NA	OS-5.19 – OS-5.25: Policies added per DEIR mitigation
NA	OS-10.12 – OS-10.15: Policies added per DEIR mitigation
<b>SAFETY ELEMENT</b>	
NA	S-3.9: Policy added per DEIR mitigation
NA	S-5.17: Policy added per DEIR mitigation
<b>PUBLIC SERVICES ELEMENT</b>	
PS-1.1	Split into two policies: PS-1.1 and PS-1.2
PS-1.2	Incorporated into PS-1.1
PS-3.2	Draft policy deleted, replaced with modified PS-3.3
PS-3.3	PS-3.2

PS-3.4	PS-3.3
PS-3.5	PS-3.4
PS-3.6	PS-3.5
PS-3.7	Incorporated into PS-3.2
PS-3.8	PS-3.6
PS-3.9 – PS-3.15	PS-3.7 – PS-3.13
NA	PS-3.14 and PS-3.15: Policies added per DEIR mitigation
NA	PS-5.5 and PS-5.6: Policies added per DEIR mitigation
<b>AGRICULTURE ELEMENT</b>	
NA	AG-4.5: Policy added per DEIR mitigation
<b>ECONOMIC DEVELOPMENT ELEMENT</b>	
NA	ED-4.8: New policy added after DEIR
<b>CARMEL VALLEY MASTER PLAN</b>	
NA	CV-1.28: New policy added after DEIR
CV-2.12	CV-2.10 (Note: changed per mitigation measure)
CV-2.13 - CV-2.17	CV-2.12 – CV-2.16
CV-2.18	CV-2.17: (Note: modified per mitigation and per BOS)
NA	CV-2.18: Policy added per DEIR mitigation
NA	CV-3.20: Policy added per EIR mitigation
NA	CV-3.21 and CV-6.5: New policies added after DEIR
<b>CENTRAL SALINAS VALLEY AREA PLAN</b>	
CSV-5.3	Incorporated into CSV-1.4
<b>GREATER MONTEREY PENINSULA AREA PLAN</b>	
GMP – 2.10	Policy deleted after DEIR
<b>NORTH COUNTY AREA PLAN</b>	
NA	NC-3.8: Policy added per EIR mitigation
NA	NC-3.9, NC-3.10, NC-3.11, NC-5.4, NC-5.5: New policies added after DEIR
<b>TORO</b>	
NA	T-1.8: New policy added after DEIR

## REVISIONS TO CHAPTER 2 OF THE FEIR – MASTER RESPONSES

### Master Response 2: Growth Assumptions Utilized In the General Plan

**Page 2-26.** Revise Section 2.5 Consistency of General Plan Growth Projections with Air Quality Management Plan Growth Projections, as follows:

Commenters stated that the General Plan is inconsistent with the AQMP because the Draft General Plan is based on 2004 AMBAG growth forecast, whereas the AQMP presents the lower 2008 growth forecast. ~~Impact AQ 1 provides: “Buildout of the 2007 General Plan would conflict with applicable Air Quality Management Plans and standards.”~~

The State General Plan Guidelines state: “An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.” The reverse is true regarding consistency of a general plan with another plan, such as the AQMP.

~~The DEIR conclusion that the Draft General Plan would not conflict with the MBUAPCD Clean Air Plan (the 2008 AQMP) is correct because the~~ The transportation emissions forecasts in the 2008 AQMP are based on the 2004 AMBAG traffic model, which in turn, is based on the 2004 AMBAG growth forecast. The 2008 AQMP presents the lower 2008 AMBAG growth forecast, but does not use the updated forecasts for traffic modeling or emissions forecasts, because the 2004 AMBAG traffic model is the only regional traffic model that has been approved for use. (Deshazo, pers. comm.) The August 2008 AQMP on page 4-5 explicitly states that the AQMP mobile source emissions modeling, using EMFAC2007, was based on travel data from AMBAG’s June 2005 Metropolitan Transportation Plan, which in turn was based on the AMBAG 2004 growth forecast.

Commenters noted that the Monterey Bay Unified Air Pollution Control District’s (APCD’s) 2008 AQMP relies upon the 2008 AMBAG population projections in calculating non-mobile source emissions. However, this does not mean that the General Plan will obstruct the attainment of the air quality objectives set out in the 2008 AQMP.

To explain this, we must first clarify the role of the EIR. The EIR is intended to disclose the potential significant effects of the General Plan. It is informing decision makers and the public of the effects of the General Plan as it is implemented in future years. The EIR is not itself a policy document -- it is not committing the County to develop at the rate projected in AMBAG’s 2004 growth forecast (nor the 2008 forecast, for that matter). The actual rate of future development involves the complex interplay of many factors including land prices, availability of financing, and the state of the economy at local, state, national, and international levels. The EIR is utilizing available information to make a good faith effort at estimating the impacts of future growth. The reasons for using the 2004 growth forecast in the CEQA analysis is explained the remainder of Master Response 2 of the FEIR.

AMBAG’s 2008 growth forecast projects a notably lower rate of population and economic growth within Monterey County than does the 2004 growth forecast. Therefore, the practical effect of using the 2004 AMBAG growth forecast is that the EIR *overestimates* the potential severity of the impacts of implementation of the General Plan to the planning horizon and buildout dates. If the 2008 growth forecast is correct, then there will be less development than anticipated by the EIR. This does not result in any obstruction of implementation of the 2008 AQMP as a result of the EIR.

Comments do not accurately reflect the 2008 AQMP's conclusions relative to future air quality from population-related area sources. Comments imply that air quality will worsen as a result of population-related area source emissions ("While mobile source emissions continue to decline as a percentage of the overall emissions inventory, area source emissions continue to increase"). An increase in the percentage of the overall emission inventory attributed to population-related area source emissions would naturally accompany a reduction in mobile source emissions as a percentage, when the reduction of mobile source emissions exceeds that of population-related area source emissions. The expected increased reduction in mobile emissions relates to the regulatory emphasis on reducing mobile source emissions and large stationary sources as a means of meeting air quality objectives. While stationary source emissions increase slightly over time, overall emissions are not worsening over time or that population-related area source emissions are increasing at a rate that would cause the APCD to be unable to meet the objectives of the 2008 AQMP.

The current General Plan is consistent with the 2008 AQMP. Section 4.5 Population Trends and Emissions of the 2008 AQMP states "that despite a significant overall increase in population of over 360,000 persons (59% increase) between 1990 and 2030, emissions are expected to decrease by over 130 tons/day (55% decrease). This demonstrates another major success for regional control strategies in that despite a significant increase in population, emissions are expected to decline significantly. This is largely due to reductions in tail-pipe emissions from motor vehicles as well as the application of clean air technologies on power plants."

~~The primary nexus between growth forecasts and AQMP consistency is mobile source emissions forecasts. Therefore, the DEIR conclusion that Impact AQ-1 (conflict with the AQMP) is less than significant is correct. The air quality analysis and traffic modeling in both the DEIR and the 2008 AQMP were based on the same AMBAG 2004 population and travel forecasts. While the 2008 AQMP showed AMBAG's 2008 population forecast in Table 1-1, that forecast was not used in the 2008 AQMP's analysis. (Nunes 2010).~~

### **Master Response 3: Agricultural Growth and General Plan Agricultural Policies**

**Page 2-31**, the first paragraph is revised as follows and the text of Policy OS-3.5 is replaced with the Board of Supervisor's recommendation.

~~The County is proposing changes to draft policy OS-3.5 from what it was at the time of the DEIR, that would add further restrictions to the conversion of previously uncultivated lands on steep slopes to agricultural production. These include requiring a discretionary permit for all conversions of uncultivated land over 25 percent requiring a discretionary permit for conversion on slopes between 15 percent and 25 percent (or greater than 10 percent if on highly erodible soils), and establishing a general prohibition on conversion of uncultivated lands to cropland on slopes over 25 percent. This prohibition is subject to a narrow exception if stringent requirements for a discretionary permit are met. The definition of the time frame that would govern previously uncultivated for agricultural conversions on slopes between 15 percent and 24 percent (and between 10 and 15 percent if on highly erodible soils) would change from 20 to 30 years, remains the same within the past 20 years. The revised policy is as follows and would replace the prior draft policy OS-3.5 in the November 2007 Draft General Plan:~~

OS-3.5 The County shall regulate activity on slopes to reduce impacts to water quality and biological resources:

- 1) Non-Agricultural.

- a) Development on slopes in excess of twenty five percent (25%) shall be prohibited except as stated below; however, such development may be allowed pursuant to a discretionary permit if one or both of the following findings are made, based upon substantial evidence:
  1. there is no feasible alternative which would allow development to occur on slopes of less than 25%;
  2. the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.
- b) Development on slopes greater than 25-percent (25%) or that contain geologic hazards and constraints shown on the County's GIS Geologic (*Policy S-1.2*) or Hydrologic (*Policy PS-2.6*) Hazard Databases shall require adequate special erosion control and construction techniques and the discretionary permit shall:
  1. evaluate possible building site alternatives that better meet the goals and policies of the general plan;
  2. identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques; and
  3. minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety.
- c) Where proposed development impacting slopes in excess of twenty five percent (25%) does not exceed ten percent (10%), or 500 square feet of the total development footprint (whichever is less), a discretionary permit shall not be required.
- d) It is the general policy of the County to require dedication of a scenic easement on a slope exceeding twenty five percent (25%).
- 2) Agricultural. Conversion of uncultivated land to cultivated land on slopes greater than 25% shall require a discretionary permit.
  - a) The discretionary permit shall:
    1. Evaluate possible alternatives that better meet the goals and policies of the general plan.
    2. Identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques.
    3. Minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety.
  - b) A ministerial permit process shall be developed and implemented for conversion of lands that have not been cultivated for the previous 30 years on slopes between 15 and 24 percent (15-24%), and on such lands on slopes between 10 and 15 percent (10-15%) on highly erodible soils. The permit processes shall be designed to require that an erosion control plan be developed and implemented that addresses slope stabilization, and drainage and flood hazards.

~~OS 3.5 The County shall regulate activity on slopes to reduce impacts to water quality and biological resources:~~

- ~~1) Non Agricultural. Development on slopes in excess of twenty five percent (25%) shall be prohibited except as stated below; however, such development may be allowed pursuant to a discretionary permit if one or both of the following findings are made, based upon substantial evidence:~~
  - ~~a) there is no alternative which would allow development to occur on slopes of less than 25%;~~
  - ~~b) the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.~~

~~Development on slopes greater than 25 percent (25%) or that contain geologic hazards and constraints shown on the County's GIS Geologic (*Policy S-1.2*) or Hydrologic (*Policy PS-2.6*) Hazard Databases shall require adequate special erosion control and construction techniques and the discretionary permit shall:~~

- a) ~~evaluate possible building site alternatives that better meet the goals and policies of the general plan;~~
- b) ~~identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques; and~~
- e) ~~minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety.~~

~~Where proposed development impacting slopes in excess of twenty five percent (25%) does not exceed ten percent (10%), or 500 square feet of the total development footprint (whichever is less), a discretionary permit shall not be required. It is the general policy of the County to require dedication of a scenic easement on a slope exceeding twenty five percent (25%).~~

- 2) ~~Agricultural. Conversion for agricultural purposes of previously uncultivated lands containing slopes exceeding fifteen percent (15%) but not exceeding twenty five percent (25%) shall require a discretionary permit. Conversion of such lands containing slopes exceeding ten percent (10%) but not exceeding fifteen percent (15%) shall require a discretionary permit where the lands to be converted contain highly erodible soils. Conversion of previously uncultivated lands shall be prohibited where the slope exceeds twenty five percent (25%) except as noted below; however, such conversion may occur pursuant to a discretionary permit where the area(s) containing slopes exceeding twenty five percent (25%) meets all of the following criteria:~~

- a) ~~does not exceed ten percent (10%) of the total area to be converted;~~
- b) ~~does not contain a slope in excess of fifty percent (50%);~~
- e) ~~is designated for Farmland, Permanent Grazing, or Rural Grazing land use;~~
- d) ~~is planted to a permanent crop such as trees or vines, and,~~
- e) ~~is situated in the interior of the parcel(s) in which the permit is sought.~~

~~Approval of discretionary permits for these purposes shall follow the submission of an adequate management plan. Such plans should address appropriate measures to ensure the long term viability of agriculture on that parcel, and include an analysis of soils, erosion potential and control, water demand and availability, proposed methods of water conservation and water quality protection, and protection of important vegetation and wildlife habitats.~~

~~For lands designated Rural Density Residential and Low Density Residential (LDR) there shall be no cultivation of any lands exceeding 25%.~~

As noted above, this policy modifies the proposed Policy OS 3.5 by prohibiting conversion of previously uncultivated acreage on slopes over 25 percent except in specified, limited circumstances and requiring a discretionary permit for conversion on slopes over 15 percent (or over 10 percent if on highly erodible soils). The prior language in Policy OS 3.5 required an Agricultural Permit for conversion on slopes over 25 percent and a ministerial permit for lands over 15 percent (or over 10 percent if on highly erodible soils).

Exceptions to the prohibition of agricultural conversion on slopes over 25 percent would apply only if all of the exceptions set forth in subsections a) through e) are met. There are no exceptions for slopes over 50 percent. The exception would limit the amount of slope area greater than 25 percent that could be converted to less than 10 percent of the area to be converted. These limited circumstances would, for example, allow contiguous planting of a permanent crop on property that has variations in slope in the area considered for cultivation. Approval of all discretionary permits under the revised policy would also require agricultural management plans that include, among other requirements, methods to conserve water and protect water quality, and protection of important vegetation and wildlife habitats. Discretionary

~~permits under Policy OS 3.5, would also require submission of an agricultural management plan that would enable the County to review and address the potential impacts of the proposed conversion on protection of biological resources, as well as erosion/sedimentation and water quality overall. Adoption of this revised policy would both further restrict the number of total acres on steep slopes that could be converted to cropland and enhance the ability of the County to address potential resource impacts from any proposed conversion of previously uncultivated lands. Again, the definition of previously uncultivated — areas that have not been cultivated in the past 20 years — was not modified.~~

The proposed modifications to Policy OS 3-5 would make all conversions over 25 percent subject to a discretionary permit. This is more strict than the draft General Plan Policy OS-3.5 which did not have any permit requirements for previously uncultivated lands and which would have applied an agricultural permit (which could be ministerial or discretionary) only to conversions on land that had not been previously cultivated for the last 20 years. For slopes between 15 and 25 percent (or between 10 and 15 percent on highly erodible soils), the policy would be similar to the draft policy, except that the ministerial permit process would not apply to conversions on land that had not been previously cultivated for the last 30 years (as opposed to 20 years). The 30-year period of non-cultivation relative to the ordinance's applicability to agricultural conversions will not make a substantive difference in the amount of land to which this policy would apply. Monterey County supports extensive areas of agricultural production, few if any of which are left uncultivated for long periods of time. Land that has been uncultivated for 20 years has probably also been uncultivated for 30 years. These revisions do not substantively reduce the effectiveness of the draft policy.

In conclusion, the proposed revisions to Policy OS-3.5 would further reduce the potential for impacts from conversion of uncultivated land to cropland by: a) requiring a discretionary permit for all conversions over 25%; ~~a) reducing the amount of uncultivated acreage that would be subject to conversion to cropland; b) lowering the threshold for requiring non-agricultural and agricultural projects to be subject to discretionary review;~~ and b)e) imposing more stringent environmental requirements for agricultural project discretionary permits with respect to soil erosion, ~~water quality and biological resource protection.~~

**Page 2-33**, the discussion under Modifications to General Plan Glossary are revised as follows:

The following definitions will be added or changed in the General Plan Glossary:

**SLOPE** means the natural or artificial incline of ground, with the measurement of incline numerically expressed as "percent slope," or the vertical rise divided by the horizontal run. ~~Slope, or Percent Slope = (change in elevation/horizontal distance) x 100, measured over a horizontal distance of at least 10 meters. Slope projections calculated by a Geographical Information System based on the USGS National Elevation Dataset may also be used to make an initial determination of slope.~~

**HIGHLY ERODIBLE SOILS** are soil types with K-factors higher than 0.4, as defined by the Natural Resources Conservation Services (NRCS). ~~“Highly erodible soils” are soils having an erosion hazard rating of “high” in the Soil Survey of Monterey County (1978, Cook).~~

~~**PREVIOUSLY UNCULTIVATED LANDS** means those areas that have not been cultivated during the past 20 years.~~

The following definition remains~~remained~~ unchanged:



**CULTIVATED** means to prepare or use the land for crops through the tillage of soil or planting of vines or trees. Cultivation includes periods of fallow rotation that are part of an agricultural production system.

**Page 2-37**, Table AG-1 is changed as follows:

**Table AG-1.** Areas of Potential Agricultural Expansion in the Salinas Valley Watershed

Factor	Acreage	Notes
Undeveloped/Uncultivated Area	1,258,539	Area assumed to contact intact natural land covers
..of which agriculture allowed	849,313	Designated for farmland, grazing or resource conservation
...of which, contain soil capability categories I through V	77,339	Areas suitable for agriculture
...of which, are located within Zone 2C of the Salinas Valley Water Project	21,798	Areas that are suitable for agriculture and can obtain water from the Salinas River groundwater basin
...of which are on slopes < 25%	21,375	Areas will not require a discretionary permit for <del>that are not prohibited from</del> agricultural conversion by OS 3-5

**Page 2-39**, revise the first full paragraph on this page as follows:

Though the acreage devoted to grapes is expected to increase in future years, major producers would more likely to convert flat and gently sloping areas from row crops to vineyards and from natural land to vineyard than converting extensive areas of uncultivated slopes to vineyards. This is because it is far easier and more cost-effective to plant on level ground where soils are usually more fertile, where water is usually more readily available and where access is easier. Although vineyard installation can and are often planted on sloping land, vineyard installation on steep slopes will be deterred and/or controlled by the policies proposed by the General Plan that will manage County approval to convert steeply sloping areas.

Policies OS-3.5 and OS-3.9 will discourage the conversion of uncultivated sloping land to cultivation by requiring permits and erosion controls. In addition to requiring a discretionary permit for conversions on slopes of 25%, revised Policy OS-3.5 will require approval of an erosion control plan. Policy OS-3.5 will also require an erosion control plan to be developed as part of a ministerial permit process on uncultivated slopes of 15-24% and 10-15% when on highly erodible soils. Under Policy OS-3.9, the County will develop a program within 5 years of adoption of the General Plan to address the potential cumulative hydrologic impacts of the conversion of hillside rangeland. The objective of the program will be to avoid or minimize off-site soil erosion, impacts on stream stability, and potential violations of adopted water quality standards (such as TMDLs). This will place additional requirements on agricultural conversions of lands on slopes.

During the period before the program called for in Policy OS-3.9 is adopted, individual discretionary permits under Policy OS-3.5 would be subject to CEQA review and it is unlikely that an individual applicant would be willing to underwrite the necessary cumulative analysis, would essentially require individual projects to develop much of the analysis and mitigation program called for by Policy OS-3.9.

Although it is speculative to attempt to describe the specific requirements of the erosion control plans to be developed under Policy OS-3.5, commenters have raised the following concern, which further reinforces the assumption that the discretionary permit requirement will be a deterrent to conversion of uncultivated lands on steep slopes.

“The bottom line is that methods for developing the information necessary to evaluate the appropriate conditions for discretionary permits are complex and require technical knowledge. Such assessments of potentials for changes in sediment yield are beyond the capabilities of all but the larger agricultural land owners and may call for professional competence and data not currently possessed by the Planning Department personnel who might be charged with issuing the discretionary permits. Thus, the County would have to develop a manual of standards to guide soil erosion specialists and engineers so that application materials for these discretionary permits could be validated.”

Because future discretionary permits will be subject to CEQA, they will not be issued unless a CEQA document has been adopted that adequately analyzes cumulative impacts. The County has technical experts in its Building Services Department and Water Resources Agency that are qualified to review erosion control proposals. The County also has the authority to retain more specialized experts at the expense of an applicant should that be necessary.

**Page 2-42**, revise the first paragraph under 3.3 as follows:

The Draft General Plan provides exemptions from a number of General Plan policies for “routine and ongoing” agriculture as specified in the referenced policies (Policies C-5.3 (Scenic Highway Corridors), C-5.4 (Scenic Highway Corridors), OS-1.9 (views), OS-1.12 (scenic routes), ~~OS-3.5 (slope)~~, ~~OS-3.6 (erosive soils)~~, OS-5.5 (native vegetation), OS-6.3 (archaeological), OS-7.3 (paleontological), OS-8.3 (burial sites), OS-10.8 (air quality), S-2.3 (floodplain). Policy AG-3.3 does not exempt activities that would contribute to erosion or water quality impacts. The list of specific activities to be covered would be developed in consultation with the Agricultural Commissioner and would be based upon the technical input of County, regional and state technical staff. These would be based on state of the art information from other jurisdictions as well as the County’s own experience.

**Page 2-43**, the first full paragraph is revised as follows:

However, it is important to note that proposed General Plan Policy AG-3.3 does not exempt routine and ongoing conversions from the provisions of Policy OS-3.5 when it comes to conversion of previously uncultivated areas (aka natural land covers). Thus, when routine and ongoing agriculture results in conversion of previously uncultivated areas on slopes above 15 percent (or about 10 percent on highly erodible soils), then a ministerial ~~discretionary~~ permit will be required.

#### **Master Response 4: Water Supply**

**Page 2-55**, the second and third paragraphs under Section 4.1.3 are revised as follows:

New Table 4.3-9b (see Chapter 4, Changes to the Text of the DEIR) summarizes and augments the information in Chapter 4.3, *Water Resources*, of the DEIR to clarify the projected water supply ~~situation~~ within Monterey County, under the General Plan ~~Update~~. Table 4.3-9b also includes the projected water demands of the incorporated cities and new irrigated agriculture. Tables 4.3-9c, 4.3-9d, 4.3-9e, 4.3-9f,

4.3-9g and 4.3-9h (see Chapter 4, Changes to the Text of the DEIR) provide greater detail concerning water demands and existing and potential future supplies.

The updated water demand and supply details, including updated information on incorporated city demand and new irrigated agriculture, do not, by themselves change the conclusions of the DEIR related to water supply, groundwater overdraft, or seawater intrusion. In the Salinas Valley the updated demand is still consistent with the projections of the SVWP and thus the SVWP EIS/EIR conclusions regarding water supply, groundwater overdraft and seawater intrusion still hold. On the Monterey Peninsula, the fundamental conclusions about the need for further water supply projects to support future growth remain unchanged. However, as discussed below in the section concerning the Monterey Peninsula, the conclusion regarding the impacts of ministerial development on lots of record has been changed due to consideration of 2007 General Plan policies and due to determinations in the Seaside aquifer adjudication; the impact is now considered less than significant in regards to water supply, groundwater overdraft, and seawater intrusion. In the Pajaro River groundwater basin, the fundamental conclusion of inadequate supplies to address current and future demands is unchanged. The revised water demand and supply estimates do not result in the change of any impact identified as less than significant in the DEIR to significant and unavoidable in the FEIR.

**Page 2-65**, the discussion under Section 4.2.1 the subsections under Urban Water Demand and Agricultural Demands are replaced in its entirety with the following:

### **Urban and Agricultural Water Demand**

Comments raised the following issues concerning the calculations of urban and agricultural water demand in the Salinas Valley:

- Whether or not the SVWP EIR “1995 Baseline” water demand estimate adequately represented the baseline of water demand in the Salinas Valley.
- Whether or not the General Plan EIR baseline water demand estimate adequately represents baseline water demand.
- Whether or not the SVWP EIR 2030 forecasted urban demand adequately represents future water demand in the Salinas Valley Benefit Assessment Zone 2C (Zone 2C).
- Whether or not the General Plan EIR adequately forecasted 2030 urban and agricultural water demands within Zone 2C.
- Whether or not the General Plan EIR adequately analyzed water supply impacts for areas outside of Zone 2C.

Each of these concerns is addressed below.

In the DEIR, Section 4.3, Water Resources concluded that development and agricultural expansions allowed by the General Plan would result in a level of water demand for 2030 in the Salinas Valley that would be approximately the same as the 2030 water demand amount studied in the SVWP EIR and for which the SVWP EIR concluded there would not be further lowering of groundwater levels and further seawater intrusion. With the revisions described below, this conclusion is unchanged as the projected 2030 demand is within 0 to 1 percent of that studied in the SVWP EIR. This is considered an insignificant difference.

Regarding areas outside of Zone 2C, as discussed below, with the implementation of General Plan policies, impacts to water supply, groundwater overdraft, and seawater intrusion due to new water demands in these areas are expected to be less than significant.

### **Salinas Valley Water Project EIR “1995 Baseline”**

Several concerns were raised concerning whether the SVWP EIR “1995 Baseline” might underestimate baseline urban and agricultural demands due to: 1) differences between groundwater extraction data for the 1995 calendar year and the “1995 Baseline”; 2) differences between the historical average for groundwater extractions for the years prior to 1995 and the “1995 Baseline”; and 3) questions about how the demands for areas outside of the Benefit Zones 2/2A but within Benefit Zone 2C are accounted in light of data collection limitations.

It is important to note that the General Plan EIR did not use the SVWP 1995 baseline as the baseline estimate of use for the General Plan in the Salinas Valley. As discussed below, the General Plan EIR used a combination of groundwater extractions reports and other estimates to disclose the baseline water demands in the Salinas Valley.

#### *Differences between Calendar Year 1995 Groundwater Extraction data and the SVWP EIR’s “1995 Baseline”*

Comments assert that the SVWP EIR agricultural use baseline for 1995 (see 2007 Draft GP EIR, Table 4.3-6) is inaccurate because it is lower than the actual groundwater extraction for 1995 calendar year indicated in MCWRA data. The SVWP EIR stated that 1995 baseline model conditions were 418,000 afy for agricultural demand<sup>1</sup>. MCWRA data indicates 1995 calendar year agriculture extractions were 462,268 af, indicating a difference of 44,268 afy with the 1995 modeled baseline condition. As explained in a technical memorandum prepared by MCWRA (Weeks, 2010a), the SVIGSM modeled 1995 baseline value for the SVWP EIR represents an average pumping demand for 45 years of Salinas Valley hydrology (1949 to 1994) using the land use in place in 1995. According to the SVWP EIR, this was the longest period that adequate, consistent, and reliable information is available on hydrologic data (precipitation and streamflow), as well as groundwater level data. The period contains extreme hydrologic conditions, such as the critically dry periods of 1976-77 and 1989-91, as well as wet periods. This allows the analysis of the performance and operation of the proposed project through the full range hydrologic periods. Thus, the “1995 baseline” in the SVWP EIR is not a calendar year. Agricultural water demand varies substantially from year to year depending on climatic conditions, including temperatures, precipitation, and the timing of temperatures and precipitation. MCWRA used a long-term period of hydrologic conditions to identify what the demand of 1995’s agriculture would be under a long-term average climatic conditions. This is an appropriate approach for modeling water use as the use of a single year would not be sufficiently representative.

#### *Differences between Historic Groundwater Extraction Averages and the SVWP EIR’s “1995 Baseline”*

Comments assert that the SVWP EIR 1995 baseline groundwater extraction of 463,000 AF for 1995 (see Table 4.3-6) is an “historic average” and that therefore the SVWP EIR used the wrong baseline because the average historic groundwater extraction from 1969 to 1994 was actually 519,400 AF/year (per Montgomery-Watson 1997). These comments confuse the use of long-term average climate conditions

<sup>1</sup> The modeled 1995 baseline is referenced as acre-feet per year, because it represents the annual demand of the 1995 land use baseline averaged over 45 years of hydrology/climatic conditions.

for the SVWP 1995 baseline with long-term average extractions. As described above, the SVWP EIR 1995 Baseline is based on the water uses in 1995 averaged over 45 years of climatic cycles – not the average groundwater use over the prior 45 years or the prior 25 years. So, the comparison of the historic average prior to 1995 is not an appropriate comparison to the SVWP EIR 1995 baseline estimate.

*Adequacy of Groundwater Monitoring Data for Zone 2C*

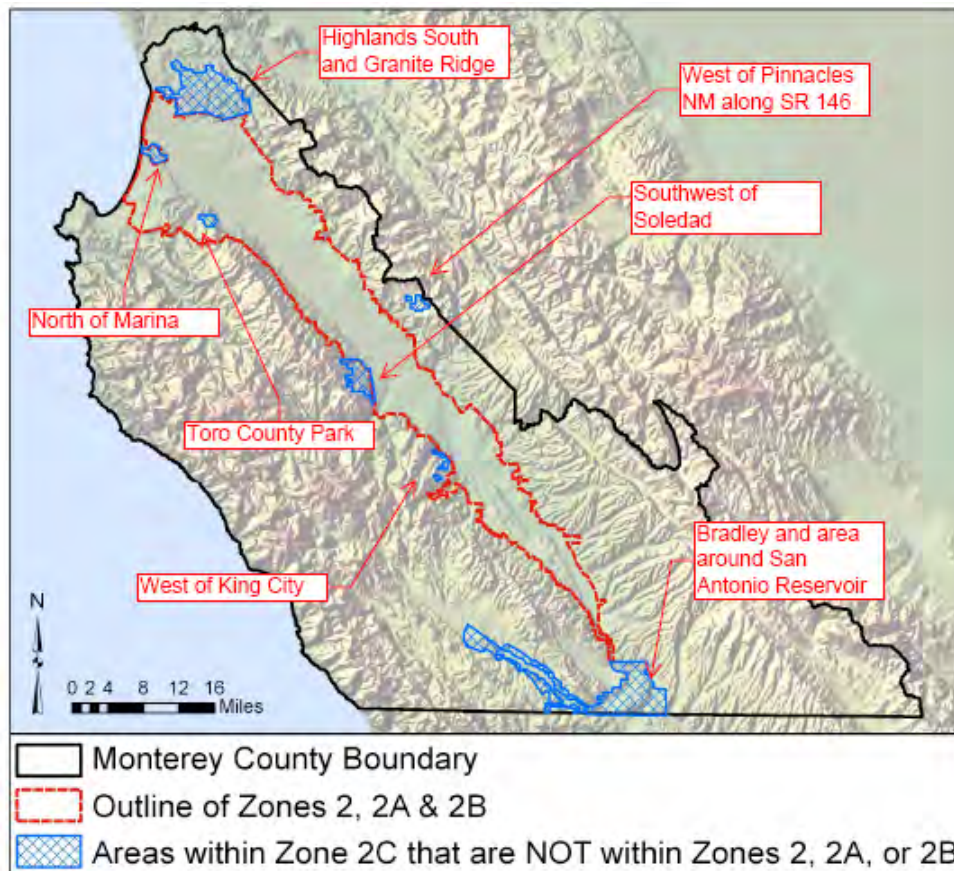
Comments assert that the 1995 SVWP EIR baseline is too low because it did not include water use from portions of Zone 2C that are outside of Zone 2A due to lack of monitoring data and did not include Fort Ord (see MCWRA, 2003 for a map of Zones 2A and Zone 2C).

Zone 2 was the benefit zone originally defined for the Nacimiento Reservoir, which was built in 1957. Zone 2A was the benefit zone defined for the San Antonio Reservoir, which was built in 1967. Zone 2/2A was expanded to include Fort Ord and Marina in the 1990s. Zone 2B is the benefit area for the CSIP project near Castroville. Zone 2C is the benefit zone defined for the Salinas Valley Water Project and reservoir operations and has replaced Zones 2/2A. Areas outside of Zones 2/2A/2B are not included in the groundwater extraction reports because MCWRA is not currently authorized to collect data in these areas (Weeks 2010b). There are a number of distinct areas that are in Zone 2C but are outside Zone 2/2A/2B and these are shown in Figure W-1 and described in Table W-2.

Highlands South/Granite Ridge, the southernmost part of Zone 2C (including the area around Bradley and around San Antonio Reservoir), and several other small areas in the Salinas Valley watershed are within Zone 2C are outside Zones 2/2A/2B (see Figure W-1 and Table W-2) are thus not included in the groundwater extraction reports because MCWRA is not currently authorized to collect such data (Weeks 2010b). MCWRA intends to request authorization seeking to collect data for these additional areas (Weeks 2010b).

Although some of these areas are not included in the groundwater extraction data, as discussed below (see Figure W-2 and Table W-2), some of these areas, including Fort Ord, were actually included in the SVIGSM model for the SVWP EIR and were thus included in the SVWP EIR 1995 Baseline.

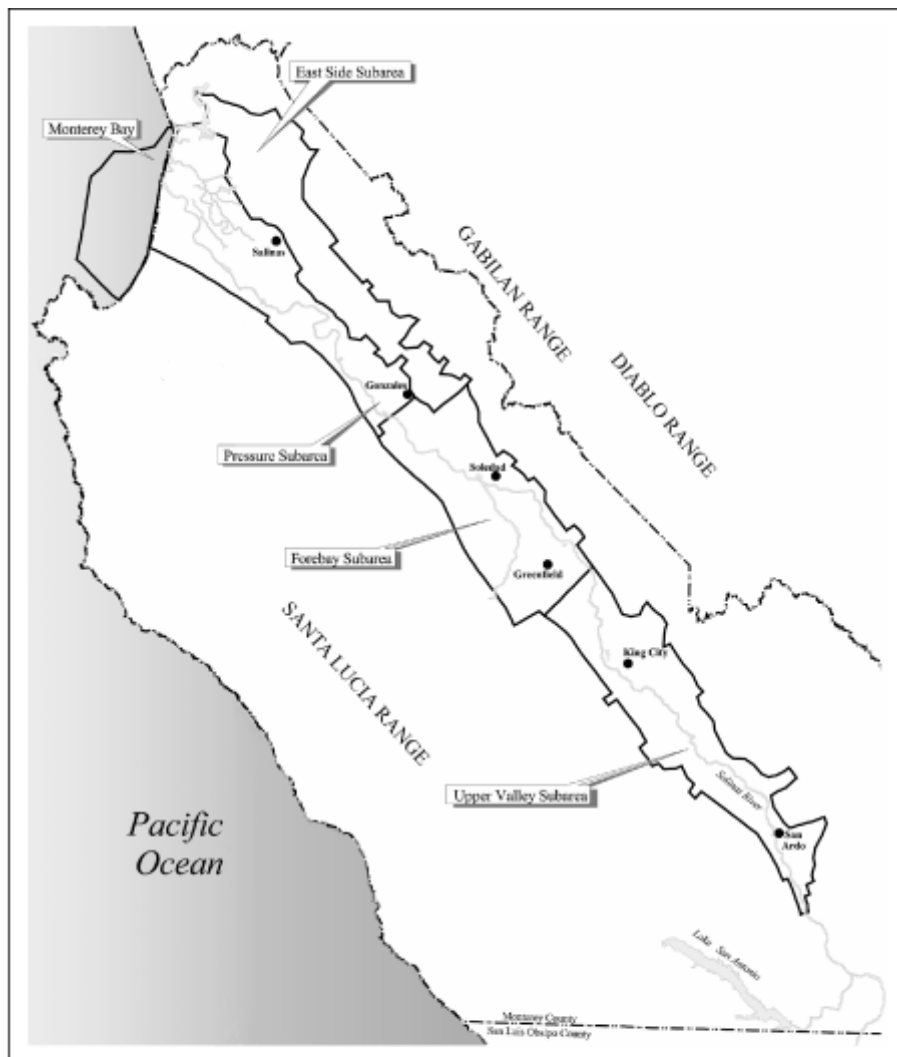
**Figure W-1: Portions of Salinas Valley Benefit Assessment Zone 2C that are outside of Benefit Assessment Zones 2/2A/2B**



Source: Barber, Adelia. 2010. GIS Analysis of MCWRA Assessment Zones. Prepared for Julie Engell, September 18. Markup of different geographical areas added by ICF for purposes of reference only.

The boundary of the SVIGSM model used for the SVWP EIR (see Figure W-2 below) in general follows the limits of Zone 2/2A with two additions: 1) a portion of the area along SR68; and 2) the portion of the North County areas known as Highlands South and Granite Ridge (MCWRA 2001).

**Figure W-2: Salinas Valley Groundwater Basin SVIGSM Subareas**



Source: Monterey County Water Resources Agency, 1997.

Salinas Valley Water Project EIR/EIS

Figure 3-2  
Salinas Valley Ground Water  
Basin SVIGSM Subareas  
5/2001

**Source: MCWRA, 2001. Salinas Valley Water Project EIR/EIS**

**Table W-2: Review of Areas of MCWRA Benefit Assessment Zone 2C that are outside of Assessment Zones 2/2A relative to Analysis of Water Supply in the General Plan EIR**

<u>Area</u>	<u>MCWRA GW Extraction Reports, SVIGSM Modeling for the SVWP EIR, and SVWP EIR</u>	<u>General Plan EIR Analysis</u>
<u>Highlands South/Granite Ridge areas in North County</u>	<u>Not in GW extraction reports.</u> <u>Included in SVIGSM model for the SVWP EIR</u> <u>Included in SVWP EIR baseline and 2030 forecast.</u>	<u>EIR baseline (urban and agricultural) adjusted to include demand in this area based on Fugro, 1995 estimate adjusted to 2005. Urban use added to 2030 forecast. Agricultural use already included in 2030 forecast because within SVIGSM model area for SVWP EIR.</u>
<u>North of Marina south of the Salinas River along SR-1</u>	<u>Not in GW extraction reports.</u> <u>Included in SVIGSM model for the SVWP EIR</u> <u>Included in SVWP EIR baseline and 2030 forecast.</u>	<u>EIR baseline adjusted to include demand from 263 acres of farmland in 2008 (= 2008 FMMP farmland) in Zone 2C outside of Zone 2/2A. Area has limited urban use so no adjustment for urban baseline made.</u> <u>2030 forecast included urban growth in unincorporated areas. Agricultural use already included in 2030 forecast because area within SVIGSM model area for SVWP EIR.</u>
<u>Toro County Park</u>	<u>Not in GW extraction reports.</u> <u>May be outside SVIGSM model used for the SVWP EIR and thus would be accounted in model boundary conditions (note demand likely minimal).</u>	<u>Baseline not adjusted due to minimal demand. 2030 forecast not adjusted due to minimal demand.</u>
<u>West of Pinnacles National Monument along SR 146 (Chalone)</u>	<u>Area is not within the SVIGSM model area but accounted for in model boundary conditions.</u>	<u>Baseline not adjusted as extraction to support existing farmland is done within Zone 2/2A and then pumped to location, so likely included in groundwater reporting. As conservative worst case approach for General Plan EIR, 2030 forecast adjusted to include 439 acres of farmland (= 2008 FMMP farmland) because area is outside of SVIGSM model area for SVWP EIR. Potential agricultural expansion included in overall forecast of 10,253 acres.</u>
<u>Southwest of Soledad north of Arroyo Seco</u>	<u>Not in GW extraction reports.</u> <u>Outside SVIGSM model boundary for SVWP EIR but accounted for in model boundary conditions.</u>	<u>Baseline adjusted to include demand from ~ 957 acres of farmland as of 2008 (= 2008 FMMP farmland) in Zone 2C outside of Zone 2/2A. As conservative worst case approach, General Plan EIR 2030 forecast adjusted to include existing farmland as area is outside of SVIGSM model area for SVWP EIR. Potential agricultural expansion already included in overall 10,253 acre agricultural forecast.</u>
<u>Several small areas west of King City</u>	<u>Not in GW extraction reports.</u> <u>Possibly outside SVIGSM model boundary for SVWP EIR but accounted for in model boundary conditions.</u>	<u>Baseline adjusted to include ~168 acres of farmland as of 2008 (= 2008 FMMP farmland). As conservative worst case approach, General Plan EIR 2030 forecast adjusted to include existing farmland assuming area is outside SVIGSM model area for SVWP EIR. Potential agricultural expansion already included in overall 10,253 acre agricultural forecast.</u>
<u>Bradley area and adjacent to the San Antonio Reservoir</u>	<u>Not in GW extraction reports.</u> <u>Outside SVIGSM model boundary for SVWP EIR but accounted for in model boundary conditions</u>	<u>Baseline updated to include ~575 acres of farmland as of 2008 (= 2008 FMMP farmland) but accounted as separate area from that included in SVIGSM model area for SVWP EIR. Existing farmland included in 2030 forecast for area outside of main basin. Potential agricultural expansion already included in overall 10,253 agricultural forecast.</u>
<u>NOTE: The General Plan EIR 2030 analysis used a worst-case conservative approach by adding in demand from agriculture in the Chalone area, southwest of Soledad, and several areas west of King City. Areas outside the SVIGSM modeled area were addressed in SVIGSM for the SVWP EIR through consideration of boundary flows. However, the General Plan EIR's analysis conservatively added the agricultural demands in these areas to the 2030 demand estimated within the SVIGSM modeled area (e.g. the main basin from near San Ardo to Monterey Bay) for the SVWP EIR. Bradley/San Antonio Reservoir area accounted separately because it is located in groundwater basin separate from the modeled basin in the SVIGSM for the SVWP EIR.</u>		



Relative to the SVWP 1995 EIR baseline, the responses above clarify what was included or not included in the 1995 baseline. As the SVWP 1995 EIR baseline was not used to establish baseline for the General Plan EIR baseline, this is not ultimately a concern for this EIR.

### **General Plan Salinas Valley Baseline Water Demand**

Several concerns were raised concerning whether the General Plan EIR baseline water demand might underestimate baseline urban and agricultural demands due to: 1) exclusion of demand from incorporated cities in the Salinas Valley; and 2) limitations on MCWRA groundwater extraction monitoring data in Zone 2C.

#### *Inclusion of Incorporated City Demands*

As noted above, some commenters requested that the estimate of water demand include the demands of the incorporated cities. This has been done, as shown in Table 4.3-9c. The urban water demand has also been updated to take into account the mandatory 20 percent reduction in per capita urban use required by SBX77 (Steinberg).<sup>2</sup>

#### *Adequacy of Baseline Water Demands for Zone 2C*

Comments suggested that the baseline demand (for both urban and agricultural use) in the Salinas Valley groundwater basin (defined in the DEIR as including Upper Valley, Forebay, East Side, the 180 foot/400 foot aquifer – also referred to as the Pressure Zone, and the Langley Area in North County as shown in Exhibit 4.3-3 in the Draft EIR) is incomplete because the MCWRA monitoring data only includes Zones 2/2A/2B and excludes other areas within Zone 2C including Highland South/Granite Ridge in North County, the southernmost part of the County, and several other areas.

The baseline urban demand shown in Table 4.3-9c in the General Plan EIR is based in part on MCWRA groundwater extraction data (for 2005), which does include all of Zones 2/2A/2B as well as Fort Ord (Weeks, 2010b). The baseline urban demand has been updated to include an estimated baseline urban demand for Highland South/Granite Ridge based on estimates from Fugro, 1995 adjusted, as appropriate to 2005 (see Table W-2 above). Because the baseline urban demand was used to estimate the 2030 urban demand (along with new demand and City demand), the 2030 urban demand estimate was also updated (see discussion below). The urban demand baseline was not updated for the other parts of Zone 2C that are outside Zones 2/2A/2B as these areas have limited urban uses and urban water demands

The General Plan EIR baseline estimate of agricultural demand was updated to include the agricultural demands in areas outside of Zones 2/2A/2B that are within Zone 2C, with two exceptions (Bradley/San Antonio Reservoir area and Chalone, explained below). Due to the lack of monitoring data in these areas outside of Zone 2C, baseline agricultural demand was estimated by determining the amount of farmland (using FMMP mapping) in each of these areas (for 2008) and then calculating water demand using the 2002-2009 average agricultural acreage reported in MCWRA groundwater reports. The Bradley/San Antonio Reservoir area is within Zone 2C but is not included in the SVIGSM modeled area used for the

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<sup>2</sup> Sustainable Water Use and Demand Reduction Act (Water Code Section 10608, et seq.) will require a 20 percent reduction in statewide water use by 2020 (compared to current per capita levels defined as a 10-year period ending between 2005 and 2010), including water use at the local level. The 20% goal applies to urban water users, but the legislation also requires agricultural water suppliers to implement a menu of “critical efficient management practices” (Water Code Sec. 10608.48, et seq.). This comes from last year’s SBX77 (Steinberg) signed by the Governor as part of the Delta legislation package in November 2009.

SVWP EIR, which covers an area beginning north of Bradley.<sup>3</sup> The Bradley/San Antonio Reservoir area benefits from recharge relative to the Salinas Valley Water Project, but draws from a separate basin than the portions of the Salinas Valley groundwater basin in the SVIGSM model used for the SVWP EIR. As such, water demands for this area are not included in the baseline accounting for the main groundwater basin, but they are included in the General Plan EIR baseline for areas outside of the main groundwater basin (see Table 4.3-9b). The Chalone area along SR-146 currently uses water that is extracted from the Salinas Valley floor (e.g. within Zone 2/2A) and then pumped to this area outside the Valley proper – as such the baseline extraction is already included in MCWRA groundwater reporting. Thus, the baseline agricultural demand estimate, as updated, uses reasonably available data to disclose current agricultural water use.

Each of the areas that are within Zone 2C, but outside Zones 2/2A/2B is reviewed in relevance to the baseline demand in the General Plan EIR in Table W-2 above. As set forth in Table W-2, the EIR adequately discloses baseline urban and agricultural water demand in Zone 2C appropriately.

### **SVWP EIR 2030 Forecasted Water Demand**

Comments questioned whether the General Plan EIR accurately presented the SVWP EIR's water demand estimate for 2030 and whether the SVWP EIR's 2030 water demand was representative due to: 1) differences in cited urban demand total ; 2) population projections; 3) questions about accounting for agricultural growth.

#### SVWP EIR Urban Demand Estimates for 2030

Comments suggest that the General Plan EIR misrepresents the SVWP 2030 estimate of urban demand because it notes a total (88,897 AF) that is larger than that cited in the SVWP EIR (85,000 AF). The March 2010 FEIR Table 4.3-9d explained in a footnote that the 88,897 came from urban water demand estimates made in 1998 and that the 2001 SVWP EIR used 85,000 AF total, reflecting minor adjustments in calculation post-1998. The March 2010 FEIR version mistakenly referred to the 1998 source as an RMC document when, in fact, the data came from MCWRA; this has been corrected to MCRWA 1998<sup>4</sup> in the FEIR. The FEIR accurately reports the source data and the assumptions used in the SVWP EIR modeling.

#### SVWP EIR Population Projections for 2030

Comments questioned whether the SVWP EIR population projections were complete. These comments assert that the SVWP EIR population projections for the Salinas Valley groundwater basin were only 355,829 (based on SVWP EIR Table 7-1). However, as noted on SVWP EIR Table 7-1, this total is only for the incorporated city areas and built-up portions of the unincorporated area (e.g., Castroville). As shown in MCWRA 1998, MCWRA actually included all unincorporated areas along with the built up areas, to derive a total population estimate in the Salinas Valley groundwater basin of 425,611. Thus the EIR presents the correct population assumptions for the SVWP EIR and its associated water demand.

<sup>3</sup> Surface and subsurface flows from the Bradley/San Antonio area are included in the model as boundary conditions. Boundary conditions are the interactions (e.g. water flows) between areas inside the model domain and areas outside the model domain. In this instance there are surface and subsurface flows from the Bradley/San Antonio area to the Upper Valley sub-basin north of Bradley and the Upper Valley sub-basin is in the SVIGSM model domain.

<sup>4</sup> Monterey County Water Resources Agency (MCWRA). 1998. Salinas River Basin Management Plan. 2030 Land Use and Water Needs Conditions. May 1998. Available on CDROM at the front counter. [NOTE: This reference was formerly referred to in the March 2010 FEIR version as RMC 1998, but this is actually a MCWRA document].

### Accounting for 2030 Agricultural Demand

Some commenters have asserted that the future agricultural water demand in the Salinas Valley has been underestimated in the SVWP EIR, and by reference, the DEIR for the General Plan Update. Projected Salinas Valley agricultural demand for the SVWP EIR was is based on the records and projections of the MCWRA in development of the SVWP. As noted below, the General Plan EIR added additional demand from projected agricultural expansion to the SVWP 2030 agricultural forecast.

### **General Plan 2030 Water Demand Assessment within Zone 2C**

Comments questioned whether the General Plan EIR's water demand estimate for 2030 was adequate due to: 1) differences in population assumptions with the SVWP EIR; 2) assumptions about agricultural growth; 3) questions regarding adequacy of water demand data for portions of Zone 2C outside the SVIGSM model used for the SVWP EIR; 4) assumptions about agricultural efficiency improvements over time; and 5) the need to account for potential water demands in American Viticultural Areas (AVAs) and designated wine corridors.

### Differences in Population Assumptions

Comments also questioned how the EIR's 2030 water demand estimate for the Salinas Valley groundwater basin could end up with the same result as the SVWP's 2030 water demand estimate despite different assumptions about levels of urban growth. The SVWP EIR used a population level of 425,611 for the Salinas Valley groundwater basin (cities and County) in 2030 (see MCWRA 1998) whereas this EIR now estimates the population to be approximately 454,160. Although this EIR projects population higher than the SVWP EIR, this does not correspond into a higher water demand because this EIR and the SVWP EIR used different methodologies and assumptions to estimate water demand. This EIR uses a per capita water demand (for 2005 using a factor from DWR) and the EIR population projections and then adjusted overall demand (both from existing development and new development) to reflect the reduction in per capita water use required by 2020 in compliance with SBX7 7 (Steinberg). This state law was not in effect when the SVWP EIR was completed. Thus, due to the different methodologies and the application of recent state law, this General Plan EIR estimates a lower urban demand for 2030 than the SVWP EIR.

The March 2010 FEIR estimated in Table 4.3-9c that total 2030 population for the Salinas Valley for the unincorporated County was 135,375. However, that population estimate was actually for the entire unincorporated County, not just for that the unincorporated portion of the Salinas Valley. Thus, the total 2030 population shown for the Salinas Valley overall (517,888) was an overstatement. Table 4.3-9c has been revised to include the corrected total 2030 population estimate of 454,160 for the cities and unincorporated County areas within the Salinas Valley groundwater basin. Current population in Zone 2C was estimated based on 2000 census data adjusted by County growth factors to 2005. New County population due to new development for unincorporated areas is based on the General Plan. AMBAG 2004 projections for the cities were used to estimate 2030 population in the cities. This revised total is approximately 30,000 more than that assumed by the SVWP EIR.

### Accounting for Agricultural Expansions and related water demands to 2030

As discussed in the DEIR for the SVWP, the MCWRA projected that agricultural water use will decrease in the future due to the limited expected growth in irrigated acres overall and the increase in efficiency of water use over time. The SVWP EIR estimated that agricultural acres would decline by 2030 by

approximately 1,849 acres. As explained in MR-3, the General Plan is expected to result in an expansion of agriculture by 10,253 acres by 2030. City development and unincorporated area development due to occur under the General Plan is expected to result in a loss of 2,571 acres of farmland by buildout (DEIR, Section 4.2); most of this loss is expected to occur by 2030 due to the expansion of incorporated cities and due to focused growth area development. Thus, as a rough estimate, there may be a net expansion of agricultural acres by 7,682 acres. The exact location of agricultural expansion was not predicted for this EIR, however the majority of expansion is likely to occur in the Salinas Valley watershed. The worst-case estimate of agricultural water demand for 2030 for this EIR assumes that all of the agricultural expansion acres will occur in the Salinas Valley watershed and will draw on the Salinas Valley groundwater basin. This is an overstatement, but is a worst-case assumption. Applying all of these acres to the Salinas Valley, results in a net change in agricultural acres of 9,531 acres compared to the SVWP EIR assumption. Thus, the agricultural water demands (see Tables 4.3-9b and 4.3-9c in Chapter 4 of the FEIR and below in Table W-4) in the Salinas Valley are higher than that included in the SVWP EIR.

Commenters also asked for a forecast of future agricultural water demand (and overall water demand) using available MCWRA groundwater extraction data for the Salinas Valley. Table W-3 presents a 2030 forecast based on 1995 to 2009 groundwater extraction data. As shown in Table W-3, agricultural use averages have declined from the early part of the reported period (1995 to 2001) to the later part of the period (2002 to 2009).

Using only the reported MCWRA data, and making no other adjustments, the 2030 forecasted demand would be 477,029 AF. Of note, this trend forecast shows substantial decrease in agricultural water use overall. Taking into account a 20 percent reduction in current per capita urban water demand per SBX7 7 (Steinberg), but not adjusting the agricultural demand, the 2030 adjusted forecast would be 464,214 AF which is about 4 percent more than this EIR's estimate (see Table 4.3-9c in Chapter 4 of the FEIR) of 443,168. This adjusted trend forecast shows an even more pronounced reduction in agricultural water use over time than the unadjusted trend forecast. Given the scale of the Salinas Valley, this forecast using actual data (and state mandates) is reasonably similar at a basin scale compared to the General Plan EIR estimate. As noted above, the MCWRA data is not 100 percent complete for Zone 2C, and thus any trend forecast would be lower than actual demand due to the exclusion of certain areas currently not included in the groundwater extraction reports.

However, as indicated in Table W-3, the MCWRA data is not 100 percent complete due to the lack of reporting of all wells in the groundwater basin, which introduces a substantial amount of uncertainty into a forecast based on trend. For this reason, the forecast using MCWRA data was not used as the basis for estimating water demand in 2030. To illustrate how sensitive forecasting can be when data is incomplete, Table W-3 includes a 2030 forecast with correction for the incomplete data.

The reported water demand for 1995 to 2009 was adjusted upward by the reporting percentage (e.g. if the percent reporting was 98 percent in a particular year, then the urban and agricultural water demand was adjusted to account for the non-reporting 2 percent, assuming an equivalent amount of water demand for the missing wells for that year). Using the adjusted data for the forecast and accounting for the SBX7 7 (Steinberg) reduction in per capita urban water demand, the adjusted 2030 forecast would be 446,461 AF, which is only 0.7 percent more than the General Plan EIR estimate. This adjusted forecast is not used in the General Plan EIR due to the uncertainty in accounting for missing data, but it illustrates how sensitive a forecast can be when utilizing less than complete data sets. As noted above, the MCWRA groundwater extraction data does not include certain parts of Zone 2C, and thus any trend forecast would also need to account for the areas of missing data.

**Table W-3. Salinas Valley Groundwater Basin Extraction Data (1995-2009) and 2030 Trend Forecasts (acre-feet)**

<b>Year</b>	<b>% reporting</b>	<b>Urban Water</b>	<b>Adjusted AF</b>	<b>Ag Water</b>	<b>Adjusted AF</b>	<b>Total</b>	<b>Adjusted Total</b>
1995	98%	41,884	42,739	462,628	472,069	504,512	514,808
1996	96%	42,634	44,410	520,804	542,504	563,438	586,915
1997	93%	46,238	49,718	551,900	593,441	598,139	643,159
1998	93%	41,527	44,653	399,521	429,592	441,048	474,245
1999	91%	40,559	44,570	464,008	509,899	504,567	554,469
2000	89%	42,293	47,520	442,061	496,698	484,354	544,218
2001	82%	37,693	45,967	403,583	492,174	441,276	538,141
2002	93%	46,956	50,490	473,246	508,867	520,202	559,357
2003	97%	50,472	52,033	450,864	464,808	501,336	516,841
2004	97%	53,062	54,703	471,052	485,621	524,114	540,324
2005	98%	50,479	51,509	443,567	452,619	494,046	504,129
2006	96%	49,606	51,673	421,634	439,202	471,240	490,875
2007	97%	50,440	52,000	475,155	489,851	525,595	541,851
2008	97%	50,047	51,595	477,124	491,880	527,171	543,475
2009	97%	45,717	47,131	465,707	480,110	511,224	527,241
<b>Average (1995 -2009)</b>	<b>94%</b>	<b>45,974</b>	<b>48,714</b>	<b>461,524</b>	<b>489,956</b>	<b>507,484</b>	<b>538,670</b>
1995 - 2001 average	92%	41,833	45,654	463,501	505,197	505,333	550,851
2002 - 2009 average	97%	49,597	51,392	459,794	476,620	509,366	528,012
Change (1995/2001 to 2002/2009)	5%	7,765	5,738	-3,707	-28,577	4,033	-22,839
2030 Trend Projection	-	64,845	64,173	412,338	395,123	477,029	459,296
<i>Difference w/ 2002/2009 avg.</i>	-	15,248	12,781	-47,456	-81,497	-32,337	-68,716
2030 Trend Projection with SBX7 7	-	51,876	51,338	412,338	395,123	464,214	446,461
<i>Difference with 2002/2009 average</i>	-	2,279	-53	-47,456	-81,497	-45,152	-81,550
2030 GP EIR Estimate (see Table 4.3-9c)	-	67,631	67,631	375,537	375,537	443,168	443,168

Note: 2030 Trend projections made based on 1995 - 2009 trend

Source for 1995 to 2009 data = MCWRA 2008b, 2010a. Groundwater Extraction Summary Reports 1995-2009. Available on the web: <http://www.mcwra.co.monterey.ca.us/index.html>. Look under "Available Data and Reports." Look under "Groundwater Extraction Summary Reports" and then look by individual year.

Note: Data collected in the Salinas Valley for Zone 2/2A/2B only and Fort Ord because MCWRA not currently authorized to collect such data. Thus, the extractions shown above do not include the areas noted in Table W-2 that are within Zone 2C but outside of Zones 2/2A/2B.

Accounting for Demands within Zone 2C that are outside the SVIGSM Model Boundary

The General Plan EIR 2030 forecast was updated to include the demands within Zone 2C that would affect the Salinas Valley groundwater basin but that may have only been accounted in the SVWP EIR SVIGSM modeling effort for 2030 as model boundary conditions, including the Chalona area along SR 146, the area southwest of Soledad north of Arroyo Seco, and the area west of King City. Agricultural water demands for these areas were estimated by identifying the amount of farmland in FMMP mapping in 2008 and then calculating water demand for 2030 using the SVWP EIR estimated average agricultural use average in 2030. This amount has been added to the 2030 forecast in Table 4.3-9c. As to the area around Bradley and San Antonio Reservoir, much of this land is owned by the military and/or MCWRA and there is very limited agricultural use at present. Further, as noted above, this area overlies a groundwater basin that is separate from the portion of the Salinas Valley groundwater basin within SVIGSM modeled area for the SVWP EIR. Thus the water demand for this area is separate from and beyond the 443,000 AFY demand estimated in the SVWP EIR for 2030 for the main groundwater basin (e.g. north of Bradley). Thus, exclusion of this area from the 2030 forecast for the area in the main groundwater basin (e.g. north of Bradley) would not change the conclusions of the EIR.

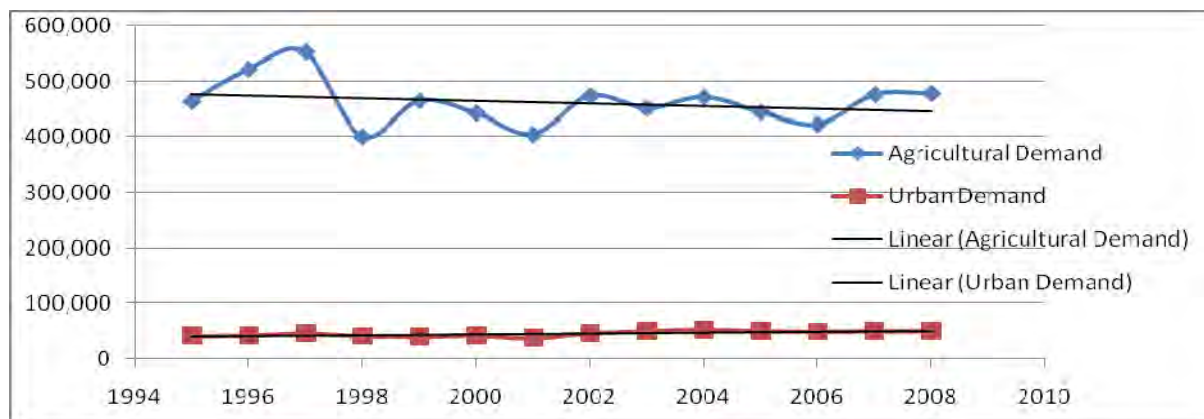
Therefore, while the MCWRA agricultural groundwater extraction data does not include all of Zone 2C, the SVWP EIR 2030 forecasted agricultural demand has been adjusted for the General Plan EIR to cover the potential projected demands from areas outside the SVWP EIR modeled area that could affect the Salinas Valley groundwater basin and is an appropriate basis for the General Plan EIR's estimated 2030 agricultural demand. This is a conservative approach as the SVWP EIR modeling did account for the effect of adjacent areas through the defined boundary conditions (e.g. , the model accounts for flows from areas surrounding the modeled area into the modeled area).

Each of the areas that are within Zone 2C, but outside Zones 2/2A/2B is reviewed in relevance to the 2030 water demand in the General Plan EIR in Table W-2 above. As shown there, the EIR adequately discloses 2030 urban and agricultural water demands in Zone 2C appropriately and conservatively.

Agricultural Efficiency Improvements over Time

Regarding the increase in efficiency of agricultural water use over time, as shown in Table 4.3-5 in the DEIR, agricultural pumping has slightly declined from 1995 to 2008. This is graphically shown with trend lines in Exhibit W-1 below.

**Exhibit W-1.** Salinas Valley Groundwater Basin Extraction Data, 1995 to 2008 (Acre-Feet)



Source: Monterey County Water Resources Agency 2008b

The SVWP EIR estimate of agricultural demand took into account this trend which is likely influenced by both the increased efficiency in water user in the agricultural sector, as well as crop selection. Exhibit W-1 includes data from the MCWRA’s 2006, 2007, and 2008 Groundwater Summary Reports, and updates the information relied upon in the DEIR.

Changes in agricultural practices have resulted in improved water conservation. The MCWRA’s “2008 Groundwater Summary Report” illustrates the change in irrigation methods between 1993 and 2009. In 1993, approximately 3,227 acres in the Salinas Valley were furrow irrigated (water is run down furrows and allowed to sink into the ground) and 86,435 acres were irrigated using sprinkler and furrow irrigation (water is applied to the furrows by sprinkler). These methods are relatively high water users. By 2009, these numbers had shrunk to 143 acres being furrow irrigated and 34,895 acres being irrigated by the sprinkler and furrow method. In contrast, water-conserving drip irrigation acreage has increased from about 25,080 acres in 1993 to 95,032 acres in 2009. (Monterey County Water Resources Agency 2009).

Commenters also cite MCWRA groundwater summary reports as reporting current agricultural use averages for 2000 to 2008 as 1.8 to 2.77 af/acre/year, whereas the SVWP EIR has an average of 1.84 af/acre/year assumption for agricultural use for 2030. The comments suggest that there is no trend of declining agricultural water use per acre based on the 2000 to 2008 data and thus that the SVWP EIR’s estimate for agricultural water use per acre 2030 may not be reliable. However, the cited 8-year sample for water use per acre is too small to predict a trend and the changes in water use over such a short period are heavily influenced by weather, climate, crop types or soil type changes over the period. Thus, 8 years of data on reported per acre water use is not considered to be a reliable predictor of long-term trends. The SVWP EIR methodology for estimating future agricultural use is explained in MCWRA 1998 and the per-acre averages from the SVWP EIR are still considered appropriate for use in this EIR. The overriding concern is about overall agricultural water use and the General Plan EIR provides evidence, based on MCWRA data reports of declining aggregate agricultural use over time (see discussion of trend projections above). Thus, although some may question whether or not a declining trend of agricultural water use per acre exists in the most recent 8 year period, aggregate agricultural water use has shown a decline based on the available data and thus the citation of a limited data set is not considered sufficiently robust data to question the developed methodology for forecasting future agricultural use per acre averages in the SVWP EIR.

Accounting for Water Demands in American Viticultural Areas and the designated Wine Corridors

Comments assert that the EIR underestimates the amount of future agricultural water demand because there are large portions of designated American Viticultural Areas (AVAs) and/or large portions of the proposed wine corridors in the AWCP that are not cultivated at present. The mere inclusion of areas within an AVA or of a wine corridor does not indicate that such area will be developed into new vineyards. Vineyard development is done based on consideration of soils, water availability, slope, microclimate, access, and other considerations. For example, a comparison of the AVAs (see Figure AWCP-2 in the General Plan) or the wine corridors (see Exhibit 3.3 in the FEIR) to the remaining areas with suitable soils in the Salinas Valley watershed (see Figure AG-1 in Chapter 2 in the FEIR) reveals that only a portion of the AVAs and the wine corridors actually contain uncultivated areas with suitable soils for agricultural expansion. Water availability and other concerns will limit the amount of agricultural expansion within the AVAs and AWCP as well. See Master Response No. 3 for further discussion of the EIR's approach to estimating the amount of agricultural expansion. There is no perfect way to predict the exact amount and location of agricultural expansions for the future. The EIR's use of historical trends to estimate future agricultural expansions, in terms of extent, combined with considerations of soils and water availability in terms of location, remains a reasonable approach by which to complete the EIR's analysis of impacts on water supply, biological resources, water quality, and other subject areas.

Overall Conclusion about Adequacy of 2030 Water Demand Estimate

Thus, in response to questions raised by commenters regarding the methodology of estimating urban and agricultural water demand, the County has concluded that the evidence used in the SVWP remains a solid basis by which, in part, to evaluate future water demands in the EIR for the General Plan, as revised. ~~Therefore, the DEIR is correct in its projections of agricultural water demand.~~



## **Overall Demand within the Salinas Valley Groundwater Basin**

The critical issue is whether this EIR's identification of water demand overall is greater than the SVWP EIR and thus whether the SVWP EIR's analysis of the effect of water demand in 2030 on groundwater levels and seawater intrusion reflect physical conditions with growth allowed by the General Plan by 2030.

Table W-4 below summarizes the adjusted 2030 Salinas Valley Groundwater Basin water demand estimates described in detail above.

As shown in Table W-4 and in revised Table 4.3-9c, when assuming all agricultural expansions occur within the Salinas Valley groundwater basin (or drawing water from it), the updated estimate of water use (both urban and agricultural use) is within 1 percent of that estimated during planning for the Salinas Valley Water Project. Given the scale of groundwater extractions within the Salinas Valley (~443,000 AFY), the difference between the two estimates is statistically insignificant because it would not substantially change overdraft, seawater intrusion, or biological conditions and because it is within the margin of error for the SVIGSM groundwater model used for the SVWP EIR (e.g. modeling of such small differences would not result in a statistically valid difference in groundwater outcomes). Thus, the conclusions about water supply, seawater intrusion, and groundwater overdraft in the Salinas groundwater basin in the SVWP EIR would also hold true for the General Plan development to approximately 2030 due to the General Plan. For the alternative scenario, assuming approximately 25 percent of agricultural expansions occur in the Salinas Valley watershed outside of the Salinas Valley groundwater basin and 75 percent inside main basin (or drawing water from it), the updated estimate would be within 0.01 percent of that estimated during planning for the Salinas Valley Water Project. For assessment of water supply outside the main groundwater basin, see the separate discussion below.

There is no perfect method for forecasting water demand. However, this EIR's approach of using land use projections from the General Plan, estimates of agricultural acreage expansion, and accounting for state regulations and changes in urban and agricultural efficiency over time provides substantial data and evidence to enable decision makers and the public to intelligently evaluate the impacts of the General Plan on water demand and remains an appropriate basis for the water supply analysis.

~~As shown therein, the updated estimate of water use is within 0.01 percent of that estimated during planning for the Salinas Valley Water Project (see Table 4.3-9d). Given the scale of groundwater extractions within the Salinas Valley (~443,000 AFY), the difference between the two estimates is trivial and statistically insignificant. Thus, the conclusions about water supply, seawater intrusion, and groundwater overdraft in the Salinas groundwater basin in the SVWP EIR would also hold true for the General Plan development to approximately 2030.~~

<b>Table W-4 Salinas Valley Groundwater Basin, 2030 Water Demand Estimates (Acre-Feet)</b>					
<u>Version</u>	<u>Urban Demand</u>	<u>Agricultural Demand</u>	<u>Total Demand</u>	<u>Population</u>	<u>Notes</u>
<u>Salinas Valley Water Project EIR</u>	<u>85,000</u>	<u>358,000</u>	<b><u>443,000</u></b>	<u>425,611</u>	<u>Urban demand estimated based on water use efficiency as of 1998 and land use projections at the time.</u> <u>Agricultural demand estimated based on projected increase in water efficiency, change in crops and reduction of irrigated agricultural acreage by 1,849 acres.</u>
<u>March 2010 GP FEIR</u>	<u>84,458</u>	<u>358,000</u>	<b><u>442,458</u></b>	<u>517,288</u>	<u>Urban demand estimated using General Plan land use projections and DWR 2005 per capita demand. Agricultural demand from SVWP EIR used.</u> <u>Population total cited in Table 4.3-9c was in error as it included population for all of the unincorporated County, not just the portion in the Salinas groundwater basin. The population total cited was not actually used to derive water demand which was instead calculated based on existing urban demand plus new demand due to population growth.</u>
<u>October 2010 GP FEIR</u> <u>Assuming all agricultural expansions draws from the Salinas Valley groundwater basin</u> <u>Assuming 75% of agricultural expansions draw from the main basin and 25% do not</u>	<u>69,339</u> <u>69,339</u>	<u>378,415</u> <u>373,461</u>	<b><u>447,754</u></b> <b><u>442,970</u></b>	<u>454,160</u>	<u>Urban demand adjusted to include Highland South/Granite Ridge areas within Zone 2C but outside Zone 2A and to exclude Pleyto/Lockwood/Bradley rural centers. Urban demand adjusted to include 20 percent reduction in urban per capita use per SBX7 7 (Steinberg).</u> <u>SVWP agricultural demand adjusted to include net agricultural expansion of 7,682 acres (10,253 acre expansion offset by 2,571 acre loss of farmland to urban use). This represents a net increase of 9,531 acres of agricultural compared to SVWP EIR using SVWP average agricultural use per acre for 2030. Agricultural demand also includes areas within Zone 2C outside of Zone 2A that would affect groundwater basin.</u>
<p><u>Sources:</u></p> <p><u>For SVWP population = MCWRA, 1998. Salinas River Basin Management Plan. 2030 Land Use and Water Needs Conditions. May</u></p> <p><u>For SVWP Water Demand = MCWRA 2001. Monterey County Water Resources Agency (MCWRA). 2001. Draft Environmental Impact Report/Environmental Impact Statement for the Salinas Valley Water Project. June.</u></p> <p><u>For General Plan = FEIR Table 4.3-9c (March and October 2010)</u></p>					

## **General Plan Water Supply Analysis for Areas outside of Zone 2C**

Comments raised concern about the adequacy of the EIR's analysis of water supply in areas outside of Zone 2C.

The DEIR was not able to account for all potential water demand in the Salinas Valley watershed outside of Zone 2C due to 1) the lack of existing urban uses in these areas at present, 2) the lack of substantial new urban development forecasted in such areas, and 3) the lack of detailed information on water supplies and water uses in such areas. The DEIR did, however, assess the El Toro Creek groundwater subbasin (see p. 4.3-9 and p. 2-76 in the DEIR and Master Response WR-4 in the FEIR), which is the only area outside of Zone 2C with substantial residential development.

In order to more fully disclose potential water demands in these areas, the amount of existing and potential future agricultural demand was estimated for areas of the Salinas Valley watershed outside of Zone 2C. Existing agricultural use was estimated using FMMP farmland mapping and the 2002 – 2009 average agricultural use per acre in MCWRA groundwater reports. The amount of future agricultural expansion in areas in these areas is difficult to predict. Using FMMP farmland mapping for 1984 (4,429 acres important farmland) and 2008 (7,316 acres important farmland), a long-term trend of 120 acres/year of agricultural expansion was identified. Forecasting from 2008 to 2030, if this trend were to continue, there could be 2,600 acres of new agriculture by 2030 in areas outside of Zone 2C. Water supply (see Table 4.3-9c) impacts are assessed in the General Plan EIR for two different scenarios: (1) assuming all new agricultural expansions (10,253 acres) occur in Zone 2C (worst-case impact on the Salinas Valley groundwater basin); and (2) assuming the trend noted above for the areas outside of Zone 2C continues to 2030 and 2,600 acres of expansion occurs outside of zone 2C and the remainder (7,653 acres) occurs inside Zone 2C. As agricultural growth was predicted for the County as a whole using all-County data, growth in areas outside of Zone 2C is included in the 10,253 acre estimated overall.

With the implementation of the General Plan, new water demands in areas outside of Zone 2C within the Salinas Valley watershed would result in less than significant impacts for the following reasons:

- **Development of the Pleyto and Lockwood Rural Centers** – As noted in Table 4.3-9c, expected new demands at 2030 for these areas total 192 AFY. This amount would be derived from local groundwater sources (Pleyto RC) or the Lockwood Valley aquifer (Lockwood RC). All new discretionary development would be subject to Policy PS-3.1 (without exception as these areas are outside Zone 2C) and PS-3.2 for demonstrating long-term sustainable water supply, including consideration of impact on adjacent wells and instream flows (as appropriate). All new domestic wells would be subject to Policy PS-3.3 requiring assessment of supply and quality. With these policies, new water demand for development in this area is not expected to result in a significant impact to water supply, groundwater overdraft, or biological resources.
- **Dispersed development in other parts of the watershed outside Zone 2C** – There would be limited development in other parts of the watershed outside of Zone 2C. Given the limited development, no estimate of demand for 2030 was developed. Such development would be dependent on local groundwater sources. Discretionary development would be subject to Policies PS-1, PS-2, and PS-3 as noted above, and impacts would thus be less than significant.
- **Agricultural expansions in other areas including the Lockwood area, the Hames Valley area and other dispersed areas** - A review of current aerial photography indicates dispersed

agricultural development outside of the Hames Valley and the Lockwood Area. Agricultural uses in the Lockwood<sup>5</sup> and the Hames Valley areas are supported by local groundwater aquifers (Monterey County 1982) that are separate from the Salinas Valley groundwater basin (which begins north of Bradley). Outside of the Lockwood area and the Hames Valley, relatively flat lands outside Zone 2C are limited in extent and groundwater sources may be limited to support substantial agricultural expansion. The exact amount of agricultural expansion that might occur specifically in the Lockwood or Hames Valley area or other dispersed areas has not been estimated. However, as shown in Figure AG-1 and Table AG-1 in the Chapter 2 in the FEIR, there are limited dispersed areas of suitable soils, designated for agriculture, outside of Zone 2C (~56,000 acres in the entire watershed) overall and the areas that are not uncultivated already in the Hames Valley and Lockwood area are limited in extent. Where agricultural expansions occur in the Lockwood Area, the Hames Valley, or other areas outside of Zone 2C, such expansion would be dependent on local groundwater sources. All new high-capacity agricultural wells would be subject to Policy PS-3.4, requiring assessment of impacts on nearby wells and on in-stream flows (as appropriate). As a result, impacts to water supply, overdraft, and biological resources due to dispersed agricultural expansion and associated water demands is expected to be less than significant.

As mentioned above, the area around Bradley and San Antonio Reservoir is within Zone 2C, but is not within the Salinas Valley groundwater basin. This area benefits from recharge from the SVWP, which is why it is included in Zone 2C. This area is predominantly public land owned by the military (around Bradley) and by MCWRA (around the reservoir). As of 2008, there were approximately 575 acres of important farmland in this area; using the 2002-2009 average per acre demand from MCWRA groundwater extraction reports, this could correspond to a current demand of 1,431 AF. Future demand would include limited agricultural expansion and the Bradley Rural Center. The Bradley Rural Center, as shown in Table 4.3-9a would result in an estimated new demand of 154 AF in 2030. Demands in this area would be met by local aquifer sources separate from the Salinas Valley groundwater basin proper, which starts north of this area near San Ardo. Discretionary development would be subject to Policies PS-1, PS-2, and PS-3 as noted above, and impacts would thus be less than significant. All new high-capacity agricultural wells would be subject to Policy PS-3.4, requiring assessment of impacts on nearby wells and on in-stream flows (as appropriate).

**Page 2-71**, revise the first full paragraph as follows:

The SVWP estimated the increase in urban water use in the Salinas Valley from 1995 to 2030 to be approximately 45,000 AFY (see Table 4.3-6 on page 4.3-34 of the DEIR). The ~~new~~ FEIR tables show an urban water use increase in the Salinas Valley groundwater basin of approximately ~~27,066~~ ~~34,000~~ AFY (2008 to 2030) both combined city and county demands. However, what really matters is the total demand projected under the SVWP and with the ~~2007 GP~~ General Plan. As shown in ~~new~~ Table 4.3-9c (see Chapter 4, Changes to the Text of the DEIR) , the total demand projected for 2030 in the SVWP EIR

<sup>5</sup> The Lockwood Valley groundwater basin is described in Bulletin 118 (California Department of Water Resources, 2004). Lockwood Valley Ground Water Basin is comprised of a northwesterly trending valley in the Coast Range Mountains of Monterey County west of the Salinas Valley. The basin extends from Lake San Antonio in the southeast to the Camp Hunter Liggett gate in the northwest. About the western one half of the basin is within the Hunter Liggett Military Reservation and is used as an artillery firing range. The primary water bearing formations are unconsolidated alluvium along the San Antonio River and Quaternary terrace deposits from the river floodplain to the basin boundary. The primary area of groundwater recharge is from the San Antonio River and the basin margins. Bulletin 118 indicated that no groundwater level hydrographs were identified as available and no information to provide an estimate of this basin's budget.

and the total demand projected with the ~~2007 GP~~ General Plan are within 0 to 1 percent ~~virtually the same~~ (443,000 to 448,000 AFY for the General Plan vs. ~443,000 AFY in the SVWP EIR). While the two analyses used somewhat different methodologies, they both result in a similar estimate of 2030 demand.

Comments asserted that EIR claims that the CSIP and the initial SVWP actions have already resulted in increases in the water table are not shown in MCWRA data from 2003 to 2009 for the end of the water year (e.g. September). The EIR's reference to rising groundwater levels near the coast is based on a comparison of current (2007 is latest year available) groundwater level contours with groundwater level contours in 1994 and 1995. Groundwater pumping conditions change from year to year depending on variations in demand which vary depending on climatic conditions. As such, comparison of groundwater levels is best done over the long-term as smaller interval changes may reflect individual year variations more than long-term groundwater conditions. MCWRA's 2009 4th quarter monitoring report (MCWRA 2010b) includes historical data which show that August usually has the lowest groundwater levels across the different parts of the Salinas groundwater basin (particularly in the Pressure Area and East Side area), and September groundwater levels often rise from their August low. For this reason, MCWRA's groundwater level maps are based on the August elevations.

A comparison of August 1994 (MCWRA 2010c) and August 1995 (MCWRA 2010d) groundwater level contour maps with August 2007 (MCWRA 2010e) groundwater level contour maps shows a clear increase in the groundwater levels near Castroville in both the shallow (180-foot) and the deep (400-foot) aquifers. Accordingly, the EIR's statement (Weeks, 2009) that coastal area groundwater levels in 2007 were higher than previously is supported by evidence on the record and demonstrates that the CSIP and initial SVWP actions are having a positive effect in the coastal areas. The 1994, 1995, and 2007 groundwater level contour maps have been added as references to the EIR.

### **Master Response 6: Traffic Mitigation**

**Page 2-116**, revise the title “Development-Specific Impacts (Traffic Tier 1)” as follows:

#### **Development Specific Impacts (Traffic Tier 1) Identified as “A” Scenarios in the DEIR.**

**Page 2-116**, delete the final paragraph under Development-Specific Impacts (Traffic Tier 1) and insert the following:

~~It is County's policy to require concurrent mitigation of development specific impacts (Traffic Tier 1).~~The geographic extent of impacts from Traffic Tier 1 facilities and connections ends at the connection with the public road or highway and includes the intersection itself. E.g., a private driveway or private access road would be considered a Tier 1 facility, but the public road to which it connects would not. Thus Traffic Tier 1 impacts would not affect any road or highway shared with public traffic except at the intersection where the development connects to the public roadway system for access. Except for the access intersection with public roads and highways, impacts from Traffic Tier 1 facilities would be expected to remain on private property. It is the County's policy that development projects prepare a traffic impact study of both direct and cumulative conditions and fully implement all necessary internal circulation (on private property) and access connections to the County's standards. Therefore, the DEIR analysis correctly anticipates that all potential traffic-related impacts on Traffic Tier 1 facilities would be reduced or avoided by the development itself (i.e., self-mitigating under direct and cumulative conditions) and identifies Traffic Tier 1 impacts as Less than Significant.

Because the geographic scope of Traffic Tier 1 facilities will be different in every instance, it is not possible to identify a standard geographic scope. Moreover, the geographic extent of Traffic Tier 1 improvements is largely irrelevant because the development would be required to reduce or avoid impacts to internal circulation (on private property) and access connections regardless of the geographic extent of the development or distance to public roads and highways.

The determination of the improvements necessary to address potential impacts to Traffic Tier 1 facilities may vary between existing and cumulative conditions and will require the study of cumulative conditions before the Traffic Tier 1 impact is deemed to comply with County's standards. For example, an intersection providing access to a private development from a public roadway may meet level of service standards as a stop-controlled intersection under existing conditions but may require the installation of a traffic signal under cumulative conditions. The County will determine the level of improvement required to be implemented concurrently with the development.

All other impacts, except for the development's access intersection, on public roads or highways, are considered Traffic Tier 2 and 3 (both identified as "B" scenarios in the DEIR) impacts and require concurrent mitigation or fair share payment of fees toward regional improvements. The geographic extent of the study of Traffic Tier 2 and 3 impacts is based on Caltrans' Traffic Impact Study Guidelines and the judgment of County engineering staff.

### **Master Response 8: Biological Resources**

**Page 2-141**, second full paragraph is revised as follows:

Based on comments received on the DEIR and in accordance with discussions at workshops conducted by the Planning Commission and in hearings by the Planning Commission and the Board of Supervisors on possible modifications to policies and mitigation measures, the County also modified Policy OS-3.5 (slope). The changes to this policy require that cultivation of uncultivated land on slopes exceeding ~~15 percent but not exceeding 25 percent (or on slopes that exceed 10 percent if on highly erodible soils)~~ would be subject to a discretionary permit which would require protection of important vegetation and wildlife habitats consistent with revised OS-5.16 described above. ~~Further, there is a cap on conversion on slopes over 25 percent with a limited exception. Permits issued consistent with this exception would require approval of management plans for discretionary permits. Ministerial permits would be required for conversion of land that has not been cultivated for the previous 30 years to agricultural cultivation on slopes between 15 --24 percent or 10 --15 percent on highly erodible soils, and would include consideration of erosion control, slope stabilization, drainage, and flood hazards, which would help to protect downstream water resources and species dependent upon them, consistent with the objectives of Policy OS-3.~~ Similarly, A requirement was also added to the AWCP that would require a biological study per OS-5.16 for proposed artisan wineries and ancillary uses. Please refer to Master Response 3 for a more detailed discussion of these issues pertaining to agricultural development and policy modifications.

**Page 2-142**, first full paragraph, fifth sentence is revised as follows:

For agricultural conversions on slopes greater than 25 45 percent, revised Policy OS-3.5 requires a discretionary permit that will require project-level of impacts and mitigation.

### **Master Response 9: Water Quality**

**Page 2-168**, insert the following before Section 9.2:

Commenters assert that the EIR lacks modeling or other quantitative analysis to support the conclusion that existing and proposed regulations will be sufficient to avoid a significant effect.

See the discussion of the level of detail expected of a General Plan EIR in Master Response 10. The General Plan is a long-term document establishing development and conservation policies for the non-coastal portions of Monterey County. The General Plan proposes no site-specific development projects; the specific locations and designs of future development and land being converted to agricultural production are unknown; and the effects of development or conversion to agriculture are highly dependent upon the design of the development or, in the case of agricultural conversion, site and crop-dependent cultivation and erosion control techniques. Because this type of information is unknown at the General Plan level, a quantitative analysis of potential erosion would be largely speculative. Modeling would be similarly ineffective due to the speculative nature of the data needed to fill in the variables that would inhabit the model. Exhibit 4.4.5 provides information at a scale commensurate with the General Plan effort. Future site-specific development and agricultural conversion will be reviewed at a much closer scale, commensurate with their project-level nature.

**Page 2-169**, revise the third paragraph as follows:

The Draft General Plan includes policies intended to provide a comprehensive set of water quality protections. These policies include protecting water quality from agricultural runoff, as well as protecting groundwater quality. A number of the General Plan policies direct the preparation and adoption of new programs that will protect water quality. For example:

- Pursuant to Policy OS-3.9, a program will be designed to address off-site soil erosion, increased runoff-related stream stability impacts and/or potential violation of adopted water quality standards from the conversion of hillside rangeland areas to cultivated croplands.
- Policy OS-5.22 requires the County to develop and adopt a stream setback ordinance to protect riparian areas and reduce erosion potential. It implements and is the same as Mitigation Measure BIO-2.1 described below.
- Under Policy PS-4.12, the County Environmental Health Bureau will develop On-site Wastewater Management Plans (OWMP) for areas with high concentrations of development that are served primarily by individual sewage systems.

**Page 2-170**, insert the following before the first full paragraph (beginning with “Monterey County is proposing:”

Some commenters argue that the language of the proposed County stream setback ordinance (as required under Mitigation Measure BIO-2.1 and Policy OS-5.22) is vague and lacks meaningful performance standards and therefore cannot be effectively implemented and enforced.

General Plan policies are separate from the regulatory ordinances that implement those policies. A general plan is a comprehensive statement of policies to guide the future development and conservation of the county. In general practice, the policies of a General Plan act as a framework for the ordinances and regulations that implement them. They are not as specific as the ordinances, nor do they need to be. Please see FEIR Master Response 10 (Level of Detail for the General Plan the General Plan’s EIR) for

additional explanation. The California Planning Guide published by the Governor's Office of Planning and Research explains this difference (using zoning as an example):

A general plan is a set of long-term goals and policies that the community uses to guide development decisions. Although the plan establishes standards for the location and density of land uses, it does not directly regulate land use.

Zoning, on the other hand, is regulatory. Under the zoning ordinance, development must comply with specific, enforceable standards such as minimum lot size, maximum building height, minimum building setback, and a list of allowable uses. Zoning is applied lot-by-lot, whereas the general plan has a community-wide perspective.<sup>6</sup>

Proposed Policy OS-5.22 reads as follows:

OS-5.22 In order to preserve riparian habitat, conserve the value of streams and rivers as wildlife corridors and reduce sediment and other water quality impacts of new development, the county shall develop and adopt a Stream Setback Ordinance. The ordinance shall establish minimum standards for the avoidance and setbacks for new development relative to streams. The ordinance shall identify standardized inventory methodologies and mapping requirements. A stream classification system shall be identified to distinguish between different stream types (based on hydrology, vegetation, and slope, etc.) and thus allow application of standard setbacks to different stream types. The ordinance shall identify specific setbacks relative to the following rivers and creeks so they can be implemented in the Area Plans: Salinas, Carmel River, Arroyo Seco, Pajaro River, Nacimiento, San Antonio, Gabilan Creek, and Toro Creek. The ordinance may identify specific setbacks for other creeks or may apply generic setbacks based on the stream classification developed for the ordinance. The ordinance shall delineate appropriate uses within the setback area that shall not cause removal of riparian habitat, compromise identified riparian wildlife corridors, or compromise water quality of the relevant stream while also taking into consideration uses that serve health and safety purposes. The Stream Setback Ordinance shall apply to all discretionary development, County public projects, and to conversion of lands uncultivated for the previous 30 years, on normal soil slopes over 15% or on highly erodible soils on slopes over 10%. The stream setback ordinance shall be adopted within three (3) years of adoption of the General Plan.

The purpose of the stream setback ordinance is to "preserve riparian habitat, conserve the value of streams and rivers as wildlife corridors and reduce sediment and other water quality impacts of new development." In order to be consistent with the General Plan as required by California Planning Law the ordinance must "further the objectives and policies of the general plan and not obstruct their attainment."<sup>7</sup> Therefore, this sets the objectives that the ordinance must meet.

The ordinance must include a stream classification system to distinguish between different stream types (based on hydrology, vegetation, and slope, etc.) and establish standard setbacks for different stream types. It must utilize standardized inventory methodologies and mapping requirements. It must establish specific setbacks for the eight larger rivers and creeks and may include other creeks.

<sup>6</sup> Governor's Office of Planning and Research. 2005. *California Planning Guide: An Introduction to Planning in California*. Sacramento, CA. December. Page 3.

<sup>7</sup> Governor's Office of Planning and Research. 2003. *State of California General Plan Guidelines*. Sacramento, CA. October.



This requires that the ordinance establish a common methodology and approach by which to meet its purpose. The County's eight largest rivers and streams are to have specific setback requirements based on their needs, while other streams may use generic setbacks developed under the common methodology.

Policy OS-5.22 establishes the following performance standard for the content of the future stream setback ordinance:

- The ordinance will identify appropriate uses within the setback area that shall not cause removal of riparian habitat, compromise identified riparian wildlife corridors, or compromise water quality of the relevant stream while also taking into consideration uses that serve health and safety purposes.

This establishes the minimum standards that the ordinance must meet in order to be consistent with the General Plan. How the ordinance meets these standards is to be determined when developing the ordinance.

The ordinance applies to all discretionary development, County public projects, and to the conversion of lands uncultivated for the previous 30 years on normal soil slopes over 15% or on highly erodible soils on slopes over 10%. The ordinance must be adopted within three years of adoption of the General Plan.

This commits the County to adopting an ordinance, and to applying the ordinance to a broad range of projects, including the conversion to agriculture of uncultivated lands on specified slopes.

**Page 2-170**, revise the first full paragraph and add new text as follows:

Some commenters assert that the EIR incorrectly concludes that, despite the failure of existing regulations, existing regulations and a handful of allegedly inadequately specified General Plan policies will prevent future significant effects. They further assert that this conclusion is unsupported. Monterey County is proposing to adopt as policies in its General Plan, feasible and fully enforceable measures that will avoid, reduce, minimize, and otherwise mitigate the significant environmental effects identified in the DEIR. All of the mitigation measures identified in the EIR will be adopted as General Plan policies to ensure that they are implemented. This is consistent with (CEQA Guidelines Section 15126.4[a][2]), which states, in part: "In the case of adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design." In addition, the policies will be amended into the pertinent Monterey County regulations or result in the adoption of new regulations, best management practices, and design manuals.

The alleged failure of existing or past regulations to mitigate significant effects does not mean that the policies of the General Plan (as implemented through regulation) and the future regulations of agencies such as the RWQCB will not be effective over the term of the planning horizon and buildout. As discussed in Chapter 4.3 of the EIR and in this Master Response, regulations are continually evolving and being improved. The County has no reason to assume that the General Plan policies, which will improve the County's regulatory scheme relative to protecting water quality, and new and revised regulations adopted by other agencies will not be implemented.

The comment mistakenly approaches a General Plan and its policies as if it were a site-specific development project. Unlike a development project, the General Plan establishes a framework for mitigation through its policies, relying upon more specific regulations to be adopted in conformance with the policies for implementation. The General Plan policies cannot reasonably be expected to include the

level of detail that will apply to site-specific development. Further, unlike the mitigation measures applied to a specific development project, the new and amended regulations, best management practices, and design manuals to be adopted by the County will be subject to further CEQA review that will help guide their development and the avoidance of potential impacts from their implementation. Unlike a development project, which typically will be operational within a few years of its approval, the General Plan is a long-term document – its planning horizon is 20 years in the future; buildout is over 70 years in the future. The conclusions of the General Plan EIR are similarly long-term in their approach. For example, the planning horizon reaches beyond the RWQCB’s deadlines for adoption of TMDLs for the County’s impaired water bodies and so the EIR can correctly assume that those regulations on discharge to surface waters will be in place and operational at that time.

**Page 2-170**, add the following after the discussion under Section 9.2.2:

Commenters contend that existing regulations have failed to address cumulative sedimentation in part because the agency with the most focused concern over water quality, the RWQCB, cannot readily control the many non-point sources because it lacks authority to control land use. They further note that the RWQCB has pointed out that the County lacks a long-term comprehensive watershed management strategy. Commenters also suggest that because the Greater Monterey County Integrated Regional Water Management Plan (IRWMP) is only in the early stages of development it should not be considered as a future solution.

As discussed at length in Chapter 4.3 of the EIR and in Master Responses 4 and 9, the RWQCB is mandated to bring the listed impaired water bodies into compliance. It is doing this through its Basin Plan and by supporting local, multi-jurisdictional watershed management efforts such as the IRWMP. In addition to participating in the Greater Monterey County IRWMP, local agencies such as Monterey County are adopting regulations to implement the regulations of the RWQCB. Examples of this include Low Impact Development (LID) standards for new development to minimize contaminated runoff through integrated design features and the County Environmental Health Division’s onsite wastewater management program in Carmel Highlands. The General Plan is a long-term policy document. It is reasonable to assume that future amended regulations, as well as watershed management planning currently underway, implemented over the planning horizon and plan buildout will be in place and operating to reduce and avoid impacts.

**Page 2-174**, insert the following discussion before section 9.4.2:

Commenters assert that the General Plan’s proposed policy they characterize as relaxing the current ban on agricultural conversion on slopes in excess of 25% will exacerbate the existing significant sedimentation impacts to County waterways. They further assert that the EIR’s assumption that erosion and sedimentation will be controlled by existing and future regulations of the RWQCB is incorrect. They contend that the existing agricultural waiver program has not been effective in preventing sedimentation impacts from agriculture and therefore future programs will not be effective.

The EIR’s conclusion that this impact is less than significant is based not only on the current and future regulations of the Central Coast RWQCB, but also current and future County regulations. Existing Chapters 16.08 and 16.12 of the County Code regarding grading and erosion control, respectively, act to reduce erosion from new development. New General Plan Policies OS-3.5, OS-3.8, and OS-3.9 regarding erosion control on slopes, education on erosion prevention, and a program to address the potential cumulative hydrologic impacts of the conversion of hillside rangeland areas to cultivated croplands, respectively, will expand existing protections against erosion from agricultural activities. As discussed

below, California Planning Law will require the existing grading and erosion control ordinances to be amended to conform to the policies of the general plan. (Government Code Section 65860)

The RWQCB is obligated under the federal Clean Water Act and the state Porter-Cologne Water Quality Control Act to establish TMDLs as part of its Basin Plan to control the contaminants identified in the Section 303(d)-listed waterways, including sediment. TMDLs will be adopted for each such waterway. The express purpose of the TMDL is to fix the contaminant problem (i.e., sediment) over time. The TMDLs adopted as part of the Basin Plan are required to be implemented<sup>8</sup>.

As discussed earlier, the current agricultural waiver program adopted by the RWQCB is expiring on its own terms. As a result, the RWQCB staff is in the process of drafting a new program to take its place. In the course of adopting that program, the RWQCB has examined the effectiveness of the existing program and determined that improvements should be integrated into the new program. Within the next year, the RWQCB will be adopting an improved agricultural waiver program for the express purpose of meeting its statutory obligation to control sediments in Section 303(d)-listed waterways. Whatever is adopted by the RWQCB will be implemented in Monterey County.

The RWQCB's new program is still in the process of being drafted. One proposal put forward by the RWQCB staff is to establish a stream setback requirement to be enforced by the RWQCB. Land Watch has mischaracterized the County's opposition to this approach. The County is committed to working with other agencies to address the problem of surface water quality and solve it in the long run. A recent example of this is the County Environmental Health Division's work in adopting regulations for on-site wastewater treatment systems in Carmel Highlands to complement the standards of the Central Coast RWQCB. However, the Board of Supervisors opposes a CCRWQCB-enforced stream setback requirement because it is an intrusion into local land use regulatory authority, an area reserved to the County. The Board of Supervisors is not opposed to streambed setback regulations per se, and in fact is committing to developing and adopting a County stream setback ordinance within 3 years of General Plan adoption, pursuant to Policy OS-5.22 of the proposed General Plan. The County's stream setback ordinance would reduce impacts to both biological impacts and erosion and sedimentation impacts.

Comments that the County will exempt existing operations from the future setback ordinance are highly speculative. The ordinance specifically applies to previously uncultivated lands on slopes greater than 15% or 10% if the soils are highly erosive.. Changes in agricultural practices short of banning agricultural use within the stream setback, such as the use of vegetated buffers or restrictions on cultivation activities during rains, have not been eliminated from consideration.

The County believes that the new policies in the General Plan will be more effective in preventing soil erosion and sedimentation than are the existing County General Plan and ordinances, not less. For example, the proposed OS-3.5 (recommended by the Planning Commission August 2010) changes the trigger for a discretionary permit from 30% slope to 25% and there is no exception for previously uncultivated agricultural land.

Proposed General Plan Policy OS-3.9, as reproduced below, requires the development of a program to reduce erosion and sedimentation potential resulting from converting hillside rangeland to cultivation. There is no corresponding policy or requirement in the existing General Plan. The County is committing to adopting this program within five years of adopting the General Plan.

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<sup>8</sup> State Water Resources Control Board. 2010. Total Maximum Daily Load Program. Website: < [www.scrwb.ca.gov/water\\_issues/programs/tmdl/background.shtml](http://www.scrwb.ca.gov/water_issues/programs/tmdl/background.shtml) > Accessed August 31, 2010.

OS-3.9 The County shall develop a Program to address the potential cumulative hydrologic impacts of the conversion of hillside rangeland areas to cultivated croplands. The Program shall be designed to avoid or minimize:

- a) off-site soil erosion,
- b) increased runoff-related stream stability impacts, and/or
- c) potential violation of adopted water quality standards.

The County shall convene a committee comprised of county staff, technical experts (including staff of the Natural Resources Conservation Service), and stakeholders to develop the Program, including implementation recommendations. This program shall be adopted within five (5) years of adoption of the General Plan.

California Planning Law requires land use ordinances to be amended to conform to the policies of the general plan within a reasonable period of time (Government Code Section 65860). This will apply to existing County regulations limiting erosion and the release of sediment.

The existing County grading ordinance (Monterey County Code Chapter 16.08) exempts agricultural grading (i.e., “fill or excavation which is to be used only for agricultural purposes such as cultivation or leveling for crops or orchards, and which does not adversely affect any drainage course; not exempted is the construction of reservoirs”) from grading permit requirements. Section 16.08.060(B) restricts the issuance of grading permits for non-agricultural uses on slopes of 30% or more.

16.08.060 (B) A grading permit will not be issued for development of any building site or roadway where it has been shown that grading activity will permanently alter existing material on slopes greater than or equal to thirty (30) percent (in excess of twenty-five (25) percent for development in North County Area Plans). Upon application, an exception to allow development on slopes of thirty (30) percent or greater may be granted at a noticed public hearing by the Planning Commission. The exception may be granted if one or both of the following findings are made, based upon substantial evidence.

1. There is no alternative which would allow development to occur on slopes of less than thirty (30) percent North County LUP); or
2. The proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans and Land Use Plans, and all applicable master plans.”

If proposed Policy OS-3.5 is adopted, Monterey County Code Section 16.08.060(B) will be amended for consistency.

Monterey County Code Chapter 16.12 comprises the existing erosion control ordinance. Agricultural grading is currently exempted from the requirement to prepare an erosion control plan and many other aspects of the ordinance. However, agricultural grading is subject to the provisions of Section 16.12.040:

16.12.040 No person shall cause or allow the continued existence of a condition on any site that is causing or is likely to cause accelerated erosion as determined by the Director of Building Inspection in accordance with this Chapter. Such a condition shall be controlled and/or prevented by the responsible person and the property owner by using appropriate measures outlined in

subsequent sections of this Chapter. Additional measures may be necessary, and should be applied by the responsible person and the property owner. Specific additional measures may be required by the Director of Building Inspection. Property owners will be given a reasonable amount of time, as determined by the Director of Building Inspection, to control existing problems depending on the severity of the problem, and the extent of necessary control measures. Where feasible, erosion problems shall be controlled no later than the beginning of the next rainy season (October 15th).

Development and related construction activities such as site cleaning, grading, soil removal or placement which causes a permanent change to existing site conditions are prohibited on slopes greater than or equal to thirty (30) percent (greater than twenty-five (25) percent for development in North County LUP). Exceptions may be made for special circumstances. Ref. Section 16.08.060B Monterey County Code. The process includes submitting an application for an exception and noticed public hearing to determine if the exception is valid.

If proposed Policies OS-3.5 and OS 3.9, which will require permits and erosion control plans in conjunction with converting uncultivated land to agricultural use, are adopted, Monterey County Code Section 16.12.040 will be amended for consistency.

**Page 2-174**, second paragraph under Section 9.4.2 is revised as follows :

Cultivation of previously uncultivated slopes over 15% is not Routine and Ongoing Agriculture. So, conversion of uncultivated lands on steep slopes will be subject to the restrictions of Policy OS-3.5, including the requirements for ministerial permits for slopes over 15% and discretionary permits for slopes over 25% that include a management plan for erosion control and water quality. In addition, Mitigation Measure BIO-2.1, as revised, will require adoption of a county-wide Stream Setback Ordinance that will apply to the conversion of previously uncultivated land on slopes over 15% or on highly erodible soils with slopes over 10% that has not been previously cultivated in the last 30 years. One purpose of that ordinance will be to “reduce sediment and other water quality impacts of new development.” The conversion of slopes below 15% would be subject to Policy AG-3.3 and the Conditional Waiver for Irrigated Agriculture.

**Page 2-178**, insert the following before the third paragraph (beginning with “As discussed in the EIR”):

Commenters note that CCRWQCB has pointed out that the EIR fails to acknowledge that sedimentation from the General Plan will make a considerable contribution to baseline erosion.

The CCRWQCB is reviewing the General Plan like a project, not a plan. As discussed in Master Response 10, a general plan is a comprehensive statement of policies to guide the future development and conservation of the county. It is implemented over a long term through many individual site-specific decisions. Individual projects will be subject to existing requirements of the CCRWQCB, County ordinances and other regulations (including Chapters 16.08 and 16.12 of the County Code regarding grading control and erosion control, respectively, as described in the EIR and revised to conform to the proposed policies), new General Plan policies reducing the potential for erosion (including Policies OS-3.5, OS-3.8, and OS-3.9 regarding erosion control on slopes, education on erosion prevention, and a program to address the potential cumulative hydrologic impacts of the conversion of hillside rangeland areas to cultivated croplands, respectively), and future ordinances that will be enacted to implement the General Plan policies.

In addition, the CCRWQCB is obligated under the federal Clean Water Act and the state Porter-Cologne Water Quality Control Act to establish TMDLs as part of its Basin Plan for all contaminants identified in the Section 303(d) listed waterways, including sediment. The express purpose of the TMDL is to fix the contaminant problem (i.e., sediment) over time. The TMDLs adopted as part of the Basin Plan are required to be implemented<sup>9</sup>. This provides substantial evidence that the existing sedimentation problem will be addressed over the span of the General Plan and will not worsen as a result of General Plan policies.

**Page 2-178**, revise the fourth paragraph as follows:

To further ensure that new development under the 2007 General Plan does not result in erosion and sedimentation, the Update includes a number of policies that will directly limit those effects. As discussed under Impacts WR-1 (beginning on page 4.3-90), WR-2 (beginning on page 4.3-99), and WR-3 (beginning on page 4.3-107) in the DEIR, these include Policies OS-3.1 through OS-3.9, and Policy S-3-7. Further, Policy S-1.7 requires the development of a geologic constraints and hazards database in the County's GIS, which will assist in the application and implementation of project-specific development standards on erosive and/or steep soils. Establishing a GIS-based data repository that will be readily available to County planners and project reviewers improves the effectiveness of project-level analyses and project-specific mitigation measures and conditions of approval. The database does not directly avoid potential impacts, but it greatly improves the capability of project reviewers identify and potential avoid impacts. In these Impact discussions, the DEIR also details those Area Plan policies being proposed as part of the 2007 General Plan that will similarly provide standards for the avoidance of erosion and sedimentation.

#### **Master Response 10: Level Of Detail For The General Plan And The General Plan's EIR**

**Page 2-184**, revise the last paragraph as follows:

While the County strives to provide as much quantitative detail as possible, not all impacts can be analyzed quantitatively. For example, see DEIR aesthetics analysis in Section 4.14, and buildout methodology discussion in Sections 2.5 and 3.3.1.2. Qualitative analysis is consistent with CEQA; as discussed in CEQA Guidelines Section 15064.7, "Each public agency is encouraged to develop and publish thresholds of significance that the agency uses in the determination of the significance of the environmental effects. A threshold of significance is a quantitative, *qualitative* or performance level of a particular environmental effect, non-compliance with which means the effects will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant." (Emphasis added.) Another example is analysis of erosion and sedimentation effects. As discussed on page 4.4-115 of the EIR, the General Plan proposes no site-specific development projects; the specific locations and designs of future development and land being converted to agricultural production are unknown; and the effects of development or conversion to agriculture are highly dependent upon the design of the development or, in the case of agricultural conversion, site and crop-dependent cultivation and erosion control techniques. Because this type of information is unknown at the General Plan level, a quantitative analysis of potential erosion would be largely speculative.

**Page 2-184**, revise the first paragraph under Section 10.5 as follows:

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<sup>9</sup> State Water Resources Control Board. 2010. Total Maximum Daily Load Program. Website: < [www.scrwb.ca.gov/water\\_issues/programs/tmdl/background.shtml](http://www.scrwb.ca.gov/water_issues/programs/tmdl/background.shtml) > Accessed August 31, 2010.

Some commenters have suggested that the mitigation measures and policies in the DEIR improperly defer mitigation of some impacts and suggest that these mitigation measures and policies should be more specific. For example, it has been argued that if the County is going to postpone watershed-level analysis and mitigation that it must revise the proposed policies to provide more detail, explicit performance standards, examples of adequate measures, and identify resources for implementation and enforcement. Commenters also contend that some policies and mitigation measures are infeasible, unenforceable, unlikely to be carried out, unlikely to be successful, or lack a time frame for implementation.

### REVISIONS TO FEIR CHAPTER 3 “RESPONSES TO SPECIFIC COMMENTS”

**Page 3-10**, revise Response S-3.5, the third paragraph on this page as follows:

Please note that revised Open Space Element Policy OS-3.5 includes provisions that would address compatibility between agricultural uses and biological resources. Revised Policy OS-3.5 requires the County to regulate activity on slopes through a discretionary permit process for conversion of previously uncultivated lands for agricultural purposes on slopes over between 15% and 25% and exceeding 10% slope if on highly erodible soils. With minimal exceptions, conversion on slopes over 25% would be prohibited. This discretionary review process is intended to address impacts to water quality and biological resources. Management plans for such permits should propose, among other things, methods to protect water quality and important vegetation and wildlife habitats. Minimizing impacts associated with erosion and water quality can also protect biological resources that are sensitive to water quality or soil losses.

**Page 3-72**, revise Response O-3.4 as follows:

The commenter expresses concern over the exclusion of routine and ongoing agricultural activities from proposed Policy OS-3.5. The commenter recommends that these activities be “carefully spelled out, as some types of agricultural activities can be very destructive of hillsides, ridges, watersheds, and must not be given a blank check.”

Policy AG-3.3 was modified after the DEIR to delete an exemption for routine and ongoing agriculture from Policy OS-3.5. Where agricultural activity results in conversion of uncultivated land on slopes over 35 percent a discretionary permit would be required. Where conversions are proposed on slopes between 15% and 25% on land that has not been cultivated for the last 30 years, a ministerial permit will be required.

~~The range of qualifying activities are described in the General Plan and will be defined more precisely when the ordinance required under proposed Policy AG 3.3 is developed. While the intent of the policy is to codify existing practice of not requiring permits for many agricultural activities, the policy does not absolve agricultural activities from all permitting requirements. Proposed Policy AG 3.3 specifically does not exempt “Routine and Ongoing Agricultural Activities” if those activities create significant soil erosion impacts or violate adopted water quality standards.~~

~~The ordinance to be enacted by the County will also identify County permit requirements for specific “Routine and Ongoing Agricultural Activities” consistent with these exemptions, General Plan goals, and State and Federal Law.~~

~~In addition, proposed revisions to Policy OS 3.5 (slope policy), regulate future conversions of uncultivated lands through discretionary permits on slopes between 15% and 25% and 10% and 25% on highly erosive soils. Please see Chapter 5 of this FEIR.~~

Last, as discussed in Section 4.3, Water Resources of the DEIR, the conditional waiver on irrigated agriculture administered by the Central Coast Regional Water Quality Control Board also acts to minimize the release of erosion from agricultural lands. These activities are not given a “blank check” as suggested by the commenter. No change in the conclusions of the DEIR is warranted. Please refer also to Master Response 3, General Plan Agricultural Policies, for a more detailed discussion of slope and



erosion policies and mitigation measures pertaining to routine and ongoing agriculture and agricultural operations in general.

**Page 3-73**, revise Response O-3.7, 4<sup>th</sup> paragraph as follows:

In addition, proposed policy OS-3.5 has been revised as described in Response O-3.4 to specify that county-wide agricultural conversion on slopes in excess of 25% would require a discretionary permit- would only be allowed upon approval of a discretionary permit under limited circumstances. Note also that that the exemption would not apply to lands zoned rural residential, which characterizes the majority of the lands in Carmel Valley. Policy CV-6.4 was revised after the DEIR to specifically prohibit agricultural conversion in the CVMP on slopes over 25 percent. Policy CV-6.5 has been added to specifically prohibit development on slopes over 25% with highly erodible soils.

**Page 3-78**, revise Response O-4.6, 2<sup>nd</sup> paragraph as follows:

The proposed Policy OS-3.5, as revised, would be as restrictive ~~more restrictive than~~ the prior draft General Plan. Please refer to Master Response 3, Agricultural Growth and General Plan Agricultural Policies for a discussion of this issue and the text of the revision. In addition, the revisions can be found in FEIR Chapter 5.

**Page 3-146**, revise response O-9b.3, 1<sup>st</sup> full paragraph on page, as follows:

The commenter questions the effectiveness of Policy OS-3.5 which guides the conversion of non-cultivated lands on steep slopes. In response to this and other comments, Policy OS-3.5 has been strengthened to require a discretionary permit for conversion of previously uncultivated lands between 15% and on slopes above 25%, or greater than 10% slope if on highly erodible soils. ~~The modification to OS-3.5 also prohibits conversion of slopes of 25% or greater, except under limited circumstances that would also require a discretionary permit.~~ Please also refer to Master Response 3 for a detailed discussion of Policy OS-3.5.

**Page 3-153**, revise Response O-9b.9, 3<sup>rd</sup> paragraph as follows:

Master Response 8, Biological Resources, discusses changes to General Plan policies and mitigation measures that pertain to evaluation of impacts to species. The revisions clarify which species will be addressed by the policies and the specificity of the mitigation that will be provided. Master Response 3, General Plan Agricultural Policies, describes changes to Policy OS-3.5 which, as modified, requires a discretionary permit for conversion of previously uncultivated land on slopes over between 15% and 25% slope or 10% to 25% in areas of highly erosive soils. Except under special circumstances, conversion of previously uncultivated lands is prohibited on slopes over 25%. ~~These changes address many of the comments raised with respect to impacts from agricultural on water quality and sensitive species. The Central Coast RWQCB's Agricultural Waiver Program, as well as a number of additional agency programs and General Plan policies, is intended in concert with this policy to address these water quality impacts.~~

**Page 3-154**, response to OS-9b.9, revise 1st paragraph as follows:

The commenter has suggested that BIO 2.3 be strengthened. The substantive requirements of BIO-2.3 have not been changed; however the measure has been applied to policy PS-3.4 (high-capacity wells) in addition to PS-3.2 (long-term water supply criteria) and PS-3.3 (domestic wells) and to create a new

policy requiring discretionary permits for wells in the Carmel Valley alluvial aquifer. The County believes that this revised policy in combination with BIO 2.1 and the proposed modifications to OS-3.5 all help to reduce impacts to special-status species associates with streams and riparian areas would achieve a similar result. ~~Therefore, the County is not proposing to change the policy.~~

**Page 3-169-170** revise Response O-11g.5 as follows:

The comment raises concerns about the proposed language in OS-3.5 regarding development on slopes, the vague provisions and standards for what will be allowed and the resulting potential impacts from conversion and the increased viticulture development and impacts that could occur by removing requirements for a discretionary permit as contrasted with current County policy. The commenter is referred to Master Response 3, *Agricultural Growth and General Plan Agricultural Policies* which discusses the likely extent of future viticulture based on a number of factors. Policy OS-3.5, as modified would require discretionary permits for all conversions of uncultivated land over 25% slope; discretionary review will need to address impacts to biological resources, and modifications to policy OS 3.5 which further restrict both non-agricultural development on steeper slopes and agricultural conversion and further reduces the impacts that were likely to occur. The commenter is also referred to Master Response 8, *Biological Resources* which discusses ~~the further reduction in~~ impacts to biological resources that would result from agricultural conversions based on this modified policy.

**Page 3-177**, revise Response O-11g.20, 1<sup>st</sup> paragraph on the page, as follows:

Policy OS-3.5, as revised, regulates development on slopes. It will prohibit development on slopes over 25%, except where such development is approved under a discretionary permit. It also requires a discretionary permit for conversion of previously uncultivated lands on slopes over 25% ~~45% or over 10% if on highly erodible soils and prohibits conversion on slopes over 25% with a minor exception.~~ Permits approved under that exception would require that Both discretionary permits (for slopes over 25% and ministerial permits (for slopes between 15% and 25% and 10% to 15% on highly erodible soils) will require special-erosion control and construction techniques be applied to all development on the site. This will avoid impacts from such development. See Master Response 9 on water quality for additional discussions of erosion and sedimentation.

**Page 3-177**, revise Response O-11g.21, 1<sup>st</sup> paragraph on the page as follows:

The commenter presents several arguments regarding why the terms of Policy OS-3.5 should be revised. As noted in response to comment O-11g.05, the County has modified this policy. The policy modifications require a discretionary permit for change the thresholds for requiring a discretionary permit for both non-agricultural permits and agricultural permits and establish a cap with respect to conversion of all uncultivated land of 25% that allows only for minor exceptions. The policy also provides additional guidance on what will be required in an evaluation of discretionary permits. The commenter is referred to Master Response 3, *Agricultural Growth and General Plan Agricultural Policies* and Master Response 8, *Biological Resources* for further discussion of the impact analysis relative to these changes and to Chapter 5 for the text.

**Page 3-178**, revise Response O.11g.21, starting at the 2nd paragraph on the page, as follows:

The commenter is referred to the revisions to the text which again now require a discretionary permit for prohibit development on slopes over 25% with only certain exceptions and a discretionary permit will be required for all development on slopes over 25% that fit the exception. ~~rather than 30% and provide~~

~~guidance on implementation including the purpose of the regulation” to reduce impacts to water quality and biological resources and that such development shall be required to have adequate special erosion control and construction techniques. There is, however, a minor exception to the requirement for a discretionary permit if the footprint of the area that is on a slope exceeding 25% does not exceed 10% of the total footprint of the development or 500 square feet, whichever is less.~~

The commenter is again referred to Master Response 10 which discusses what is required in a programmatic EIR.

With respect to comments on the lack of specificity for the proposed “Agricultural Permit,” the policy has been modified to require a discretionary permit for conversion on slopes greater than ~~15% and 25% or greater than 10% if highly erodible soils.~~ All of the provisions regarding analysis for a discretionary permit would apply. Applicants are also required to submit a management plan that addresses long-term viability of agriculture on that parcel, analysis of soils, erosion potential and control, water demand and availability, proposed methods of water conservation, water quality protection and protection of important vegetation and wildlife habitats. The policy also specifies the data source that the County will be relying upon for determining if a site has highly erosive soils.

Comments regarding the requirements and conditions necessary to satisfy the policies pertaining to the RWQCB’s Agricultural Waiver and ministerial permit process have been addressed based upon the proposed modifications to the policy. The County believes that with these modifications, the policy by itself in concert with the other policies proposed under Goal OS-3 more fully addresses Goal OS-3, to prevent soil erosion and enhance water quality.

The commenter points to the exemption in OS-3.5 for routine and ongoing activities other than slope conversions and points to Policy AG-3.3 for a list of possible activities that commenter believes would be exempt and would cause erosion. Policy AG-3.3 has been changed to delete the exemption of routine and ongoing agriculture from Policy OS-3.5. AG-3.3, however, includes the following caveat to the exemption which is in boldface for emphasis below:

~~“...farming and ranching activities that are “Routine and Ongoing Agricultural Activities” should be exempted from the general Plan policies listed below to the extent specified in those policies except for activities that create significant soil erosion impact or violate adopted water quality standards...”~~

~~This provision would address the concerns raised by the commenter to a great extent by limiting the types of activities that would be exempted from policy AG-3.3.~~ For a more detailed response to this comment, the commenter is referred to Master Responses 3, Agricultural Growth and General Plan Agricultural Policies, Master Response 8, Biological Resources, and Master Response 9, Water Quality, which address the potential impacts of agricultural expansion including routine and ongoing agriculture on erosion/sedimentation, water quality and biological resources. The commenter is also referred again to response to comment O-11g.23 below.

**Page 3-180**, revise Response 0.11g.21, 1<sup>st</sup> full paragraph on page, as follows:

Regarding development on slopes, revised Policy OS-3.5 provides specific requirements that will minimize the impacts on erosion and sedimentation (see Master Response 3 on agricultural policies). The slope/density provisions of Policy OS-3.6 reduce the potential for erosion and sedimentation by establishing increasingly strict building restrictions as slope increases. It will work in concert with Policy OS-3.5, which also ~~restricts~~ prohibits development on steep slopes (with narrow exceptions) and requires discretionary permits for agricultural conversion on slopes over 25%. Where development is allowed on

steep slopes over 25%, a discretionary permit is required (unless the footprint is 500 square feet or less). For example, a proposed residential project on an average slope of greater than 25% would be limited to not more than 1 residence per 2 acres (Policy OS-3.6) and would be subject to a discretionary permit based on the specific findings about the site's suitability and provisions for "special erosion control and construction techniques" (Policy OS-3.5). Because a discretionary permit is required, under these provisions even a single family residence would be subject to CEQA analysis that would develop additional project- and site-specific mitigation.

**Page 3-259**, revise Response O-12a.2, 2nd paragraph as follows:

See Master Response 3 on Agricultural Policies. Revised Policy OS-3.5 allows conversion of uncultivated lands on slopes greater than 25% only ~~with limited exceptions and~~ only upon approval of a discretionary county permit. This will discourage such conversions and mitigate the impacts of those that are allowed. As discussed in Master Response 3, the commenter's estimate of steeply sloping lands potentially available for conversion is highly overestimated.

**Page 3-272**, revise Response O-12a.48, 3rd paragraph as follows:

~~In contrast,~~ Proposed Conservation and Open Space Element Policy OS-3.5, as revised, would require a discretionary permit for the conversion of ~~previously~~ uncultivated land to agricultural use on slopes ~~from 10-15% (where soils are highly erodible), 15-25% slopes, and greater than 25% (prohibited, except under specified circumstances).~~ The discretionary review permit would require a management plan to would evaluate impacts to and means to reduce significant impacts related to fugitive dust emissions erosion potential, incorporate water conservation and water quality considerations, address water demand and availability, and protect important vegetation and wildlife habitats. ~~The proposed Policy OS-3.5 will discourage future conversions in all agricultural zoning districts in comparison to existing policies.~~ As a result, the implementation of the Draft General Plan is not expected to increase the potential for fugitive dust emissions.

**Page 3-272**, revise Response O-12a.49, 3rd paragraph as follows:

Further, the Draft General Plan definitions and revised policies and would further restrict and regulate the conversion of previously uncultivated land to agricultural uses in two important ways. First, the ~~Draft Proposed General Plan deletes narrows~~ the definition of "previously uncultivated land" ~~to mean "areas that have not been cultivated during the past 20 years."~~ (General Plan Glossary) Current County policy does not provide for a timeframe limitation. ~~Second,~~ Under revised Draft General Plan Policy OS-3.5, discretionary permits would be required for conversion of all uncultivated land containing slopes over 25% and a ministerial permit for conversions of land that has not been cultivated in the last 30 years. ~~and highly erodible soils.~~ See Master Response 3 for additional discussion of slope conversion.

**Page 3-302**, revise Response O-20c.2, 4th paragraph on page, as follows:

With regard to previously uncultivated land on slopes, proposed Policy OS-3.5 has been revised to provide for discretionary permits for agricultural conversions on slopes greater than ~~45% or 10% if on highly erosive soils and prohibits conversion except in limited circumstances on slopes over 25%.~~ As discussed in Master Response 3 regarding agricultural policies, this change to OS-3.5 will further limit the impacts of uncultivated land conversion on steep slopes.

**Page 3-150**, revise Response O-21k.149, 2nd paragraph as follows:

The commenter asserts incorrectly that proposed Policy OS-3.5 would result in “a huge amount of development where it is not currently allowed.” See Master Response 3, Agricultural Growth and General Plan Agricultural Policies, for an expanded analysis of the extent of land that may be affected by this policy. Policy OS-3.5, as revised and clarified, would prohibit development ~~conversion of previously uncultivated land for agricultural purposes~~ where the slope exceeds 25% except for a narrow exception requiring a discretionary permit and for which specific five criteria must be met to qualify for the exception. The policy also establishes a discretionary permit process for conversion of previously uncultivated lands containing slopes ~~exceeding 15%, but not exceeding 25%~~ and a ministerial permit for conversion of lands containing slopes exceeding 15% (or 10% where the lands to be converted contain highly erodible soils). ~~To the extent Routine and Ongoing Agricultural Activities are would create significant soil erosion impacts or violate water quality standards, such activities would be subject to Policy OS-3.5 when they result in conversions of uncultivated land over 25% slope or land that has not been cultivated for 30 years (for slopes over 15% or over 10% if highly erodible soils).~~

**Page 3-377**, revise Response O-21k.246, 1st paragraph as follows:

Please see Master Response 3, Agricultural Growth and General Plan Agricultural Policies, for additional analysis of the impacts of steep slope development and the wide variety of environmental regulations that would apply to Routine and Ongoing Agricultural activities. The extent of future conversions of slopes is substantially less than asserted by commenters, and conversions will be subject to the revised provisions of Policy OS-3.5 that will require discretionary permits for agricultural conversions on steep slopes and the approval of a management plan. The commenter is mistaken that Routine and Ongoing Agricultural activities are exempt from erosion control and water quality regulations. By its own terms, Policy AG-3.3 does not exempt “activities that create significant soil erosion impacts or violate adopted water quality standards.” Further, as revised, this policy has been clarified by removing Policy OS-3.5 (slope) and Policy OS-3.6 (erosive soils) from the list of exemptions.

**Page 3-409**, revise Response O-21k.319, as follows:

See Master Response 3, Agricultural Growth and General Agricultural Policies, and Master Response 9, Water Quality, for discussions of the slope restrictions and their potential for impact on land use, water, biology, and other environmental issues. With the revision in Policy OS-3.5, the General Plan will have similar constraints on development and agricultural conversion on steep slopes as the 1982 General Plan. Revised Policy OS-3.5 prohibits development (with narrow exceptions) and requires discretionary review and permitting for agricultural conversion of uncultivated lands on slopes exceeding 25%, ~~except under special circumstances~~. The 1982 General Plan applies a 30% cut off. Arguably, on that count the General Plan is stricter than the 1982 Plan as it relates to development. While the General Plan would allow agricultural conversions, in theory, on land over 30%, all such development will go through discretionary review, such that significant impacts to land use, water quality and supply, biological resources or other impacts will be assessed and mitigated appropriately.

**Page 3-410**, revise Response O-21k.324, as follows:

The impacts on water resources of the General Plan’s slope policy is addressed in Section 4.3, on page 4.3-100. As described in Master Response 9, Water Quality, revised Policy OS-3.5 will require discretionary permits for development on steep slopes and discourage agricultural conversion of such slopes as a result. GPU3 generally proposed to prohibit development on slopes exceeding 30% (with an exception for cases where the prohibition would make an existing legal lot unbuildable) and to prohibit

the conversion of uncultivated land on slopes exceeding 30%. This is similar to the General Plan's revised Policy OS-3.5, which prohibits development (with limited exceptions) and requires discretionary review for conversion of uncultivated lands on slopes exceeding 25%, ~~with limited exceptions~~. Policy OS-3.5 also includes provisions for discretionary and ministerial permits and a management plan for erosion, and water quality, ~~and vegetation/habitat protection~~ for agricultural conversions, which GPU3 does not. On the whole, Policy OS-3.5 appears to be as stringent, if not more stringent.

**Page 3-410**, revise Response O-21k.326, as follows:

This comment alleges that the steep slope policies of the General Plan creates erosion potential that outweighs the GPU3 impacts and asks why the analysis discusses County erosion control ordinances. See Master Response 9, Water Quality and Master Response 3, Agricultural Growth and General Plan Agricultural Policies for discussions of the erosion controls in the General Plan. The Alternatives analysis discusses the County's erosion control ordinances based on the premise that the ordinance would remain in effect under either GPU3 or the General Plan. As noted in the response to comment O-21k.324, with revised Policy OS-3.5, the General Plan would have similar (~~though somewhat~~ and possibly more stringent) constraints as GPU3 as to development and agricultural development on slopes.

**Page 3-411**, revise Response O-21k.331, as follows:

The comment raises the issue of the alleged effects of the proposed slope policies. See Master Response 8, Biological Resources, Master Response 9, Water Quality, and Master Response 3, Agricultural Growth and General Plan Agricultural Policies. As noted in the response to comment O-21k.324, with the revised Policy OS-3.5, the General Plan would have similar, ~~albeit~~ and possibly more restrictive, constraints as GPU3 as to development and agricultural development on slopes.

**Page 3-414**, revise Response O-21k.351, as follows:

See Master Responses 3 (relating to agricultural policies), 4 (relating to water supply), and 8 (relating to biological resources and the potential for conversion of steep slopes). The proposed Policy OS-3.5, as revised, would not result in extensive development on steep slopes (development is prohibited on slopes over 25 with narrow exceptions, all conversions over 15% are subject to discretionary-ministerial permit review and conversions over 25% are subject to discretionary permit review ~~would be strictly limited~~) and therefore would not result in a substantial difference in erosion and sedimentation in comparison to the application of existing policies or the policies of the GPI alternative. The analysis does not, however, "hide" the differences; the EIR analysis concludes that GPI have fewer potential adverse impacts on geology and soils than the General Plan.

**Page 3-423 to 4-425**, revise Response O-21k.375, as follows:

#### **General Plan:**

The General Plan contains the following policies regarding development on slopes. Note that Policy OS-3.5 has been revised since publication of the DEIR.

OS-3.5 The County shall regulate activity on slopes to reduce impacts to water quality and biological resources:

- 1) Non-Agricultural.

- a) Development on slopes in excess of twenty five percent (25%) shall be prohibited except as stated below; however, such development may be allowed pursuant to a discretionary permit if one or both of the following findings are made, based upon substantial evidence:
    1. there is no feasible alternative which would allow development to occur on slopes of less than 25%;
    2. the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.
  - b) Development on slopes greater than 25-percent (25%) or that contain geologic hazards and constraints shown on the County's GIS Geologic (Policy S-1.2) or Hydrologic (Policy PS-2.6) Hazard Databases shall require adequate special erosion control and construction techniques and the discretionary permit shall:
    1. evaluate possible building site alternatives that better meet the goals and policies of the general plan;
    2. identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques; and
    3. minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety.
  - c) Where proposed development impacting slopes in excess of twenty five percent (25%) does not exceed ten percent (10%), or 500 square feet of the total development footprint (whichever is less), a discretionary permit shall not be required.
  - d) It is the general policy of the County to require dedication of a scenic easement on a slope exceeding twenty five percent (25%).
- 2) ~~Agricultural. Conversion for agricultural purposes of previously of uncultivated lands to cultivated land on slopes containing slopes exceeding fifteen percent (15%) but not exceeding twenty five percent (greater than 25%) shall require a discretionary permit.~~
- a) The discretionary permit shall:
    1. Evaluate possible alternatives that better meet the goals and policies of the general plan.
    2. Identify development and design techniques for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques.
    3. Minimize development in areas where potentially unstable slopes, soil and geologic conditions, or sewage disposal pose substantial risk to public health or safety.
  - b) A ministerial permit process shall be developed and implemented for conversion of lands that have not been cultivated for the previous 30 years on slopes between 15 and 24 percent (15-24%), and on such lands on slopes between 10 and 15 percent (10-15%) on highly erodible soils. The permit processes shall be designed to require that an erosion control plan be developed and implemented that addresses slope stabilization, and drainage and flood hazards.

~~Conversion of such lands containing slopes exceeding ten percent (10%) but not exceeding fifteen percent (15%) shall require a discretionary permit where the lands to be converted contain highly erodible soils. Conversion of previously uncultivated lands shall be prohibited where the slope exceeds twenty five percent (25%) except as noted below; however, such conversion may occur pursuant to a discretionary permit where the area(s) containing slopes exceeding twenty five percent (25%) meets all of the following criteria:~~

- a) ~~does not exceed ten percent (10%) of the total area to be converted;~~

- ~~b) —does not contain a slope in excess of fifty percent (50%);~~
- ~~e) —is designated for Farmland, Permanent Grazing, or Rural Grazing land use;~~
- ~~d) —is planted to a permanent crop such as trees or vines, and,~~
- ~~e) —is situated in the interior of the parcel(s) in which the permit is sought.~~

~~Approval of discretionary permits for these purposes shall follow the submission of an adequate management plan. Such plans should address appropriate measures to ensure the long term viability of agriculture on that parcel, and include an analysis of soils, erosion potential and control, water demand and availability, proposed methods of water conservation and water quality protection, and protection of important vegetation and wildlife habitats.~~

~~For lands designated Rural Density Residential and Low Density Residential (LDR) there shall be no cultivation of any lands exceeding 25%.~~

OS-3.6 Except in Community Areas where Community Plans or Specific Plans are adopted (*Policy LU-2.24*), areas designated as Medium Density Residential or High Density Residential, or in areas designated as commercial or industrial where residential use may be allowed, a formula based on slope shall be established to calculate the maximum possible residential density for individual parcels:

- a. Those portions of parcels with cross-slope of between zero and 19.9 percent shall be assigned one (1) building site per each one (1) acre.
- b. Those portions of parcels with a cross-slope of between 20 and 29.9 percent shall be assigned one (1) building site per each two (2) acres.
- c. Those portions of parcels with a cross-slope of 30 percent or greater shall be assigned zero building sites.
- d. The density for a particular parcel shall be computed by determining the cross-slope of the various portions of the parcel applying the assigned densities listed above according to the percent of cross-slope and by adding the densities derived from this process. The maximum density derived by the procedure shall be used as one of the factors in final determination of the actual density that shall be allowed on a parcel.

Clustering is encouraged as a technique to avoid development on slopes over 25 percent (25%). Where an entire parcel would not be developable because of plan policies, an extremely low density of development or single family home will be allowed, as appropriate.



**Table 3-6.** Comparison Table of GPU4 and the General Plan (GPU5) Policies

Slope	GPU4 Provisions	General Plan (GPU5) Provisions
<b>Non-Agricultural</b>		
25% and over	Discretionary permit required <sup>1</sup>	Prohibited, except with discretionary permit <sup>2,3</sup>
<b>Ag Conversion of Uncultivated Land</b>		
10-15% on highly erodible soils	Ministerial permit process to be developed <sup>4</sup>	<u>Ministerial permit process to be developed</u> ; <del>Discretionary permit required</del>
15-25% on any soil	Ministerial permit process to be developed <sup>4</sup>	<u>Ministerial permit process to be developed</u> ; <del>Discretionary permit required</del>
25% and over	Grading permit required	<del>Prohibited, except with</del> Discretionary permit required <sup>5</sup>
Routine and Ongoing Ag Activities	Provisions do not apply	Provisions <del>do not apply to</del> <u>conversions</u>

<sup>1</sup> Also applies to any slope with known geologic or floodplain hazard. GPU4 establishes standards for permit considerations.  
<sup>2</sup> Discretionary permit only issued when specific findings of fact can be made. If approved, will require special erosion control and construction techniques.  
<sup>3</sup> No discretionary permit required if area over 25% slope does not exceed 500 square feet or 10% of the total development footprint, whichever is less.  
<sup>4</sup> Process will require an erosion control plan be developed to address slope stabilization and flooding and drainage hazards.  
<sup>5</sup> Specifies criteria for approval of discretionary permit.

The respective Policies OS-3.6 in GPU4 and the General Plan are identical.

The comparison, particularly where discretionary permits are required, makes it clear that the proposed Policy OS-3.5 in the General Plan is more restrictive than its counterpart in the GPU4 alternative. It is not necessary to examine the amount of land that would be affected by the policies. Because they apply to basically the same slopes, that can be considered a constant in the comparison.

**Page 3-427**, revise Response O-21k.385, as follows:

The comment asks for clarification of the agricultural permit process proposed under the prior version of Policy OS-3.5 of the General Plan. The revisions to Policy OS-3.5 clarify that the approval of agricultural conversion of uncultivated land on steep slopes would be subject to a discretionary permit process, ~~except under a narrow exception delineated in the revised policy~~. See the response to comment O-21k.375 for the text of the revised proposal, including the standards applicable to issuance of a permit and the requirements for the related management plan.

**Page 3-428**, revise Response O-21k.388, as follows:

The comment states that the DEIR does not analyze the impacts resulting from the ministerial permit process under GPU steep slope policies (Policy OS-3.5). ~~GPU Policy OS-3.5 has been revised and no~~

~~longer provides a ministerial permit process for proposed development on slopes between 15-24% or on slopes between 10-15% on highly erodible soils. The policy now requires discretionary permits. Please see the revisions to Policy OS-3.5 in FEIR Chapter 5, and Master Response 3, Agricultural Growth and General Plan Agricultural Policies. Additionally, please see Master Response 8, Biological Resources, and Master Response 9, Water Quality, which discuss the impacts of agricultural expansions on biological resources and water quality. The burden on the EIR is not to analyze the impacts of a permit process per se, but rather to analyze the impacts of allowable development and agricultural activity on environmental resources and the effect of General Plan policies on those impacts as well as the influence of identified mitigation. In the EIR's analysis of impacts related to agricultural, including water quality, geology and soils, biological resources, and water supply, the EIR has fully disclosed potential impacts of development and agricultural conversions on slopes. Also see Master Response 10 which discusses the level of detail for the General Plan and General Plan's EIR.~~

The comment also suggests that existing policy would be a "...significant departure from current policy." Please see response to comment O-21k.2 which discusses the CEQA requirements for discussion of the existing General Plan.

**Page 3-428**, revise Response O-21k.389, as follows:

~~The comment suggests that the EIR consider prohibiting development on slopes over 25% and over 30% as a mitigation measure. It is not clear from the comment whether it refers to non-agricultural or agricultural development. The General Plan Policy OS-3.5, as revised, prohibits non-agricultural development on slopes in excess of 25%, except when certain findings can be made. The findings are similar to those required under the existing 1982 General Plan for approval of development on slopes in excess of 30%. Policy OS-3.5 as revised prohibits conversion of previously uncultivated lands to agricultural uses where the slope exceeds 25% except under a narrow exception delineated in the policy. The revisions made to Policy OS-3.5 since publication of the DEIR have effectively incorporates the recommendation of the comment by more or less restricting development on slopes and by requiring discretionary review of agricultural conversions. Relative to development, the Policy essentially implements the commenter's suggestion. The comment that the comment's proposed mitigation would significantly reduce the impacts of GPU5 is noted.~~

**Page 3-479**, revise Response I.16.59, 3rd paragraph as follows:

Conservation and Open Space Element Policy OS-3.5, as revised, would prohibit development on slopes that exceed 25%, except where there is no alternative that would allow development to occur on slopes less than 25% and the proposal better achieves the resources protection policies of the County's general plan. In addition, a discretionary permit would be required for the conversion of previously uncultivated land to agricultural use on slopes ~~from 10-15% (where soils are highly erodible), 15-25% slopes, and greater than 25% (prohibited except under specified circumstances).~~ The permit Discretionary review would require evaluation of and mitigation of significant impacts to would require a management plan to reduce erosion potential, incorporate water conservation and water quality considerations, address water demand and availability, and protect important vegetation and wildlife habitats. A ministerial permit process will apply for conversions on slopes over 15% (or over 10% if highly erodible soils) that will be required to address erosion, slope stability, and flood hazards.

## **REVISIONS TO FEIR CHAPTER 4 “CHANGES TO THE TEXT OF THE EIR”<sup>10</sup>**

**Page 4- 2**, revise the following entry:

Table 1-2, Executive Summary Table. DEIR Table 1-2 is replaced in its entirety with the following table. The table shows all mitigation measures as they appeared in the DEIR, in the March 2010 FEIR version, and in their final form (October 2010).

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<sup>10</sup> The text pages shown in bold refer to pages in the March 2010 FEIR; the plain text page number that follows refers to the page in the Draft EIR where the text change is being made. This reference to pages in the Draft EIR follows the format of the FEIR.

**Table 1-2.** Executive Summary Table

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
<b>4.1 LAND USE</b>				
LU-1: Implementation of the General Plan would potentially result in the physical division of established communities.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
LU-2: Implementation of the General Plan would potentially result in conflicts with an adopted land use plan, general plan, specific plan, local coastal program, or zoning ordinance adopted for the purpose of avoiding or mitigating an environmental effect.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
LU-3: General Plan implementation would potentially conflict with an existing adopted	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS

<sup>11</sup> Mitigation measures in the Draft EIR published in September 5, 2008.

<sup>12</sup> Mitigation measures in the FEIR released in March 2010.

<sup>13</sup> Mitigation measures reflecting the final measures proposed for adoption by the Board of Supervisors.

<sup>14</sup> LTS = Less than significant (including less than significant with mitigation); SU = Significant and unavoidable; CC = Cumulatively considerable;

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
habitat conservation or natural community conservation plan.				
<b>4.2 AGRICULTURE RESOURCES</b>				
AG-1: Implementation of the General Plan would result in the conversion of Important Farmland to non-agricultural use.	No feasible mitigation beyond the General Plan goals and policies is available.	No feasible mitigation beyond the General Plan goals and policies is available.	No feasible mitigation beyond the General Plan goals and policies is available.	2030—SU Buildout—SU
AG-2: Implementation of the General Plan could result in conflicts with existing zoning for agricultural use or Williamson Act contracts.	No mitigation beyond the General Plan goals and policies is necessary.	No mitigation beyond the General Plan goals and policies is necessary.	No mitigation beyond the General Plan goals and policies is necessary.	2030—LTS Buildout—LTS
AG-3: Implementation of the General Plan would involve other changes in the existing environment which, due to their location or nature, would result in conversion of farmland to non-agricultural use.	No feasible mitigation beyond the General Plan goals and policies is available.	No feasible mitigation beyond the General Plan goals and policies is available.	No feasible mitigation beyond the General Plan goals and policies is available.	2030—SU Buildout—SU
CUM-1: Agricultural Resources	No mitigation is feasible.	No mitigation is feasible.	No mitigation is feasible.	CC.
<b>4.3 WATER RESOURCES</b>				
WR-1: Residential, commercial, industrial,	No mitigation beyond the General Plan and Area Plan goals and policies is	No mitigation beyond the General Plan and Area Plan goals and policies is necessary.	No mitigation beyond the General Plan and Area Plan goals and policies is	2030—LTS Buildout—LTS

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
and public uses consistent with the General Plan would introduce additional nonpoint source pollutants to downstream surface waters, substantially degrading water quality.	necessary.		necessary.	
WR-2: Land uses and development consistent with the General Plan would result in increased soil erosion and sedimentation during construction activities, substantially degrading water quality in downstream waterways.	No mitigation beyond the General Plan and Area Plan goals and policies is necessary.	No mitigation beyond the General Plan and Area Plan goals and policies is necessary.	No mitigation beyond the General Plan and Area Plan goals and policies is necessary.	2030—LTS Buildout—LTS
WR-3: Agricultural and resource development (i.e., limited timber harvesting and mineral resources extraction) land uses consistent with the General Plan would increase sediment and nutrients in downstream waterways and violate water quality standards.	<b>BIO-2.1:</b> Stream Setback Ordinance. (see Section 4.9 Biological Resources, below). No additional mitigation beyond the General Plan and Area Plan goals and policies is necessary.	<b>BIO-2.1:</b> Stream Setback Ordinance. (see Section 4.9 Biological Resources, below). No additional mitigation beyond the General Plan and Area Plan goals and policies is necessary.	<b>BIO-2.1:</b> Stream Setback Ordinance. (see Section 4.9 Biological Resources, below). No additional mitigation beyond the General Plan and Area Plan goals and policies is necessary.	2030—LTS Buildout—LTS
WR-4: Land uses and development consistent with the General Plan	<b>2030</b> <b>WR-1:</b> Support a Regional Solution for the Monterey Peninsula In Addition to the	<b>2030</b> <b>WR-1:</b> Support a Regional Solution for the Monterey Peninsula In Addition to the	<b>2030</b> <b>WR-1:</b> Support a Regional Solution for the Monterey Peninsula In Addition to the	2030—SU (Pajaro River groundwater

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
would exceed the capacity of existing water supplies and necessitate the acquisition of new supplies to meet expected demands	<p>Coastal Water Project</p> <p>The County will revise the draft General Plan to include the following new policy.</p> <p>PS-3.16 The County will participate in the Water for Monterey County Coalition or similar regional group, for the purpose of identifying and supporting a variety of new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Monterey Peninsula and Seaside basin, while continuing to protect the Salinas and Pajaro River groundwater basins from saltwater intrusion. The County will also participate in regional groups including representatives of the Pajaro Valley Water Management Agency and the County of Santa Cruz to identify and support a variety of new water supply, water management and multiple agency agreement that will provide additional domestic water supplies for the Pajaro Groundwater Basin. The County's general objective, while recognizing that timeframes will be dependent on the dynamics of each of the regional groups, will be to complete the cooperative planning of these water supply alternatives within five years of the adoption of the General Plan and to implement the selected alternatives within five years after that time.</p>	<p>Coastal Water Project</p> <p>The County will revise the draft General Plan to include the following <u>additional new</u> policy.</p> <p>PS-3.16 The County will participate in the Water for Monterey County Coalition or similar regional group, for the purpose of identifying and supporting a variety of new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Monterey Peninsula and Seaside basin, while continuing to protect the Salinas and Pajaro River groundwater basins from saltwater intrusion. <u>The County will also participate in regional groups including representatives of the Pajaro Valley Water Management Agency and the County of Santa Cruz to identify and support a variety of new water supply, water management and multiple agency agreement that will provide additional domestic water supplies for the Pajaro Groundwater Basin.</u> The County's general objective, while recognizing that timeframes will be dependent on the dynamics of <u>each of the regional groups</u>, will be to complete the cooperative planning of these water supply alternatives within five years of the adoption of the General Plan and to implement the selected alternatives within five years after that time.</p>	<p>Coastal Water Project.<sup>15</sup> The County will participate in regional coalitions for the purpose of identifying and supporting a variety of new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Monterey Peninsula and Seaside basin, while continuing to protect the Salinas and Pajaro River groundwater basins from saltwater intrusion. The County will also participate in regional groups including representatives of the Pajaro Valley Water Management Agency and the County of Santa Cruz to identify and support a variety of new water supply, water management and multiple agency agreement that will provide additional domestic water supplies for the Pajaro Groundwater Basin. The County's general objective, while recognizing that timeframes will be dependent on the dynamics of each of the regional groups, will be to complete the cooperative planning of these water supply alternatives within five years of the adoption of the General Plan and to implement the selected alternatives within five years after that time.</p>	<p>basin)</p> <p>2030—LTS (Salinas Valley; Granite Ridge; El Toro Creek sub-basin; Monterey Peninsula; Carmel; Valley; Seaside aquifer)</p> <p>Buildout—SU (Pajaro River groundwater basin; Monterey Peninsula; Seaside aquifer)</p> <p>Buildout—LTS (Salinas Valley; Granite Ridge; El Toro Creek sub-basin; Carmel Valley)</p>

<sup>15</sup> Policy PS-3.14, renumbered from PS-3.16.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p><b>2092</b></p> <p><b>WR-1:</b> Support a Regional Solution for the Monterey Peninsula In Addition to the Coastal Water Project. This measure is described above.</p> <p><b>WR-2:</b> Initiate Planning for Additional Supplies to the Salinas Valley</p> <p>The County will revise the draft General Plan to include the following new policies.</p> <p>PS-3.17. The County will pursue expansion of the SVWP by initiating investigations of the capacity for the Salinas River water storage and distribution system to be further expanded. This shall also include investigations of expanded conjunctive use, use of recycled water for groundwater recharge and seawater intrusion barrier, and changes in operations of the reservoirs. The County’s overall objective is to have an expansion planned and in service by 2030.</p> <p>PS-3.18. The County will convene and coordinate a working group made up of the Salinas Valley cities, the MCWRA, and other affected entities for the purpose of identifying new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Salinas Valley. These</p>	<p><b>2092</b></p> <p><b>WR-1:</b> Support a Regional Solution for the Monterey Peninsula In Addition to the Coastal Water Project. This measure is described above.</p> <p><b>WR-2:</b> Initiate Planning for Additional Supplies to the Salinas Valley</p> <p>The County will revise the draft General Plan to include the following <u>additional new</u> policies.</p> <p>PS 3.17 The County will pursue expansion of the SVWP by <u>investigating expansion initiating investigations</u> of the capacity for the Salinas River water storage and distribution system. <del>to be further expanded.</del> This shall also include, <u>but not be limited to</u> investigations of expanded conjunctive use, use of recycled water for groundwater recharge and seawater intrusion barrier, and changes in operations of the reservoirs.</p> <p>The County’s overall objective is to have an expansion planned and in service by <del>2030.</del> <u>the date that extractions from the Salinas Valley groundwater basin are predicted to reach the levels estimated for 2030 in the EIR for the Salinas Valley Water Project. The County shall review this extraction data trends at five year intervals. The County shall also assess the degree to which the Salinas Valley Groundwater Basin (Zone 2C) has responded with respect to water supply and</u></p>	<p><b>2092</b></p> <p><b>WR-1.</b> See above.</p> <p><b>WR-2</b> The County will pursue expansion of the Salinas Valley Water Project (SVWP) by investigating expansion of the capacity for the Salinas River water storage and distribution system.<sup>16</sup> This shall also include, but not be limited to, investigations of expanded conjunctive use, use of recycled water for groundwater recharge and seawater intrusion barrier, and changes in operations of the reservoirs. The County’s overall objective is to have an expansion planned and in service by the date that the extractions from the Salinas Valley groundwater basin are predicted to reach the levels estimated for 2030 in the EIR for the Salinas Valley Water Project. The County shall review these extraction data trends at five year intervals. The County shall also assess the degree to which the Salinas Valley Groundwater Basin (Zone 2C) has responded with respect to water supply and the reversal of seawater intrusion based upon the modeling protocol utilized in the Salinas Valley Water Project EIR. If the examination indicates that the growth in extractions predicted for 2030 are likely to be attained within ten years of</p>	

<sup>16</sup> Policy PS-3.15; combined prior PS-3.17 and 3.18 and renumbered.



Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>may include, but not be limited to, expanded conjunctive use programs, further improvements to the upriver reservoirs, additional pipelines to provide more efficient distribution, and expanded use of recycled water to reinforce the hydraulic barrier against seawater intrusion. The County’s objective will be to complete the cooperative planning of these water supply alternatives by 2020 and have projects online by 2030.</p>	<p><u>the reversal of seawater intrusion based upon the modeling protocol utilized in the Salinas Valley Water Project EIR. If the examination indicates that the growth in extractions predicted for 2030 are likely to be attained within ten years of the date of the review, or the groundwater basin has not responded with respect to water supply and reversal of seawater intrusion as predicted by the model, then the County shall implement PS-3.18.</u></p> <p><del>PS-3.18 As required by PS-3.17, the</del> County will convene and coordinate a working group made up of the Salinas Valley cities, the MCWRA, and other affected entities. <del>The for the purpose of the working group</del> will be to identifying new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Salinas Valley. These may include, but not be limited to, expanded conjunctive use programs, further improvements to the upriver reservoirs, additional pipelines to provide more efficient distribution, and expanded use of recycled water to reinforce the hydraulic barrier against seawater intrusion. The county’s objective will be to complete the cooperative planning of these water supply alternatives <del>by 2020 and have projects online by 2030 within five years and to have the</del> <u>projects on-line five years following identification of water supply alternatives.</u></p>	<p>the date of the review, or the groundwater basin has not responded with respect to water supply and reversal of seawater intrusion as predicted by the model, then the County shall convene and coordinate a working group made up of the Salinas Valley cities, the MCWRA, and other affected entities. The purpose will be to identify new water supply projects, water management programs, and multiple agency agreements that will provide additional domestic water supplies for the Salinas Valley. These may include, but not be limited to, expanded conjunctive use programs, further improvements to the upriver reservoirs, additional pipelines to provide more efficient distribution, and expanded use of recycled water to reinforce the hydraulic barrier against seawater intrusion. The county’s objective will be to complete the cooperative planning of these water supply alternatives within five years and to have the projects on-line five years following identification of water supply alternatives.</p>	

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	<p><b>BIO-2.3:</b> Add Considerations Regarding Riparian Habitat and Stream Flows to Criteria for Long-Term Water Supply and Well Assessment. (see Section 4.9 Biological Resources, below).</p> <p>No additional mitigation measure is available</p>	<p><b>BIO-2.3:</b> Add Considerations Regarding Riparian Habitat and Stream Flows to Criteria for Long-Term Water Supply and Well Assessment. (see Section 4.9 Biological Resources, below).</p> <p>No additional mitigation measure is available.</p>	<p><b>BIO-2.3.</b> Add Considerations Regarding Riparian Habitat and Stream Flows to Criteria for Long-Term Water Supply and Well Assessment. See Section 4.9 Biological Resources, below.</p>	
<p>WR-5: Land uses and development consistent with the General Plan would increase the demand for water storage, treatment, and conveyance facilities that could have significant secondary impacts on the environment.</p>	<p>The General Plan and Area Plan goals and policies will apply. Future projects will be subject to CEQA and have specific mitigation measures. As the experience with existing large-scale water supply projects shows, impacts cannot always be mitigated to a less than significant level.</p>	<p>The General Plan and Area Plan goals and policies will apply. Future projects will be subject to CEQA and have specific mitigation measures. As the experience with existing large-scale water supply projects shows, impacts cannot always be mitigated to a less than significant level.</p>	<p>The General Plan and Area Plan goals and policies will apply. Future projects will be subject to CEQA and have specific mitigation measures. As the experience with existing large-scale water supply projects shows, impacts cannot always be mitigated to a less than significant level.</p>	<p>2030—SU Buildout—SU</p>
<p>WR-6: Land uses and development consistent with the General Plan would increase demand on groundwater supplies in some areas; the associated increased well pumping would result in the continued decline of groundwater levels and accelerated overdraft in portions of the county.</p>	<p><b>2030</b> <b>WR-1:</b> Support a Regional Solution In Addition to the Coastal Water Project. This measure is described above.</p> <p><b>2092</b> <b>WR-1:</b> Support a Regional Solution In Addition to the Coastal Water Project. This measure is described above.</p> <p><b>WR-2:</b> Initiate Planning for Additional Supplies to the Salinas Valley. This measure is described above.</p>	<p><b>2030</b> <b>WR-1:</b> Support a Regional Solution In Addition to the Coastal Water Project. This measure is described above.</p> <p><b>2092</b> <b>WR-1:</b> Support a Regional Solution In Addition to the Coastal Water Project. This measure is described above.</p> <p><b>WR-2:</b> Initiate Planning for Additional Supplies to the Salinas Valley. This measure is described above.</p>	<p><b>2030</b> <b>WR-1:</b> Support a Regional Solution In Addition to the Coastal Water Project. This measure is described above.</p> <p><b>2092</b> <b>WR-1:</b> Support a Regional Solution In Addition to the Coastal Water Project. This measure is described above.</p> <p><b>WR-2:</b> Initiate Planning for Additional Supplies to the Salinas Valley. This measure is described above.</p>	<p>2030—SU (Pajaro River groundwater basin)</p> <p>2030—LTS (Salinas Valley; Granite Ridge; El Toro Creek sub-basin; Monterey Peninsula; Carmel Valley; Seaside aquifer)</p> <p>Buildout—SU (Pajaro River groundwater</p>

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<p>WR-7: Land uses and development consistent with the General Plan would increase demand on groundwater supplies in areas currently experiencing or susceptible to saltwater intrusion. Increased groundwater pumping in certain coastal areas would result in increased saltwater intrusion in some areas of the county.</p>	<p><b>2030</b>  <b>WR-1:</b> Support a Regional Solution In Addition to the Coastal Water Project This measure is described above.</p> <p><b>2092</b>  <b>WR-1:</b> Support a Regional Solution In Addition to the Coastal Water Project. This measure is described above.</p> <p><b>WR-2:</b> Initiate Planning for Additional Supplies to the Salinas Valley. This measure is described above.</p>	<p><b>2030</b>  <b>WR-1:</b> Support a Regional Solution In Addition to the Coastal Water Project This measure is described above.</p> <p><b>2092</b>  <b>WR-1:</b> Support a Regional Solution In Addition to the Coastal Water Project. This measure is described above.</p> <p><b>WR-2:</b> Initiate Planning for Additional Supplies to the Salinas Valley. This measure is described above.</p>	<p><b>2030</b>  <b>WR-1:</b> Support a Regional Solution In Addition to the Coastal Water Project. This measure is described above.</p> <p><b>2092</b>  <b>WR-1:</b> Support a Regional Solution In Addition to the Coastal Water Project. This measure is described above.</p> <p><b>WR-2:</b> Initiate Planning for Additional Supplies to the Salinas Valley. This measure is described above.</p>	<p>basin; Seaside aquifer).                      Buildout—LTS (Salinas Valley; Granite Ridge; El Toro Creek sub-basin; Monterey Peninsula; Carmel Valley)</p> <p>2030—SU (Pajaro River groundwater basin)                      2030—LTS (Salinas Valley; Granite Ridge; El Toro Creek sub-basin; Monterey Peninsula; Carmel Valley; Seaside aquifer)</p> <p>Buildout—SU (Salinas Valley; Granite Ridge; Monterey Peninsula; Seaside aquifer; Pajaro River groundwater basin)                      Buildout—LTS (El Toro Creek</p>

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				sub-basin; Carmel Valley)
WR-8: Land uses and development consistent with the General Plan would result in sewer- and septic-related water quality impacts, including those associated with reuse of treated water and migration of septic tank leachfield wastewater effluent to groundwater that would violate water quality standards.	No additional mitigation beyond the General Plan and Area Plan goals and policies is required.	No additional mitigation beyond the General Plan and Area Plan goals and policies is required.	No additional mitigation beyond the General Plan and Area Plan goals and policies is required.	2030—LTS Buildout—LTS
WR-9: Land uses and development consistent with the General Plan would result in an increase in the number of private wells in unincorporated <u>inland</u> areas of the county. Approval of wells in these areas would result in well interference impacts.	No mitigation beyond the General Plan and Area Plan goals and policies is necessary.	No mitigation beyond the General Plan and Area Plan goals and policies is necessary.	No mitigation beyond the General Plan and Area Plan goals and policies is necessary.	2030—LTS Buildout—LTS
WR-10: Land use and development consistent with the General Plan would result in	<b>2030</b> <b>BIO-2.1:</b> Stream Setback Ordinance. (see Section 4.9 Biological Resources, below). No additional mitigation beyond the	<b>2030</b> <b>BIO-2.1:</b> Stream Setback Ordinance. (see Section 4.9 Biological Resources, below). No additional mitigation beyond the	<b>2030</b> <b>BIO-2.1:</b> Stream Setback Ordinance. <sup>17</sup> See Section 4.9 Biological Resources, below. No additional mitigation beyond	2030—LTS Buildout—LTS

<sup>17</sup> Policy OS-5.22.

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alterations to existing drainage patterns. Such changes would increase erosion, both in overland flow paths and in drainage swales and creeks.	General Plan and Area Plan goals and policies is necessary.	General Plan and Area Plan goals and policies is necessary.	the General Plan and Area Plan goals and policies is necessary.	
WR-11: Land uses and development consistent with the General Plan would result in increases in storm water runoff and peak discharge. Existing storm drain systems, including urban creeks and rivers, may be incapable of accommodating increased flows, potentially resulting in increased onsite or offsite flooding.	No mitigation beyond the General Plan and Area Plan goals and policies is necessary.	No mitigation beyond the General Plan and Area Plan goals and policies is necessary.	No mitigation beyond the General Plan and Area Plan goals and policies is necessary.	2030—LTS Buildout—LTS
WR-12: Land uses and development consistent with the General Plan would allow continued development in 100-year flood hazard areas.	<p><b>2030</b> No mitigation beyond the General Plan and Area Plan goals and policies is necessary.</p> <p><b>2092</b> Extent and locations of future impact are unknown; no mitigation is feasible.</p>	<p><b>2030</b> No mitigation beyond the General Plan and Area Plan goals and policies is necessary.</p> <p><b>2092</b> Extent and locations of future impact are unknown; no mitigation is feasible.</p>	<p><b>2030</b> No mitigation beyond the General Plan and Area Plan goals and policies is necessary.</p> <p><b>2092</b> Extent and locations of future impact are unknown; no mitigation is feasible.</p>	2030—LTS Buildout—SU
WR-13: The placement of land uses and structures within Special Flood Hazard Areas	<p><b>2030</b> No mitigation beyond the General Plan and Area Plan goals and policies is</p>	<p><b>2030</b> No mitigation beyond the General Plan and Area Plan goals and policies is necessary.</p>	<p><b>2030</b> No mitigation beyond the General Plan and Area Plan goals and policies is</p>	2030—LTS Buildout—SU

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would impede or redirect flood flows, resulting in secondary downstream flood damage, including bank failure.	necessary. <b>2092</b> Extent and locations of future impact are unknown; no mitigation is feasible.	<b>2092</b> Extent and locations of future impact are unknown; no mitigation is feasible.	necessary. <b>2092</b> Extent and locations of future impact are unknown; no mitigation is feasible.	
WR-14: Potential failure of levees or dams would expose people and structures to inundation and result in the loss of property, increased risk, injury, or death.	<b>2030</b> No mitigation beyond the General Plan and Area Plan goals and policies is necessary. <b>2092</b> Extent and locations of future impact are unknown; no mitigation is feasible.	<b>2030</b> No mitigation beyond the General Plan and Area Plan goals and policies is necessary. <b>2092</b> Extent and locations of future impact are unknown; no mitigation is feasible.	<b>2030</b> No mitigation beyond the General Plan and Area Plan goals and policies is necessary. <b>2092</b> Extent and locations of future impact are unknown; no mitigation is feasible.	2030—LTS Buildout—SU
CUM-2: Water Resources – Surface water quality:	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	LTCC
CUM-3: Water Resources – Groundwater Quality:	Mitigation measures WR-1 and WR-2, as described above.	Mitigation measures WR-1 and WR-2, as described above.	Mitigation measures WR-1 and WR-2, as described above.	CC
CUM-4: Water Resources – Indirect impacts of water supply projects.	No mitigation is feasible.	No mitigation is feasible.	No mitigation is feasible.	CC
<b>4.4 GEOLOGY, SOILS, AND SEISMICITY</b>				
GEO-1: Implementation of the General Plan could expose persons and property to fault rupture hazards.	No mitigation beyond the General Plan Area Plan goals and policies is necessary.	No mitigation beyond the General Plan Area Plan goals and policies is necessary.	No mitigation beyond the General Plan Area Plan goals and policies is necessary.	2030—LTS Buildout—LTS

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GEO-2: Land uses and development consistent with the General Plan could expose people or structures to substantial adverse seismic effects, including the risk of loss, injury, or death involving strong seismic ground shaking.	No mitigation beyond the General Plan Area Plan goals and policies is necessary.	No mitigation beyond the General Plan Area Plan goals and policies is necessary.	No mitigation beyond the General Plan Area Plan goals and policies is necessary.	2030—LTS Buildout—LTS
GEO-3: Land uses and development consistent with the General Plan could expose property and structures to the damaging effects of ground subsidence hazards. This kind of geologic hazard can be seismically triggered (e.g., liquefaction), caused by seasonal saturation of the soils and rock materials, or related to grading activities.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
GEO-4: Land uses and development consistent with the General Plan could expose people and structures to substantial damaging effects of landslides, including the risk of loss, injury, or death from downslope earth movement that may	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS

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<p>be slow or rapidly occurring. This kind of geologic hazard is commonly caused by earthquakes, seasonal saturation of soils and rock, erosion, or grading activities.</p>				
<p>GEO-5: Erosion from activities and land uses consistent with the General Plan could result in erosion hazards.</p>	<p><b>BIO-2.1:</b> Stream Setback Ordinance. (see Section 4.9 Biological Resources, below). No additional mitigation beyond the General Plan and Area Plan goals and policies is necessary.</p>	<p><b>BIO-2.1:</b> Stream Setback Ordinance. (see Section 4.9 Biological Resources, below). No additional mitigation beyond the General Plan and Area Plan goals and policies is necessary.</p>	<p><b>BIO-2.1:</b> Stream Setback Ordinance. See Section 4.9 Biological Resources, below. No additional mitigation beyond the General Plan and Area Plan goals and policies is necessary.</p>	<p>2030—LTS Buildout—LTS</p>
<p>GEO-6: Land uses and development consistent with the General Plan could expose property improvements to potential adverse effects from expansive soils. Expansive soils can damage improvements, especially structures such as residential buildings, small commercial buildings, and pavements.</p>	<p>No mitigation beyond the General Plan policies is necessary.</p>	<p>No mitigation beyond the General Plan policies is necessary.</p>	<p>No mitigation beyond the General Plan policies is necessary.</p>	<p>2030—LTS Buildout—LTS</p>
<p>GEO-7: Construction of septic tanks or alternative wastewater disposal systems on soils incapable of adequately supporting such systems could damage improvements and</p>	<p>No mitigation beyond the General Plan policies is necessary.</p>	<p>No mitigation beyond the General Plan policies is necessary.</p>	<p>No mitigation beyond the General Plan policies is necessary.</p>	<p>2030—LTS Buildout—LTS</p>



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adversely affect groundwater resources.				
GEO-8: Land use activities and development consistent with the General Plan could expose persons and property to tsunami, seiche, or mudflow hazards.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
<b>4.5 MINERAL RESOURCES</b>				
MIN-1: Implementation of the General Plan would potentially result in the loss of availability of known mineral resources of value to the region and the residents of the state.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
MIN-2: Implementation of the General Plan would potentially result in the loss of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
<b>4.6 TRANSPORTATION</b>				
TRAN-1A: Development allowed under the	Impacts are less than significant, therefore no mitigation is necessary.	Impacts are less than significant, therefore no mitigation is necessary.	Impacts are less than significant, therefore no mitigation is necessary.	2030—LTS

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General Plan would cause direct impacts on County roadways which would cause roadways to fall below the acceptable LOS standard D.				
TRAN-1B: Development of the land uses allowed under the General Plan would create traffic increases on County and Regional roadways which would cause the LOS to exceed the LOS standard, or contribute traffic to County and Regional roads that exceed the LOS standard without development.	No mitigation is feasible.	No mitigation is feasible.	No additional mitigation beyond General Plan policies and Mitigation Measures TRAN-2B and MM TRAN-5A (described below) is available.	2030—SU
TRAN 1-C: Growth in land uses allowed under the General Plan would increase demand for air travel at the County's four airports or increase development within the approach and departure pattern of airports.	Impacts are less than significant, therefore no mitigation is necessary.	Impacts are less than significant, therefore no mitigation is necessary.	Impacts are less than significant, therefore no mitigation is necessary.	2030—LTS
TRAN 1-D: Growth in land uses allowed under the General Plan could result in non-standard or hazardous designs or land uses that are	No additional mitigation measures beyond the General Plan are necessary.	No additional mitigation measures beyond the General Plan are necessary.	No additional mitigation measures beyond the General Plan are necessary.	2030—LTS

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incompatible with public facilities and adjoining land uses.	<p><b>TRAN-1E:</b> Revise Safety Element S-4.27 on increasing roadway connectivity to enhance emergency access.</p> <p>S-4.27 The County shall continue to review the procedure for proposed development, including minor and major subdivisions, and provide for an optional pre-submittal meeting between the project applicant, planning staff, and fire officials. In addition, the County shall review Community Area and Rural Center Plans, and new development proposals for roadway connectivity that provides multiple routes for emergency response vehicles. At the time of their update, Community Area and Rural Center Plans shall identify primary and secondary response routes. Secondary response routes shall be required to accommodate through traffic and may be existing roads, or may be new roads required as part of development proposals. The emergency route and connectivity plans shall be coordinated with the appropriate Fire District.</p>	<p><b>TRAN-1E:</b> Revise Safety Element S-4.27 on increasing roadway connectivity to enhance emergency access.</p> <p>S-4.27 The County shall continue to review the procedure for proposed development, including minor and major subdivisions, and provide for an optional pre-submittal meeting between the project applicant, planning staff, and fire officials. In addition, the County shall review Community Area and Rural Center Plans, and new development proposals for roadway connectivity that provides multiple routes for emergency response vehicles. At the time of their update, Community Area and Rural Center Plans shall identify primary and secondary response routes. Secondary response routes shall be required to accommodate through traffic and may be existing roads, or may be new roads required as part of development proposals. The emergency route and connectivity plans shall be coordinated with the appropriate Fire District.</p>	<p><b>TRAN-1E:</b> Revise Safety Element S-5.17 on increasing roadway connectivity to enhance emergency access.<sup>18</sup></p> <p>S-5.17 Emergency Response Routes and Street Connectivity Plans shall be required for Community Areas and Rural Centers, and for any development producing traffic at an equivalent or greater level to five or more lots/units. Said Plan shall include:</p> <ol style="list-style-type: none"> <li>a. Roadway connectivity that provides multiple routes for emergency response vehicles.</li> <li>b. Primary and secondary response routes in Community Areas and Rural Centers.</li> <li>c. Secondary response routes, which may include existing roads or new roads required as part of development proposals.</li> </ol> <p>The County shall review said plans in coordination with the appropriate Fire District.</p>	2030—SU
TRAN 1-F: Development allowed under the General Plan could potentially conflict with adopted policies,	No additional mitigation beyond General Plan policies is necessary.	No additional mitigation beyond General Plan policies is necessary.	No additional mitigation beyond General Plan policies is necessary.	2030—LTS

<sup>18</sup> The March 2010 FEIR calls out S-4.27. The actual policy is S-5.17.

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plans, or programs supporting alternative transportation or generate pedestrian, bicycle, or transit travel demand that would not be accommodated by current pedestrian facilities, bicycle development plans, or long-range transit plans.				
TRAN-2A: Development allowed under the General Plan cumulatively with other development to the year 2030 would cause direct impacts on County roadways which would cause roadways to fall below the acceptable LOS standard D.	No additional mitigation beyond General Plan policies is necessary.	No additional mitigation beyond General Plan policies is necessary.	No additional mitigation beyond General Plan policies is necessary.	2030—LTCC
TRAN-2B: Development of the land uses allowed under the General Plan cumulatively with development in incorporated cities and in adjacent counties would create traffic increases on County and Regional roadways which would	<p>No mitigation is feasible for County and Regional roadways outside of the CVMP.</p> <p><b>TRAN-2B:</b> Revise policies in the Carmel Valley Master Plan as follows:                      Policy CV-2.10. The following are policies regarding improvements to specific portions of Carmel Valley Road:                      a) Via Petra to Robinson Canyon Road. Every effort should be made to</p>	<p>No mitigation is feasible for County and Regional roadways outside of the CVMP.</p> <p><b>TRAN-2B:</b> Revise policies in the Carmel Valley Master Plan as follows:                      Policy CV-2.10. The following are policies regarding improvements to specific portions of Carmel Valley Road:                      a) Via Petra to Robinson Canyon Road. Every effort should be made to preserve</p>	<p>No mitigation is feasible for County and Regional roadways outside of the CVMP.</p> <p><b>TRAN-2B:</b> Revise policies in the Carmel Valley Master Plan as follows:<sup>19</sup>                      CV-2.10. The following are policies regarding improvements to specific portions of Carmel Valley Road:                      a) <i>Via Petra to Robinson Canyon Road:</i> Every effort should be made to</p>	2030—CC (most of county)

<sup>19</sup> Policies CV-2.10, CV-2.17, and CV-2.18; prior Policy CV-2.12 was deleted, prior CV-2.18 was renumbered to CV-2.17, and prior CV-2.19 was renumbered to CV-2.18.

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<p>cause the LOS to exceed the LOS D standard, or contribute traffic to County and Regional roads that exceed the LOS standard without development.</p>	<p>preserve its rural character by maintaining it as a 2-lane road with paved shoulders, passing lanes and left turn channelizations at intersections where warranted.</p> <p>b) Robinson Canyon Road to Laureles Grade. Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders, passing lanes and left turn channelizations at intersections where warranted.</p> <p>c) Carmel Valley Road/Laureles Grade. A grade separation should be constructed at this location instead of a traffic signal. The grade separation needs to be constructed in a manner that minimizes impacts to the rural character of the road. An interim improvement of an all-way stop or stop signal is allowable during the period necessary to secure funding for the grade separation. Laureles Grade to Ford Road. Shoulder improvements and widening should be undertaken here and extended to Pilot Road, and include left turn channelization at intersections as warranted.</p> <p>d) East of Esquiline Road. Shoulder improvements should be undertaken at the sharper curves. Curves should be examined for spot realignment needs.</p> <p>e) Laureles Grade improvements. Improvements to Laureles Grade</p>	<p>its rural character by maintaining it as a 2-lane road with paved shoulders, passing lanes and left turn channelizations at intersections where warranted.</p> <p>b) Robinson Canyon Road to Laureles Grade. Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders, passing lanes and left turn channelizations at intersections where warranted.</p> <p>c) Carmel Valley Road/Laureles Grade. A grade separation should be constructed at this location instead of a traffic signal. The grade separation needs to be constructed in a manner that minimizes impacts to the rural character of the road. An interim improvement of an all-way stop or stop signal is allowable during the period necessary to secure funding for the grade separation.</p> <p>d) Laureles Grade to Ford Road. Shoulder improvements and widening should be undertaken here and extended to Pilot Road, and include left turn channelization at intersections as warranted.</p> <p>e) East of Esquiline Road. Shoulder improvements should be undertaken at the sharper curves. Curves should be examined for spot realignment needs.</p> <p>f) Laureles Grade improvements. Improvements to Laureles Grade should consist of the construction of shoulder</p>	<p>preserve its rural character by maintaining it as a 2-lane road with paved shoulders and left turn channelizations at intersections where warranted.</p> <p>b) <i>Robinson Canyon Road to Laureles Grade</i>: Every effort should be made to preserve its rural character by maintaining it as a 2-lane road with paved shoulders and left turn channelizations at intersections where warranted.</p> <p>c) <i>Carmel Valley Road/Laureles Grade</i>: A grade separation should be constructed at this location instead of a traffic signal. The grade separation needs to be constructed in a manner that minimizes impacts to the rural character of the road. An interim improvement of an all-way stop or stop signal is allowable during the period necessary to secure funding for the grade separation.</p> <p>d) <i>Laureles Grade to Ford Road</i>: Shoulder improvements and widening should be undertaken here and extended to Pilot Road, and include left turn channelization at intersections as warranted.</p> <p>e) <i>East of Esquiline Road</i>: Shoulder improvements should be undertaken at the sharper curves. Curves should be examined for spot realignment needs.</p> <p>f) <i>Laureles Grade improvements</i>: Improvements to Laureles Grade should consist of the construction of</p>	

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	should consist of the construction of shoulder widening, spot realignments, passing lanes and/or paved turn-outs. Heavy vehicles should be discouraged from using this route.	widening, spot realignments, passing lanes and/or paved turn-outs. Heavy vehicles should be discouraged from using this route.	shoulder widening, spot realignments, passing lanes and/or paved turn-outs. Heavy vehicles should be discouraged from using this route.	
	<p>Policy CV-2.12: To accommodate existing and future traffic, the following road improvements are recommended:</p> <p>a) Add a northbound climbing lane between Rio Road and Carmel Valley Road;</p> <p>b) Laureles Grade—undertake shoulder improvements, widening and spot realignment;</p> <p>Carmel Valley Road, Robinson Canyon Road to Ford Road—add left turn channelization at all intersections. Shoulder improvements should be undertaken.</p>	<p>Policy CV-2.12: To accommodate existing and future traffic, the following road improvements are recommended:</p> <p>a) Add a northbound climbing lane between Rio Road and Carmel Valley Road;</p> <p>b) Laureles Grade—undertake shoulder improvements, widening and spot realignment;</p> <p>c) Carmel Valley Road, Robinson Canyon Road to Ford Road—add left turn channelization at all intersections. Shoulder improvements should be undertaken.</p>	<p>NOTE: The Laureles Grade and Carmel Valley Road improvements are all included in CV-2.10.</p> <p>The northbound climbing land on SR1 between Rio Road and Carmel Valley Road is an approved and funded project and thus is not included in final mitigation measure.</p>	
	<p>Policy CV-2.18: To implement traffic standards to provide adequate streets and highways in Carmel Valley, the County shall conduct and implement the following:</p> <p>a) Twice yearly monitoring by Public Works (in June and October) of peak hour traffic at the following 12 locations:</p> <p>Carmel Valley Road;</p>	<p>Policy CV-2.18: To implement traffic standards to provide adequate streets and highways in Carmel Valley, the County shall conduct and implement the following:</p> <p>a) Twice yearly monitoring by Public Works (in June and October) of peak hour traffic at the following 12 locations:</p> <p>Carmel Valley Road;</p> <ul style="list-style-type: none"> <li>▪ East of Holman Road</li> </ul>	<p>CV-2.17. To implement traffic standards to provide adequate streets and highways in Carmel Valley, the County shall conduct and implement the following:</p> <p>a) Twice yearly monitoring by Public Works (in June and October) of peak hour traffic volumes at the 6 locations in the following list noted in bold type:</p> <p><i>Carmel Valley Road</i></p> <ol style="list-style-type: none"> <li>1. East of Holman Road</li> </ol>	

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	<ul style="list-style-type: none"> <li>▪ East of Holman Road</li> <li>▪ Holman Road to Esquiline Road</li> <li>▪ Esquiline Road to Ford Road</li> <li>▪ Ford Road to Laureles Grade</li> <li>▪ Laureles Grade to Robinson Canyon Road</li> <li>▪ Robinson Canyon Road to Schulte Road</li> <li>▪ Schulte Road to Rancho San Carlos Road</li> <li>▪ Rancho San Carlos Road to Rio Road</li> <li>▪ Rio Road to Carmel Rancho Boulevard</li> <li>▪ Carmel Rancho Boulevard to SR1</li> </ul> <p>Other Locations:</p> <ul style="list-style-type: none"> <li>▪ Carmel Rancho Boulevard between Carmel Valley Road and Rio Road</li> <li>▪ Rio Road between its eastern terminus and SR1</li> </ul> <p>b) A yearly evaluation report (December) shall be prepared jointly by the Public Works and Planning Departments and shall evaluate the peak-hour level of service (LOS) for these 12 locations to indicate segments approaching a traffic volume which would lower levels of service below the LOS standards established below under CV 2-18(d).</p> <p>c) Public hearings shall be held in</p>	<ul style="list-style-type: none"> <li>▪ Holman Road to Esquiline Road</li> <li>▪ Esquiline Road to Ford Road</li> <li>▪ Ford Road to Laureles Grade</li> <li>▪ Laureles Grade to Robinson Canyon Road</li> <li>▪ Robinson Canyon Road to Schulte Road</li> <li>▪ Schulte Road to Rancho San Carlos Road</li> <li>▪ Rancho San Carlos Road to Rio Road</li> <li>▪ Rio Road to Carmel Rancho Boulevard</li> <li>▪ Carmel Rancho Boulevard to SR1</li> </ul> <p>Other Locations:</p> <ul style="list-style-type: none"> <li>▪ Carmel Rancho Boulevard between Carmel Valley Road and Rio Road</li> <li>▪ Rio Road between its eastern terminus at <u>Val Verde Drive</u> and SR1</li> </ul> <p>b) A yearly evaluation report (December) shall be prepared jointly by the Public Works and Planning Departments and shall evaluate the peak-hour level of service (LOS) for these 12 locations to indicate segments approaching a traffic volume which would lower levels of service below the LOS standards established below under CV 2-18(d).</p> <p>c) Public hearings shall be held in January</p>	<p>2. Holman Road to Esquiline Road</p> <p><b>3. Esquiline Road to Ford Road</b></p> <p><b>4. Ford Road to Laureles Grade</b></p> <p><b>5. Laureles Grade to Robinson Canyon Road</b></p> <p><b>6. Robinson Canyon Road to Schulte Road</b></p> <p><b>7. Schulte Road to Rancho San Carlos Road</b></p> <p>8. Rancho San Carlos Road to Rio Road</p> <p>9. Rio Road to Carmel Rancho Boulevard</p> <p>10. Carmel Rancho Boulevard to SR1</p> <p><i>Other Locations</i></p> <p>11. Carmel Rancho Boulevard between Carmel Valley Road and Rio Road</p> <p><b>12. Rio Road between its eastern terminus at Val Verde Drive and SR1</b></p> <p>Monitoring may be reestablished on other segments when traffic studies indicate that they are approaching 80% of existing thresholds.</p> <p>b) A yearly evaluation report shall be prepared jointly by the Department of Public Works in December to evaluate the peak-hour level of service (LOS) for the 6 monitoring locations and determine if any of those segments are approaching a peak hour traffic volume that would lower levels of service below the LOS</p>	

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	<p>January immediately following a December report in (b) above in which only 100 or less peak hour trips remain before an unacceptable level of service (as defined by CV 2-18(d)) would be reached for any of the 12 segments described above.</p> <p>d) The traffic LOS standards (measured for peak hour conditions) for the CVMP Area shall be as follows:</p> <ul style="list-style-type: none"> <li>▪ Signalized Intersections—LOS of “C” is the acceptable condition.</li> <li>▪ Unsignalized Intersections—LOS of “F” or meeting of any traffic signal warrant are defined as unacceptable conditions</li> <li>▪ Carmel Valley Road Segment Operations: <ul style="list-style-type: none"> <li>□ LOS of “C” for Segments 1, 2, 8, 9, and 10 is an acceptable condition;</li> <li>□ LOS of “D” for Segments 3, 4, 5, 6, and 7 is an acceptable condition.</li> </ul> </li> </ul> <p>During review of development applications which require a discretionary permit, if traffic analysis of the proposed project indicates that the project would result in traffic conditions that would exceed the standards described above in CV 2-18(d) after the analysis takes into consideration the Carmel Valley Traffic Improvement Program to be funded by the Carmel Valley Road Traffic Mitigation</p>	<p>immediately following a December report in (b) above in which only 100 or less peak hour trips remain before an unacceptable level of service (as defined by CV 2-18(d)) would be reached for any of the 12 segments described above.</p> <p>d) The traffic LOS standards (measured for peak hour conditions) for the CVMP Area shall be as follows:</p> <ul style="list-style-type: none"> <li>▪ Signalized Intersections—LOS of “C” is the acceptable condition.</li> <li>▪ Unsignalized Intersections—LOS of “F” or meeting of any traffic signal warrant are defined as unacceptable conditions</li> <li>▪ Carmel Valley Road Segment Operations: <ul style="list-style-type: none"> <li>□ LOS of “C” for Segments 1, 2, 8, 9, and 10 is an acceptable condition;</li> <li>□ LOS of “D” for Segments 3, 4, 5, 6, and 7 is an acceptable condition.</li> </ul> </li> </ul> <p>During review of development applications which require a discretionary permit, if traffic analysis of the proposed project indicates that the project would result in traffic conditions that would exceed the standards described above in CV 2-18(d) after the analysis takes into consideration the Carmel Valley Traffic Improvement Program to be funded by the Carmel Valley Road Traffic Mitigation Fee, then approval of the project shall be conditioned on the</p>	<p>standards established below under CV 2-17(e). The report will summarize peak hour data and Percent Time Following (PTSF) analysis in an ADT format.</p> <p>Public hearings shall be held in January immediately following the December report when only 10 or less peak hour trips remain before an unacceptable level of service (as defined by CV 2-17(e)) would be reached for any of the 6 segments described above.</p> <p>d) At five year intervals, the County shall examine the degree to which estimates of changes in Levels of Service (“LOS”) in the Carmel Valley Master Plan Area may be occurring earlier than predicted in the General Plan Environmental Impact Report. If the examination indicates that LOS are likely to fall to a lower letter grade than predicted for 2030, then the County shall consider adjustments to the cap on new residential units established in (CV-1.6) and/or the cap on new visitor serving units established in (CV-1.15) or other measures that may reduce the impacts.</p> <p>e) The traffic LOS standards (measured by peak hour conditions) for the CVMP Area shall be as follows:</p> <ol style="list-style-type: none"> <li>1) Signalized Intersections – LOS of “C” is the acceptable condition.</li> </ol>	



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	<p>Fee, then approval of the project shall be conditioned on the prior (e.g. prior to project-generated traffic) construction of additional roadway improvements OR an Environmental Impact Report shall be prepared for the project. Such additional roadway improvements must be sufficient, when combined with the projects programmed in the Carmel Valley Traffic Improvement Program, to allow County to find that the affected roadway segments or intersections would meet the acceptable standard upon completion of the programmed plus additional improvements. This policy does not apply to the first single-family residence on a legal lot of record.</p>	<p>prior (e.g. prior to project-generated traffic) construction of additional roadway improvements OR an Environmental Impact Report shall be prepared for the project. Such additional roadway improvements must be sufficient, when combined with the projects programmed in the Carmel Valley Traffic Improvement Program, to allow County to find that the affected roadway segments or intersections would meet the acceptable standard upon completion of the programmed plus additional improvements. This policy does not apply to the first single-family residence on a legal lot of record.</p>	<p>2) Unsignalized Intersections – LOS of “F” or meeting of any traffic signal warrant are defined as unacceptable conditions.                      3) Carmel Valley Road Segment Operations:                      a) LOS of “C” for Segments 1, 2, 8, 9, and 10 is an acceptable condition;                      b) LOS of “D” for Segments 3, 4, 5, 6, and 7 is an acceptable condition.</p> <p>During review of development applications that require a discretionary permit, if traffic analysis of the proposed project indicates that the project would result in traffic conditions that would exceed the standards described above in CV 2-17(e), after the analysis takes into consideration the Carmel Valley Traffic Improvement Program to be funded by the Carmel Valley Road Traffic Mitigation Fee, then approval of the project shall be conditioned on the prior (e.g., prior to project-generated traffic) construction of additional roadway improvements or an Environmental Impact Report shall be prepared for the project. Such additional roadway improvements must be sufficient, when combined with the projects programmed in the Carmel Valley Traffic Improvement Program, to allow County to find that the affected roadway segments or intersections would meet the acceptable standard upon completion of the programmed plus additional</p>	

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			<p>improvements.</p> <p>This policy does not apply to the first single family residence on a legal lot of record.</p>	
	<p>Policy CV-2.19: Carmel Valley Traffic Improvement Program (CVTIP)</p> <p>a) The CVTIP shall include the following projects (unless a subsequent traffic analysis identifies that different projects are necessary to maintain the LOS standards in Policy CV-2.18(d):</p> <ul style="list-style-type: none"> <li>▪ Left-turn channelization on Carmel Valley Road west of Ford Road;</li> <li>▪ Shoulder widening on Carmel Valley Road between Laureles Grade and Ford Road;</li> <li>▪ Paved turnouts, new signage, shoulder improvements, and spot realignments on Laureles Grade;</li> <li>▪ Grade separation at Laureles Grade and Carmel Valley Road (an interim improvement of an all-way stop or stop signal is allowable during the period necessary to secure funding for the grade separation);</li> <li>▪ Sight Distance Improvement at Dorris Road;</li> <li>▪ Passing lanes in front of the proposed September Ranch</li> </ul>	<p>Policy CV-2.19: Carmel Valley Traffic Improvement Program (CVTIP)</p> <p>a) The CVTIP shall include the following projects (unless a subsequent traffic analysis identifies that different projects are necessary to maintain the LOS standards in Policy CV-2.18(d):</p> <ul style="list-style-type: none"> <li>▪ Left-turn channelization on Carmel Valley Road west of Ford Road;</li> <li>▪ Shoulder widening on Carmel Valley Road between Laureles Grade and Ford Road;</li> <li>▪ Paved turnouts, new signage, shoulder improvements, and spot realignments on Laureles Grade;</li> <li>▪ Grade separation at Laureles Grade and Carmel Valley Road (an interim improvement of an all-way stop or stop signal is allowable during the period necessary to secure funding for the grade separation);</li> <li>▪ Sight Distance Improvement at Dorris Road;</li> <li>▪ Passing lanes in front of the proposed September Ranch development;</li> </ul>	<p>CV-2.18 The County shall adopt a Carmel Valley Traffic Improvement Program (CVTIP) that:</p> <p>a. Evaluates the conditions of Carmel Valley Road and identifies projects designed to maintain the adopted LOS standards for this roadway as follows:</p> <ol style="list-style-type: none"> <li>1. In order to preserve the rural character of Carmel Valley, improvements shall be designed to avoid creating more than three through lanes along Carmel Valley Road.</li> <li>2. Higher priority shall be given to projects that address safety issues and manage congestion</li> <li>3. The project list may include projects previously identified for inclusion in the CVTIP or their functional equivalent.</li> <li>4. Priorities shall be established through community input via a Carmel Valley Road Committee, which shall be established by the Board of Supervisors.</li> <li>5. At a minimum, the project list shall be updated every five years unless a subsequent traffic analysis identifies that</li> </ol>	

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	<p>development;</p> <ul style="list-style-type: none"> <li>▪ Passing lanes opposite Garland Park;</li> <li>▪ Climbing Lane on Laureles Grade;</li> <li>▪ Upgrade all new road improvements within Carmel Valley Road Corridor to Class 2 bike lanes;</li> <li>▪ Passing lane (1/4 mile) between Schulte Road and Robinson Canyon Road; and</li> <li>▪ Passing lane (1/4 mile) between Rancho San Carlos Rd and Schulte Road.</li> </ul> <p>b) The County shall adopt an updated fee program to fund the CVTIP.</p> <p>c) All projects within the CVMP area and within the “Expanded Area” that contribute to traffic within the CVMP area shall contribute fair-share traffic impact fees to fund necessary improvements identified in the CVTIP, as updated at the time of building permit issuance.</p> <p>Where conditions are projected to approach unacceptable conditions (as defined by the monitoring and standards described above under CV 2-18(d)), the CVTIP shall be updated to plan for and fund adequate improvements to maintain acceptable conditions.</p>	<ul style="list-style-type: none"> <li>▪ Passing lanes opposite Garland Park;</li> <li>▪ Climbing Lane on Laureles Grade;</li> <li>▪ Upgrade all new road improvements within Carmel Valley Road Corridor to Class 2 bike lanes;</li> <li>▪ Passing lane (1/4 mile) between Schulte Road and Robinson Canyon Road; and</li> <li>▪ Passing lane (1/4 mile) between Rancho San Carlos Rd and Schulte Road.</li> </ul> <p>b) The County shall adopt an updated fee program to fund the CVTIP.</p> <p>c) All projects within the CVMP area and within the “Expanded Area” that contribute to traffic within the CVMP area shall contribute fair-share traffic impact fees to fund necessary improvements identified in the CVTIP, as updated at the time of building permit issuance.</p> <p>Where conditions are projected to approach unacceptable conditions (as defined by the monitoring and standards described above under CV 2-18(d)), the CVTIP shall be updated to plan for and fund adequate improvements to maintain acceptable conditions.</p>	<p>different projects are necessary.</p> <p>b. Validates and refines the specific scope of all projects proposed by the CVTIP through preparation of a Project Study Report (PSR). The PSR will be reviewed by the Carmel Valley Road Committee prior to commencement of project design.</p> <p>c. Establishes a fee program to fund the CVTIP. All projects within the Carmel Valley Master Plan (CVMP) area, and within the “Expanded Area” that contribute to traffic within the CVMP area, shall contribute a fair-share traffic impact fee to fund necessary improvements identified in the CVTIP, as updated at the time of building permit issuance. Fees will be updated annually as specified by the CVTIP to account for changes in construction costs and land values. The County shall adopt a CVTIP within one year of approval of the 2010 General Plan. The CVTIP does not apply to any roadways (including SR1) that are located outside the CVMP area.</p>	<p>2030—LTCC</p>
<p>TRAN-2C: Growth in land uses allowed under</p>	<p>No additional mitigation beyond General Plan policies is necessary.</p>	<p>No additional mitigation beyond General Plan policies is necessary.</p>	<p>No additional mitigation beyond General Plan policies is necessary.</p>	<p>2030—LTCC</p>

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the General Plan, cumulatively with development in incorporated cities and adjacent counties, would increase demand for air travel at the County's four airports or increase development within the approach and departure pattern of airports.	No additional mitigation beyond General Plan policies is necessary.	No additional mitigation beyond General Plan policies is necessary.	No additional mitigation beyond General Plan policies is necessary.	2030—LTCC
TRAN-2D: Growth in land uses allowed under the General Plan, cumulatively with development in incorporated cities and adjacent counties, could result in non-standard or hazardous designs or land uses that are incompatible with public facilities and adjoining land uses.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-1E (described above) is available.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-1E (described above) is available.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-1E (described above) is available.	2030—CC
TRAN-2E: Growth in land uses allowed under the General Plan, cumulatively with development in incorporated cities and adjacent counties, would result in inadequate emergency access.	No additional mitigation beyond General	No additional mitigation beyond General	No additional mitigation beyond General	2030—LTCC
TRAN-2F: Development allowed under the				

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General Plan, cumulatively with development in incorporated cities and adjacent counties, could potentially conflict with adopted policies, plans, or programs supporting alternative transportation or generate pedestrian, bicycle, or transit travel demand that would not be accommodated by current pedestrian facilities, bicycle development plans, or long-range transit plans.	Plan policies is necessary.	Plan policies is necessary.	Plan policies is necessary.	
TRAN-3A: Buildout of the General Plan would cause project-specific impacts on County roadways which would cause roadways to fall below the acceptable LOS standard D.	No mitigation is necessary.	No mitigation is necessary.	No mitigation is necessary.	Buildout—LTS
TRAN-3B: Buildout of the General Plan would increase traffic on County and Regional roadways which would cause the LOS to exceed the LOS D standard, or contribute traffic to County and Regional roads that exceed the	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-2B (described above) is feasible.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-2B (described above) is feasible.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-2B (described above) is feasible.	Buildout—SU

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LOS standard without development.				
TRAN-3C: Buildout of the General Plan would increase demand for air travel at the County's four airports or increase development within the approach and departure pattern of airports.	No mitigation is necessary.	No mitigation is necessary.	No mitigation is necessary.	Buildout—LTS
TRAN-3D: Buildout of the General Plan would result in non-standard or hazardous designs or land uses that are incompatible with public facilities and adjoining land uses.	No additional mitigation measures beyond the General Plan are necessary.	No additional mitigation measures beyond the General Plan are necessary.	No additional mitigation measures beyond the General Plan are necessary.	Buildout—LTS
TRAN-3E: Buildout of the General Plan would result in inadequate emergency access.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-1E (described above) is available.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-1E (described above) is available.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-1E (described above) is available.	Buildout—SU
TRAN-3F: Buildout of the General Plan would conflict with adopted policies, plans, or programs supporting alternative transportation or generate pedestrian, bicycle, or transit travel demand that would not be accommodated by current pedestrian facilities, bicycle	No mitigation is necessary.	No mitigation is necessary.	No mitigation is necessary.	Buildout—LTS

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development plans, or long-range transit plans				
TRAN-4A: Buildout of the General Plan cumulatively with development in incorporated cities and adjacent counties would cause project-specific impacts on County roadways which would cause roadways to fall below the acceptable LOS standard D.	No mitigation is necessary.	No mitigation is necessary.	No mitigation is necessary.	Buildout—LTS
TRAN-4B: Buildout of the General Plan cumulatively with development in incorporated cities and in adjacent counties would create traffic increases on County and Regional roadways which would cause the LOS to exceed the LOS D standard, or contribute traffic to County and Regional roads that exceed the LOS standard without development.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-2B (described above) is feasible.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-2B (described above) is feasible.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-2B (described above) is feasible.	Buildout—SU
TRAN-4C: Buildout of the General Plan, cumulatively with development in incorporated cities and	No mitigation is necessary.	No mitigation is necessary.	No mitigation is necessary.	Buildout—LTS

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adjacent counties, would increase demand for air travel at the County's four airports or increase development within the approach and departure pattern of airports.	No additional mitigation measures beyond the General Plan are necessary.	No additional mitigation measures beyond the General Plan are necessary.	No additional mitigation measures beyond the General Plan are necessary.	Buildout—LTS
TRAN-4D: Growth in land uses allowed under the General Plan, cumulatively with development in incorporated cities and adjacent counties, would result in non-standard or hazardous designs or land uses that are incompatible with public facilities and adjoining land uses.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-1E (described above) is available.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-1E (described above) is available.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-1E (described above) is available.	Buildout—SU
TRAN-4E: Buildout of the General Plan, cumulatively with development in incorporated cities and adjacent counties, would result in inadequate emergency access.	No mitigation is necessary.	No mitigation is necessary.	No mitigation is necessary.	Buildout—LTS
TRAN-4F: Buildout of the General Plan, cumulatively with development in incorporated cities and adjacent counties, would conflict with adopted	No mitigation is necessary.	No mitigation is necessary.	No mitigation is necessary.	Buildout—LTS



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<p>policies, plans, or programs supporting alternative transportation or generate pedestrian, bicycle, or transit travel demand that would not be accommodated by current pedestrian facilities, bicycle development plans, or long-range transit plans.</p>	<p><b>TRAN-5A:</b> The roadway segments exceeding LOS standards are two-lane rural roads that provide left turn lanes at some intersections. These segments include County Road G14 between US 101 and San Lucas Road, and Spreckels Boulevard between SR-68 and Harkins Road. Improvement of these segments would be funded through a combination of project-specific mitigation for individual developments, and through a Capital Improvement and Financing Plan fair-share funding mechanism established for the Corridor by the Public Works Department. These improvements would be implemented when:</p> <ol style="list-style-type: none"> <li>1) A proposed development’s project-specific assessment identifies a direct impact to the facility in terms of either LOS or safety.</li> <li>2) A proposed development gains access from an intersection within the</li> </ol>	<p><b>TRAN-5A:</b> The roadway segments exceeding LOS standards are two-lane rural roads that provide left turn lanes at some intersections. These segments include County Road G14 between US 101 and San Lucas Road, and Spreckels Boulevard between SR-68 and Harkins Road. Improvement of these segments would be funded through a combination of project-specific mitigation for individual developments, and through a Capital Improvement and Financing Plan fair-share funding mechanism established for the Corridor by the Public Works Department. These improvements would be implemented when:</p> <ol style="list-style-type: none"> <li>1) A proposed development’s project-specific assessment identifies a direct impact to the facility in terms of either LOS or safety.</li> <li>2) A proposed development gains access from an intersection within the</li> </ol>	<p><b>TRAN-5A:</b> The County Traffic Impact Fee Program and CIFP shall include roadway segments within the AWCP that exceed LOS standards.<sup>20</sup> Improvement of these segments would be funded through a combination of project-specific mitigation for individual developments, and through a Capital Improvement and Financing Plan fair-share funding mechanism established for the Agricultural and Winery Corridor by the County Public Works Department. These improvements would be implemented when:</p> <ol style="list-style-type: none"> <li>1. A proposed development’s project-specific assessment identifies a direct impact to the facility in terms of either LOS or safety.</li> <li>2. A proposed development gains access from an intersection within the segment.</li> <li>3. A corridor-wide nexus study prepared for the required Capital</li> </ol>	<p>2030—LTS</p>

<sup>20</sup> Policy C-1.12.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>segment.</p> <p>3) A corridor-wide nexus study prepared for the required Capital Improvement and Financing Plan identifies the level of development that can occur before triggering the improvements.</p> <p>To maintain the rural character of the area, there are no plans to widen these roadways to four lane facilities. Therefore, the capacity of these segments will be increased by:</p> <ol style="list-style-type: none"> <li>1. Providing left turn lanes at intersections without left turn lanes and where the frequency of turning vehicles affects through vehicle movement; and/or</li> <li>2. Increasing the width of the roadway shoulder at intersections to allow vehicles to pass turning vehicles; and/or</li> <li>3. Constructing passing lanes as determined in the Capital Improvement and Financing Plan.</li> </ol>	<p>segment.</p> <p>3) A corridor-wide nexus study prepared for the required Capital Improvement and Financing Plan identifies the level of development that can occur before triggering the improvements.</p> <p>To maintain the rural character of the area, there are no plans to widen these roadways to four lane facilities. Therefore, the capacity of these segments will be increased by:</p> <ol style="list-style-type: none"> <li>4. Providing left turn lanes at intersections without left turn lanes and where the frequency of turning vehicles affects through vehicle movement; and/or</li> <li>5. Increasing the width of the roadway shoulder at intersections to allow vehicles to pass turning vehicles; and/or</li> <li>6. Constructing passing lanes as determined in the Capital Improvement and Financing Plan.</li> </ol> <p><u>Until such time as the County Traffic Impact Fee Program and CIFP for the AWCP are adopted, all new development in the AWCP will be required to prepare a Traffic Impact Analysis (TIA) regardless of the level of CEQA analysis conducted for the Project. Project-specific (Tier 1) mitigation measures identified in the TIA will be required to be implemented concurrently. If a TIA identifies a Traffic Tier impact, the development will be required to make a "fair share" payment for</u></p>	<p>Improvement and Financing Plan identifies the level of development that can occur before triggering the improvements.</p> <p>To maintain the rural character of the area, there are no plans to widen these roadways to four lane facilities. Therefore, the capacity of these segments will be increased by:</p> <ol style="list-style-type: none"> <li>1. Providing left turn lanes at intersections without left turn lanes and where the frequency of turning vehicles affects through vehicle movement; and/or</li> <li>2. Increasing the width of the roadway shoulder at intersections to allow vehicles to pass turning vehicles; and/or</li> <li>3. Constructing passing lanes as determined in the Capital Improvement and Financing Plan.</li> </ol> <p>Until such time as the County Traffic Impact Fee Program and CIFP for the AWCP are adopted, all new development in the AWCP will be required to prepare a Traffic Impact Analysis (TIA) regardless of the level of CEQA analysis conducted for the Project. Project-specific (Tier 1) mitigation measures identified in the TIA will be required to be implemented concurrently. If a TIA identifies a Traffic Tier impact, the development will be required to make a "fair share" payment for that impact. For discretionary permits and approvals, Policies C-1.3 and C-1.4</p>	

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
		<u>that impact. For discretionary permits and approvals, Policies C-1.3 and C-1.4 shall apply. In addition, all projects are subject to payment of the TAMC Regional Development Impact Fee.</u>	shall apply. In addition, all projects are subject to payment of the TAMC Regional Development Impact Fee.	
TRAN-5B: Buildout of the General Plan would create adverse impacts to County roads within the Agricultural Winery Corridor.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-5A (described above) is necessary.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-5A (described above) is necessary.	No additional mitigation beyond General Plan policies and Mitigation Measure TRAN-5A (described above) is necessary.	Buildout—LTS
CUM-6: Transportation	Related mitigation measures are included in Section 4.6.	Related mitigation measures are included in Section 4.6.	Related mitigation measures are included in Section 4.6.	CC
<b>4.7 AIR QUALITY</b>				
AQ-1: Buildout of the General Plan would conflict with applicable Air Quality Management Plans and Standards.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
AQ-2: Generation of significant quantities of construction-related emissions would result in greater levels of air pollution.	<b>2030 and 2092</b> <b>AQ-1:</b> The County of Monterey will update General Plan policy OS-10.5 as follows: OS-10.5 The County of Monterey will require that future construction in accordance with the 2007 implement MBUAPCD PM <sub>10</sub> control measures.	<b>2030 and 2092</b> <b>AQ-1:</b> The County of Monterey will update General Plan policy OS-10.5 <del>9</del> as follows: OS-10.5 <del>9</del> The County of Monterey <del>will</del> <u>shall</u> require that future <del>construction in accordance with the 2007</del> <u>development</u> implement <u>applicable</u> Monterey Bay Unified Air Pollution Control District <del>PM<sub>10</sub></del> <u>control measures. Applicants for discretionary projects shall work with the Monterey Bay Unified Air Pollution</u>	<b>2030 and 2092</b> <b>AQ-1<sup>21</sup>:</b> [this measure is the same as AQ-2] The County of Monterey shall require that future development implement applicable Monterey Bay Unified Air Pollution Control District control measures. Applicants for discretionary projects shall work with the Monterey Bay Unified Air Pollution Control District to incorporate feasible measures that assure that health-based standards for diesel particulate emissions are met. The	2030—LTS Buildout—LTS

<sup>21</sup> Policy OS-10.9.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p><b>AQ-2:</b> Implement MBUAPCD Mitigation Measures for Off-Road Mobile Source and Heavy Duty Equipment Emissions.</p> <p>General Plan Policy OS-10.6 will be revised as follows:</p> <p>The County shall implement MBUAPCD measures to address off-road mobile source and heavy duty equipment emissions as conditions of approval for future development.</p>	<p><u>Control District to incorporate feasible measures that assure that health-based standards for diesel particulate emissions are met. The County of Monterey will require that future construction operate and implement MBUAPCD PM<sub>10</sub> control measures to ensure that construction-related PM<sub>10</sub> emissions do not exceed the MBUAPCD's PM<sub>10</sub> threshold of 82 pounds per day. The County shall implement MBUAPCD measures to address off-road mobile source and heavy duty equipment emissions as conditions of approval for future development to ensure that construction-related NO<sub>x</sub> emissions from non-typical construction equipment do not exceed the MBUAPCD's NO<sub>x</sub> threshold of 137 pounds per day.</u></p> <p><b>AQ-2:</b> Implement MBUAPCD Mitigation Measures for Off-Road Mobile Source and Heavy Duty Equipment Emissions.</p> <p>General Plan Policy OS-10.6<del>2</del> will be revised as follows:</p> <p>OS-10.6<del>2</del> <del>The County shall implement MBUAPCD measures to address off road mobile source and heavy duty equipment emissions as conditions of approval for future development.</del> <u>of Monterey shall require that future development implement applicable Monterey Bay Unified Air Pollution Control District control measures. Applicants for discretionary projects shall work with the Monterey Bay Unified Air Pollution Control District to incorporate</u></p>	<p>County of Monterey will require that future construction operate and implement MBUAPCD PM<sub>10</sub> control measures to ensure that construction-related PM<sub>10</sub> emissions do not exceed the MBUAPCD's daily threshold for PM<sub>10</sub>. The County shall implement MBUAPCD measures to address off-road mobile source and heavy duty equipment emissions as conditions of approval for future development to ensure that construction-related NO<sub>x</sub> emissions from non-typical construction equipment do not exceed the MBUAPCD's daily threshold for NO<sub>x</sub>.</p> <p><b>AQ-2:</b> See AQ-1 above.</p>	

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
AQ-3: Net Change in Ozone Precursor (ROG and NOx) and Particulate Matter.	<p><b>2030 and 2092</b>  <b>CC-2 and CC-3:</b> See the description of these measures under Climate Change, below.</p> <p><b>AQ-3:</b> Implement MBUAPCD Mitigation Measures for Commercial, Industrial, and Institutional Land Uses (MBUAPCD 2008).</p> <p>The following measures will be added to General Plan Policy OS-10.10:</p> <ul style="list-style-type: none"> <li>▪ Provide preferential carpool/vanpool parking spaces</li> <li>▪ Implement a parking surcharge for</li> </ul>	<p><b>2030 and 2092</b>  <b>CC-2 and CC-3:</b> See the description of these measures under Climate Change, below.</p> <p><b>AQ-3:</b> Implement MBUAPCD Mitigation Measures for Commercial, Industrial, and Institutional Land Uses (MBUAPCD 2008).</p> <p>The following measures will be added to General Plan Policy OS-10.10:</p> <ul style="list-style-type: none"> <li>▪ Provide preferential carpool/vanpool parking spaces</li> <li>▪ Implement a parking surcharge for</li> </ul>	<p><b>2030 and 2092</b></p> <p><b>AQ-3:</b> Implement MBUAPCD Mitigation Measures for Commercial, Industrial, and Institutional Land Uses.<sup>22</sup></p> <p>In the design of future development within Community Areas and Rural Centers, the following sustainable land use strategies shall be considered to reduce energy consumption, minimize greenhouse gas emissions, and foster healthier environments for people:</p>	<p>2030—SU                  Buildout—SU</p>

<sup>22</sup> Policy OS-10.10.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>single occupant vehicles</p> <ul style="list-style-type: none"> <li>▪ Provide for shuttle/mini bus service</li> <li>▪ Provide bicycle storage/parking facilities and shower/locker facilities</li> <li>▪ Provide onsite child care centers</li> <li>▪ Provide transit design features within the development</li> <li>▪ Develop park-and-ride lots</li> <li>▪ Employ a transportation/rideshare coordinator</li> <li>▪ Implement a rideshare program</li> <li>▪ Provide incentives to employees to rideshare or take public transportation</li> <li>▪ Implement compressed work schedules</li> </ul> <p>Implement telecommuting program</p>	<p>single occupant vehicles</p> <ul style="list-style-type: none"> <li>▪ Provide for shuttle/mini bus service</li> <li>▪ Provide bicycle storage/parking facilities and shower/locker facilities</li> <li>▪ Provide onsite child care centers</li> <li>▪ Provide transit design features within the development</li> <li>▪ Develop park-and-ride lots</li> <li>▪ Employ a transportation/rideshare coordinator</li> <li>▪ Implement a rideshare program</li> <li>▪ Provide incentives to employees to rideshare or take public transportation</li> <li>▪ Implement compressed work schedules</li> </ul> <p>Implement telecommuting program</p>	<ul style="list-style-type: none"> <li>• Take an integrated approach to siting, design, and operation of buildings and infrastructure</li> <li>• Incorporate multiple-uses for infrastructure (e.g., recreational fields designed to capture stormwater and reduce urban runoff)</li> <li>• Design development to take advantage of solar orientation</li> <li>• Recycle brownfield sites</li> <li>• Employ individual and systematic water conservation measures (e.g., native vegetation, bioswales, graywater reuse, high efficiency appliances)</li> <li>• Promote Transit Oriented Development (TOD) to increase mobility and reduce auto dependency</li> <li>• Provide preferential carpool/vanpool parking spaces</li> <li>• Implement a parking surcharge for single occupant vehicles</li> <li>• Provide for shuttle/mini bus service</li> <li>• Provide bicycle storage/parking facilities and shower/locker facilities</li> <li>• Provide onsite child care centers</li> <li>• Provide transit design features within the development</li> <li>• Develop park-and-ride lots</li> <li>• Employ a transportation/rideshare coordinator</li> <li>• Implement a rideshare program</li> <li>• Provide incentives to employees to rideshare or take public transportation</li> <li>• Implement compressed work schedules</li> </ul>	

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
			<ul style="list-style-type: none"> <li>• Implement telecommuting program</li> <li>• Provide bicycle paths within major subdivisions that link to an external network</li> <li>• Provide pedestrian facilities within major subdivisions</li> <li>• Locate development of new sensitive land uses (schools, hospitals, facilities for the elderly) at least 500 feet from a freeway carrying more than 100,000 vehicles per day.</li> </ul> <p>Future development shall be designed to maximize energy efficiency to the extent feasible and accommodate energy infrastructure (i.e., transmission lines, power plants and pipelines, and fueling stations), including the potential for distributed renewable generation.</p>	
	<p><b>AQ-4:</b> Implement MBUAPCD Mitigation Measures for Residential Land Uses (MBUAPCD 2008).</p> <p>General Plan Policy OS-10.10 will be revised to include the following measures to address residential land use:</p> <ul style="list-style-type: none"> <li>▪ Provide bicycle paths within major subdivisions that link to an external network</li> </ul> <p>Provide pedestrian facilities within major subdivisions</p>	<p><b>AQ-4:</b> Implement MBUAPCD Mitigation Measures for Residential Land Uses (MBUAPCD 2008).</p> <p>General Plan Policy OS-10.10 will be revised to include the following measures to address residential land use:</p> <ul style="list-style-type: none"> <li>▪ Provide bicycle paths within major subdivisions that link to an external network</li> </ul> <p>Provide pedestrian facilities within major subdivisions</p>	<p><b>AQ-4:</b> Implement MBUAPCD Mitigation Measures for Residential Land Uses.<sup>23</sup> This measure is incorporated into measure AQ-3, above.</p>	
	<b>AQ-5:</b> Implement MBUAPCD	<b>AQ-5:</b> Implement MBUAPCD Mitigation	<b>AQ-5:</b> Implement MBUAPCD	

<sup>23</sup> Policy OS-10.10.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>Mitigation Measures for Alternative Fuels (MBUAPCD 2008).</p> <p>The following measures will be added to General Plan Policy OS-10.2 to address alternative fuels:</p> <ul style="list-style-type: none"> <li>▪ Utilize electric fleet vehicles</li> <li>▪ Utilize Ultra Low-Emission fleet vehicles</li> <li>▪ Utilize methanol fleet vehicles</li> <li>▪ Utilize liquid propane gas fleet vehicles</li> </ul> <p>Utilize compressed natural gas fleet vehicles</p>	<p>Measures for Alternative Fuels (MBUAPCD 2008).</p> <p>The following measures will be added to General Plan Policy OS-10.2 to address alternative fuels:</p> <ul style="list-style-type: none"> <li>▪ Utilize electric fleet vehicles</li> <li>▪ Utilize Ultra Low-Emission fleet vehicles</li> <li>▪ Utilize methanol fleet vehicles</li> <li>▪ Utilize liquid propane gas fleet vehicles</li> </ul> <p>Utilize compressed natural gas fleet vehicles</p>	<p>Mitigation Measures for Alternative Fuels.<sup>24</sup> Within 12 months of adoption of the General Plan, the County shall quantify the current and projected (2020) GHG emissions associated with County operations and adopt a GHG Reduction Plan for County Operations. The goal of the plan shall be to reduce GHG emissions associated with County Operations by at least 15% less than 2005 emission levels. Potential elements of the County Operations GHG Reduction Plan shall include, but are not limited to, the following measures:</p> <ul style="list-style-type: none"> <li>• an energy tracking and management system;</li> <li>• energy-efficient lighting;</li> <li>• lights-out-at-night policy;</li> <li>• occupancy sensors;</li> <li>• heating, cooling and ventilation system retrofits;</li> <li>• ENERGY STAR appliances</li> <li>• green or reflective roofing;</li> <li>• improved water pumping energy efficiency;</li> <li>• central irrigation control system;</li> <li>• energy-efficient vending machines;</li> <li>• preference for recycled materials in purchasing;</li> <li>• use of low or zero-emission vehicles</li> </ul>	

<sup>24</sup> Policy OS-10.15; this was renumbered from OS-10.2.



Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
			and equipment <ul style="list-style-type: none"> <li>• recycling of construction materials in new county construction;</li> <li>• solar roofs; and</li> <li>• conversion of fleets (as feasible) to;                             <ul style="list-style-type: none"> <li>▪ Electric vehicles,</li> <li>▪ Ultra Low-Emission vehicles,</li> <li>▪ Methanol fleet vehicles,</li> <li>▪ Liquid propane gas fleet vehicles, or</li> </ul> </li> </ul> Compressed natural gas fleet vehicles	
AQ-4: Buildout of the General Plan would expose sensitive receptors to increased diesel exhaust.	<p><b>2030 and 2092</b></p> <p><b>AQ-6:</b> The County of Monterey shall require that construction contracts be given to those contractors who show evidence of the use of soot traps, ultra-low sulfur fuels, and other diesel engine emissions upgrades that reduce PM<sub>10</sub> emissions to less than 50% of the statewide PM<sub>10</sub> emissions average for comparable equipment.</p> <p><b>AQ-7:</b> The following language should be included in General Plan policy OS-10.10: Development of new sensitive land uses (schools, hospitals, facilities for the elderly) should not be located any closer</p>	<p><b>2030 and 2092</b></p> <p><b>AQ-6:</b> The County of Monterey shall require that construction contracts be given to those contractors who show evidence of the use of soot traps, ultra-low sulfur fuels, and other diesel engine emissions upgrades that reduce PM<sub>10</sub> emissions to less than 50% of the statewide PM<sub>10</sub> emissions average for comparable equipment.</p> <p><b>AQ-7:</b> The following language should be included in General Plan Policy OS-10.10: <u>Ensure development</u>Development of new sensitive land uses (schools, hospitals, facilities for the elderly) <del>should not be</del></p>	<p><b>2030 and 2092</b></p> <p><b>AQ-6<sup>25</sup>:</b> The County of Monterey shall require that construction contracts be given to those contractors who show evidence of the use of soot traps, ultra-low sulfur fuels, and other diesel engine emissions upgrades that reduce PM<sub>10</sub> emissions to less than 50% of the statewide PM<sub>10</sub> emissions average for comparable equipment.</p> <p><b>AQ-7<sup>26</sup>:</b> The following language is included in Policy OS-10.10:  <ul style="list-style-type: none"> <li>• Locate development of new sensitive land uses (schools, hospitals, facilities for the elderly) at least 500 feet from a</li> </ul> </p>	2030—LTS Buildout—LTS

<sup>25</sup> Policy OS-10.14.

<sup>26</sup> Policy OS-10.10.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	than 500 feet of a freeway carrying more than 100,000 vehicles per day.	located any closer than 500 feet of a freeway carrying more than 100,000 vehicles per day.	freeway carrying more than 100,000 vehicles per day. (This measure is incorporated into measure AQ-3, above.)	
AQ-5: Future traffic growth would cause increases in CO levels along County roadways.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
AQ-6: Buildout of the General Plan would result in the emission of objectionable odors.	<b>2030 and 2092</b> <b>AQ-8:</b> The following measures should be added as General Plan Policy OS-10.12: OS-10.12. Provide for the proper storage and disposal of pomace resulting from winery operations. <ul style="list-style-type: none"> <li>▪ To minimize odors resulting from the storage of pomace, all residue shall be removed from the site or spread in the vineyards as a soil amendment by the winery.</li> <li>▪ To prevent complaints resulting from burning of pomace, burning of pomace as a disposal method shall be prohibited.</li> <li>▪ All wineries shall incorporate best management practices and technologies to prevent fugitive emissions and odors from escaping the winery during production.</li> </ul>	<b>2030 and 2092</b> <b>AQ-8:</b> The following measures should be added as General Plan Policy OS-10.12: OS-10.12. Provide for the proper storage and disposal of pomace resulting from winery operations. <ul style="list-style-type: none"> <li>▪ To minimize odors resulting from the storage of pomace, all residue shall be removed from the site or spread in the vineyards as a soil amendment by the winery.</li> <li>▪ To prevent complaints resulting from burning of pomace, burning of pomace as a disposal method shall be prohibited.</li> <li>▪ All wineries shall incorporate best management practices and technologies to prevent fugitive emissions and odors from escaping the winery during production.</li> </ul>	<b>2030 and 2092</b> <b>AQ-8:</b> The following measures should be added as General Plan Policy AG-4.5 <sup>27</sup> : AG-4.5. Wineries shall provide for the proper storage and disposal of pomace resulting from winery operations. <ul style="list-style-type: none"> <li>• To minimize odors resulting from the storage of pomace, all residue shall be removed from the site or spread in the vineyards as a soil amendment by the winery.</li> <li>• To prevent complaints resulting from burning of pomace, burning of pomace as a disposal method shall be prohibited.</li> </ul> All wineries shall incorporate best management practices and technologies to prevent fugitive emissions and odors from escaping the winery during production.	2030—LTS Buildout—LTS
CUM 7: Air Quality	No mitigation is feasible.	No mitigation is feasible.	No mitigation is feasible.	CC

<sup>27</sup> Policy AG-4.5; this was renumbered from OS-10.12.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
<b>4.8 NOISE</b>				
Impact N-1: Future development activities associated with the General Plan would result in exposure of noise sensitive land uses (i.e. persons) to traffic noise in excess of County noise standards, or substantial increases in traffic noise.	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	2030—LTS 2092—LTS
Impact N-2: Development activities associated with implementation of the General Plan would result in exposure of persons to excessive ground-borne vibration.	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	2030—LTS 2092—LTS
Impact N-3: Implementation of the General Plan would create temporary, short-term noise impacts during associated construction activities.	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	2030—LTS 2092—LTS
Impact N-4: Implementation of the General Plan would potentially expose people residing or working near an airport to excessive noise levels.	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	2030—LTS 2092—LTS

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
Impact N-5: Implementation of the General Plan would expose people residing or working near industrial/agricultural land uses and recreational venues to excessive noise levels.	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	2030—LTS 2092—LTS
CUM-8: Noise	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	No mitigation beyond General Plan policies is necessary.	LTCC
<b>4.9 BIOLOGICAL RESOURCES</b>				
BIO-1: Potential Adverse Impact on Special-Status Species	<p><b>2030</b> <i>All Special Status Species—Program Level</i></p> <p><b>BIO-1.1:</b> Baseline Inventory of Landcover, Special Status Species Habitat, Sensitive Natural Communities, Riparian Habitat, and Wetlands in Monterey County</p> <p>The County shall expand the inventory of listed species suitable and critical habitat required by Policy OS 5.1 and OS-5.2 to include an updated vegetation land cover map, identification of suitable habitat for special status species (as defined in this document), sensitive natural communities, and riparian habitat in Monterey County. The inventory shall include wetlands inventory as feasible based on existing data sources and aerial interpretation. This inventory should be updated at a</p>	<p><b>2030</b> <i>All Special Status Species—Program Level</i></p> <p><del><b>BIO-1.1:</b> Baseline Inventory of Landcover, Special Status Species Habitat, Sensitive Natural Communities, Riparian Habitat, and Wetlands in Monterey County</del></p> <p><del>The County shall expand the inventory of listed species suitable and critical habitat required by Policy OS 5.1 and OS-5.2 to include an updated vegetation land cover map, identification of suitable habitat for special status species (as defined in this document), sensitive natural communities, and riparian habitat in Monterey County. The inventory shall include wetlands inventory as feasible based on existing data sources and aerial interpretation. This inventory should be updated at a minimum of ten year intervals. The inventory can</del></p>	<p><b>2030</b> <i>All Special Status Species—Program Level</i></p>	2030—LTS 2092—SU

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>minimum of ten-year intervals. The inventory can exclude areas that are not under the control of Monterey County (e.g. cities, state and federal lands).</p> <p><b>BIO-1.2:</b> Salinas Valley Conservation Plan to preserve habitat for the San Joaquin kit fox in the Salinas Valley. The County shall, in concert with the USFWS, CDFG, cities in the Salinas Valley, and stakeholders develop a conservation plan for the Salinas Valley to provide for the preservation of adequate habitat to sustain the San Joaquin kit fox population. The general focus area of the plan shall be the Salinas Valley south of the community of Chualar. The Conservation Plan, at a minimum, shall be adopted by Monterey County and shall be applied to all discretionary approvals (and their associated CEQA documents) with potential to affect the San Joaquin kit fox within the conservation plan area. The County shall complete the conservation plan within 4 years of General Plan adoption. The conservation plan funding program shall be developed and shall include a mitigation fee program for which development projects will be assessed a fee based on a proportional basis of impact to the San Joaquin kit fox. The compensation plan shall be developed and implemented in coordination with the</p>	<p><del>exclude areas that are not under the control of Monterey County (e.g. cities, state and federal lands).</del></p> <p><b>BIO-1.2:</b> Salinas Valley Conservation Plan to preserve habitat for the San Joaquin kit fox in the Salinas Valley. The County shall, in concert with the <del>USFWS</del> <u>U.S. Fish and Wildlife Service</u>, <del>CDFG</del> <u>California Department of Fish and Game</u>, cities in the Salinas Valley, and stakeholders develop a conservation <del>plan</del> <u>strategy</u> for the Salinas Valley to provide for the preservation of adequate habitat to sustain the San Joaquin kit fox population. The general focus area of the plan shall be the Salinas Valley south of the community of Chualar. The conservation <del>plan</del> <u>strategy</u>, at a minimum, shall be adopted by Monterey County and shall be applied to all discretionary approvals (and their associated CEQA documents) with potential to affect the San Joaquin kit fox within the conservation <del>plan</del> <u>strategy</u> area. The County shall complete the conservation <u>strategy</u> within 4 years of General Plan adoption. The conservation <u>strategy</u> funding program shall be developed and shall <del>include</del> <u>consider</u> a mitigation fee program for which development projects will be assessed a fee based on a proportional basis of impact to</p>	<p><b>BIO-1.2:</b> Salinas Valley Conservation Strategy to preserve habitat for the San Joaquin kit fox in the Salinas Valley.<sup>28</sup> The County shall, in concert with the U.S. Fish and Wildlife Service, California Department of Fish and Game, cities in the Salinas Valley, and stakeholders develop a conservation strategy for the Salinas Valley to provide for the preservation of adequate habitat to sustain the San Joaquin kit fox population. The general focus area of the plan shall be the Salinas Valley south of the community of Chualar. The conservation strategy, at a minimum, shall be adopted by Monterey County and shall be applied to all discretionary approvals (and their associated CEQA documents) with potential to affect the San Joaquin kit fox within the conservation strategy area. The County shall complete the conservation strategy within 4 years of General Plan adoption. The conservation strategy funding program shall be developed and shall consider a mitigation fee program for which development projects will be assessed a fee based on a proportional basis of impact to the San Joaquin kit fox</p>	

<sup>28</sup> Policy OS-5.19.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>appropriate state or federal agency and may provide mechanisms to mitigate impacts of an individual project through one or more of the following means: identifying an agency-approved mitigation bank or other compensation site (on- or off-site); and/or preserving habitat; monitoring the compensation site; and funding the management of the compensation site.</p> <p><i>All Special Status Species—Project Level</i></p> <p><b>BIO-1.3:</b> Project Level Biological Survey and Avoidance, Minimization, and Compensation for Impacts to Non-Listed Special-Status Species and Sensitive Natural Communities.</p> <p>The County shall require that any development project that could potentially impact a non-listed special status species or sensitive natural community shall be required to conduct a biological survey of the site. If non-listed special-status species or sensitive natural communities are found on the site, the project biologist shall recommend measures necessary to avoid, minimize, and/or compensate for identified impacts to non-listed special</p>	<p>the San Joaquin kit fox <u>as one of the options</u>. The compensation <u>plan strategy</u> shall be developed and implemented in coordination with the appropriate state or federal agency and may provide mechanisms to mitigate impacts of an individual project through one or more of the following means: identifying an agency-approved mitigation bank or other compensation site (on- or off-site); and/or preserving habitat; monitoring the compensation site; and funding the management of the compensation site.</p> <p><u>Until the adoption of the conservation strategy, habitat loss due to discretionary projects shall be mitigated on a project-by-project basis.</u></p> <p><i>All Special Status Species—Project Level</i></p> <p><del><b>BIO-1.3:</b> Project Level Biological Survey and Avoidance, Minimization, and Compensation for Impacts to Non-Listed Special-Status Species and Sensitive Natural Communities.</del></p> <p><del>The County shall require that any development project that could potentially impact a non-listed special status species or sensitive natural community shall be required to conduct a biological survey of the site. If non-listed special-status species or sensitive natural communities are found on the site, the project biologist shall recommend measures necessary to avoid, minimize, and/or compensate for identified impacts to non-listed special status species</del></p>	<p>as one of the options. The compensation strategy shall be developed and implemented in coordination with the appropriate state or federal agency and may provide mechanisms to mitigate impacts of an individual project through one or more of the following means: identifying an agency-approved mitigation bank or other compensation site (on- or off-site); and/or preserving habitat; monitoring the compensation site; and funding the management of the compensation site. Until the adoption of the conservation strategy, habitat loss due to discretionary projects shall be mitigated on a project-by-project basis.</p>	

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>status species and sensitive natural communities. An ordinance establishing minimum standards for a biological report shall be enacted. This policy shall only apply to the following:</p> <p>(a) Development in Focused Growth Areas (Community Areas, Rural Centers and Housing Overlays</p> <p>(b) Development requiring a discretionary permit</p> <p>(c) Large scale wineries in the AWCP.</p> <p><b>2092</b></p> <p><b>BIO-1.1 through BIO-1.3</b> as described above.</p> <p><b>BIO-1.4:</b> By 2030, prepare an Update to the General Plan to identify expansion of existing focused growth areas and/or to identify new focused growth areas to reduce loss of natural habitat in Monterey County.</p> <p>The County shall update the County General Plan by no later than January 1, 2030 and shall consider the potential to expand focused growth areas established by the General Plan and/or the designation of new focused growth areas. The purpose of such expanded/new focused growth areas would be to reduce the loss of special status species (both listed and</p>	<p><del>and sensitive natural communities. An ordinance establishing minimum standards for a biological report shall be enacted. This policy shall only apply to the following:</del></p> <p><del>(a) Development in Focused Growth Areas (Community Areas, Rural Centers and Housing Overlays</del></p> <p><del>(b) Development requiring a discretionary permit</del></p> <p><del>(c) Large scale wineries in the AWCP.</del></p> <p><b>2092</b></p> <p><b>BIO-1.2 1.1 through BIO-1.3</b> as described above.</p> <p><b>BIO-1.4:</b> By 2030, prepare an Update to the General Plan to identify expansion of existing focused growth areas and/or to identify new focused growth areas to reduce loss of natural habitat in Monterey County.</p> <p><del>The County shall update the County General Plan by no later than January 1, 2030 and shall consider the potential to expand focused growth areas established by the General Plan and/or the designation of new focused growth areas. At five year intervals, the County shall examine the degree to which thresholds predicted in the General Plan EIR for the timeframe 2006-</del></p>	<p><b>2092</b></p> <p><b>BIO-1.2:</b> See the description above.</p> <p><b>BIO-1.4:</b> Prepare an Update to the General Plan to identify expansion of existing focused growth areas and/or to identify new focused growth areas to reduce loss of natural habitat in Monterey County.<sup>29</sup> At five year intervals, the County shall examine the degree to which thresholds predicted in the General Plan EIR for the timeframe 2006-2030 for increased population, residential construction, and commercial growth have been attained. If the examination indicates that actual growth is within 10% of the thresholds (10,015 new housing units; 500 acres new commercial development; 3,111 acres new industrial</p>	

<sup>29</sup> Policy OS-5.20.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>non-listed) and their habitat due to continued urban growth after 2030. The new/expanded growth areas shall be designed to accommodate at least 80% of the projected residential and commercial growth in the unincorporated County from 2030 to buildout. This update will also address expansion of agricultural operations and potential impacts to special status species.</p> <p><b>BIO-1.5:</b> By 2030, prepare a Comprehensive County Natural Communities Conservation Plan The County shall complete the preparation</p>	<p><u>2030 for increased population, residential construction and commercial growth have been attained. If the examination indicates that actual growth is within 10% of the thresholds (10,015 new housing units; 500 acres new commercial development; 3111 acres new industrial development and 10,253 acres of land converted to agriculture) the County shall initiate a General Plan Amendment process to consider the expansion of focused growth areas established by the General Plan and/or the designation of new focused growth areas.</u> The purpose of such expanded/new focused growth areas would be to reduce the loss of <del>CEQA defined special status</del> species and habitat addressed by Policy OS-5.16 due to continued urban growth after 2030. The new/expanded growth areas shall be designed to accommodate at least 80% of the projected residential and commercial growth in the unincorporated County from 2030 to buildout. This update will also address expansion of agricultural operations and potential impacts to <del>CEQA defined special status</del> the species and habitat addressed by policy OS-5.16.</p> <p><b>BIO-1.5:</b> By 2030, prepare a Comprehensive County Natural Communities Conservation Plan Strategy At five year intervals, the County shall</p>	<p>development, or 10,253 acres of land converted to agriculture), the County shall initiate a General Plan Amendment process to consider the expansion of focused growth areas established by the General Plan and/or the designation of new focused growth areas. The purpose of such expanded/new focused growth areas would be to reduce the loss of species and habitat addressed by Policy OS-5.16 due to continued urban growth. The new/expanded growth areas shall be designed to accommodate at least 80% of the projected residential and commercial growth in the unincorporated County from 2030 to buildout. This update will also address expansion of agricultural operations and potential impacts to the species and habitat addressed by policy OS-5.16.</p> <p><b>BIO-1.5:</b> Prepare a Comprehensive Conservation Strategy.<sup>30</sup> At five year intervals, the County shall examine the degree to which thresholds for increased</p>	

<sup>30</sup> Policy OS-5.21.



Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>of a NCCP for all incorporated areas in Monterey County by no later than January 1, 2030 to address all state and federal listed species and all special-status species with potential to be listed up to buildout of the County. The County shall invite the participation of the incorporated cities, the federal land agencies, Caltrans and other stakeholders. The NCCP shall also cover preservation of sensitive natural communities, riparian habitat, and wetlands, and wildlife movement corridors and include mechanisms including on and off-site mitigation ratios and fee programs for mitigating impacts.</p>	<p><u>examine the degree to which thresholds for increased population, residential construction and commercial growth predicted in the General Plan EIR for the timeframe 2006-2030 have been attained. If the examination indicates that actual growth is within 10% of the growth projected in the General Plan EIR (10,015 new housing units; 500 acres new commercial development; 3111 acres new industrial development and 10,253 acres of land converted to agriculture), then the County shall assess the vulnerability of currently non-listed species becoming rare, threatened or endangered due to projected development.</u> The County shall complete the preparation of a NCCP for all incorporated areas in Monterey County by no later than January 1, 2030 to address all state and federal listed species and all CEQA defined special status species conservation strategy for those areas containing substantial suitable habitat for plant and wildlife species with the potential to become listed species up to buildout of the County due to development. The County shall invite the participation of the incorporated cities, the federal land agencies, Caltrans and other stakeholders. The NCCP conservation strategy shall also cover preservation of sensitive natural communities, riparian habitat, and wetlands, and wildlife movement corridors and include mechanisms including such as on and off-site mitigation ratios and fee programs for mitigating impacts or their</p>	<p>population, residential construction, and commercial growth predicted in the General Plan EIR for the timeframe 2006-2030 have been attained. If the examination indicates that actual growth is within 10% of the growth projected in the General Plan EIR (10,015 new housing units; 500 acres new commercial development; 3,111 acres new industrial development and 10,253 acres of land converted to agriculture), the County shall assess the vulnerability of currently non-listed species to become rare, threatened, or endangered due to projected development. The County shall complete the preparation of a conservation strategy for those areas containing substantial suitable habitat for those plant and wildlife species for which a biological report would be required pursuant to Policy OS-5.16 due to development. The County shall invite the participation of the incorporated cities, the federal land agencies, Caltrans, and other stakeholders. The conservation strategy shall also cover preservation of sensitive natural communities, riparian habitat, and wetlands, and wildlife movement corridors and include mechanisms such as on and off-site mitigation ratios and fee programs for mitigating impacts or their equivalent.</p>	

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
BIO-2: Potential Adverse Effects on Sensitive Riparian Habitat, Other Sensitive Natural Communities and on Federal and State Jurisdictional Waters and Wetlands	<b>2030</b> <i>Program Level Mitigation Measures</i>	<b>2030</b> <i>Program Level Mitigation Measures</i>	<b>2030</b> <i>Program Level Mitigation Measures</i>	2030—LTS 2092—SU
	<b>BIO-1.1</b> (as described above under Impacts to Special Status Species)	<del><b>BIO-1.1</b> (as described above under Impacts to Special Status Species)</del>	<b>BIO-2.1: Stream Setback Ordinance.</b> <sup>31</sup> In order to preserve riparian habitat, conserve the value of streams and rivers as wildlife corridors and reduce sediment and other water quality impacts of new development, the county shall develop and adopt a Stream Setback Ordinance. The ordinance shall establish minimum standards for the avoidance and setbacks for new development relative to streams. The ordinance shall identify standardized inventory methodologies and mapping requirements. A stream classification system shall be identified to distinguish between different stream types (based on hydrology, vegetation, and slope, etc.) and thus allow application of standard setbacks to different stream types. The ordinance shall identify specific setbacks relative to the following rivers and creeks so they can be implemented in the Area Plans: Salinas, Carmel River, Arroyo Seco, Pajaro River, Nacimiento, San Antonio, Gabilan Creek, and Toro Creek.	
	<b>BIO-2.1: Stream Setback Ordinance</b> The county shall develop and adopt a county-wide Stream Setback Ordinance to establish minimum standards for the avoidance and setbacks for new development relative to streams. The ordinance shall identify standardized inventory methodologies and mapping requirements. A stream classification system shall be identified to distinguish between different stream types (based on hydrology, vegetation, and slope, etc.) and thus allow application of standard setbacks to different stream types. The ordinance shall identify specific setbacks relative to the following rivers and creeks so they can be implemented in the Area Plans: Salinas, Carmel River, Arroyo Seco, Pajaro River, Nacimiento, San Antonio, Gabilan Creek, and Toro Creek. The ordinance may identify specific setbacks for other creeks or may apply generic setbacks based on the stream classification developed for the ordinance.	<del><b>BIO-2.1: Stream Setback Ordinance</b></del> <del>The In order to preserve riparian habitat, conserve the value of streams and rivers as wildlife corridors and reduce sediment and other water quality impacts of new development, the county shall develop and adopt a county-wide Stream Setback Ordinance. The ordinance shall to establish minimum standards for the avoidance and setbacks for new development relative to streams. The ordinance shall identify standardized inventory methodologies and mapping requirements. A stream classification system shall be identified to distinguish between different stream types (based on hydrology, vegetation, and slope, etc.) and thus allow application of standard setbacks to different stream types. The ordinance shall identify specific setbacks relative to inland portions of the following rivers and creeks so they can be implemented in the Area Plans: Salinas, Carmel River, Arroyo Seco, Pajaro River, Nacimiento, San Antonio, Gabilan Creek,</del>		

<sup>31</sup> Policy OS-5.22.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>The purpose of the ordinance will be to preserve riparian habitat and reduce sediment and other water quality impacts of new development.</p> <p>The Stream Setback Ordinance shall apply to all discretionary development within the County and to conversion of previously uncultivated agricultural land (as defined in the General Policy Glossary) on normal soil slopes over 15% or on highly erodible soils on slopes over 10%.</p> <p><b>BIO-2.2—Oak Woodlands Mitigation Program.</b></p> <p>The County shall prepare, adopt and implement a program that allows project to mitigate the loss of oak woodlands. The program would include ratios for replacement, payment of fees to mitigate the loss or direct replacement for the loss of oak woodlands and monitoring for compliance. The program would identify</p>	<p>and Toro Creek. The ordinance may identify specific setbacks for other creeks or may apply generic setbacks based on the stream classification developed for the ordinance. <del>The purpose of the ordinance will be to preserve riparian habitat and reduce sediment and other water quality impacts of new development shall identify appropriate uses within the setback area that would not cause removal of riparian habitat, compromise identified riparian wildlife corridors, or compromise water quality of the relevant stream.</del></p> <p>The Stream Setback Ordinance shall apply to all discretionary development, <del>County public projects within the County</del> and to conversion of previously uncultivated <del>agricultural</del> land (as defined in the General Policy Glossary) on normal soil slopes over 15% or on highly erodible soils on slopes over 10%. <u>The stream setback ordinance shall be adopted within three (3) years of adoption of the General Plan.</u></p> <p><b>BIO-2.2—Oak Woodlands Mitigation Program.</b></p> <p>The County shall prepare, adopt and implement a program that allows project to mitigate the loss of oak woodlands. The program <del>would include</del> <u>shall be consistent with California Public Resources Code Section 21083.4, and will identify a combination of the following mitigation alternatives: a) ratios for replacement, b)</u></p>	<p>The ordinance may identify specific setbacks for other creeks or may apply generic setbacks based on the stream classification developed for the ordinance. The ordinance shall delineate appropriate uses within the setback area that shall not cause removal of riparian habitat, compromise identified riparian wildlife corridors, or compromise water quality of the relevant stream while also taking into consideration uses that serve health and safety purposes. The Stream Setback Ordinance shall apply to all discretionary development, County public projects, and to conversion of lands uncultivated for the previous 30 years, on normal soil slopes over 15% or on highly erodible soils on slopes over 10%. The stream setback ordinance shall be adopted within three (3) years of adoption of the General Plan.</p> <p><b>BIO-2.2.</b> Oak Woodlands Mitigation Program.<sup>32</sup> The County shall prepare, adopt and implement a program that allows projects to mitigate the loss of oak woodlands, while also taking into consideration wildfire prevention/protection. Consistent with California Public Resources Code Section 21083.4, the program shall identify a combination of the following mitigation alternatives:</p>	

<sup>32</sup> Policy OS-5.23.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>criteria for suitable donor sites. Mitigation for the loss of oak tree woodlands may be either on-site or off-site. The program would allow payment to either a local fund established by the County. Until such time as the County program is implemented, payment of a fee may be made to the State Oak Woodlands Conservation Program. Replacement of oak woodlands shall be on a minimum 1:1 ratio.</p> <p><b>BIO-2.3:</b> Add Considerations Regarding Riparian Habitat and Stream Flows to Criteria for Long-Term Water Supply and</p>	<p>payment of fees to mitigate the loss or direct replacement for the loss of oak woodlands and monitoring for compliance, <u>and c) conservation easements.</u> The program would identify criteria for suitable donor sites. Mitigation for the loss of oak <del>tree</del> woodlands may be either on-site or off-site. The program would allow payment of <u>fees</u> to either a local fund established by the County <u>or a state fund.</u> Until such time as the County program is implemented <u>consistent with Public Resources Code section 21083.4 (b), payment of projects shall pay a fee may be made to the State Oak Woodlands Conservation Program Fund (OWCF).</u> Replacement of oak woodlands shall <del>be on a minimum 1:1 ratio</del> <u>provide for equivalent acreage and ecological value at a minimum of 1:1 ratio.</u> <u>The program shall prioritize the conservation of oak woodlands that are within known wildlife corridors as a high priority. The oak woodlands mitigation program shall be adopted within 5 years of adoption of the General Plan.</u></p> <p><b>BIO-2.3:</b> Add Considerations Regarding Riparian Habitat and Stream Flows to Criteria for Long-Term Water Supply and</p>	<p>a) ratios for replacement, b) payment of fees to mitigate the loss or direct replacement for the loss of oak woodlands and monitoring for compliance; and c) conservation easements.</p> <p>The program shall identify criteria for suitable donor sites. Mitigation for the loss of oak woodlands may be either on-site or off-site. The program shall allow payment of fees to either a local fund established by the County or a state fund. Until such time as the County program is implemented consistent with Public Resources Code Section 21083.4(b), projects shall pay a fee to the state Oak Woodlands Conservation Fund (OWCF). Replacement of oak woodlands shall provide for equivalent acreage and ecological value at a minimum of 1:1 ratio. The program shall prioritize the conservation of oak woodlands that are within known wildlife corridors as a high priority. The oak woodlands mitigation program shall be adopted within 5 years of adoption of the General Plan.</p> <p><b>BIO-2.3:</b> Add Considerations Regarding Riparian Habitat and Stream Flows to Criteria for Long-Term Water Supply and</p>	

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>Well Assessment.</p> <p>Public Services Policies PS-3.3 and PS-3.4 establish the criteria for proof of a long-term water supply and for evaluation and approval of new wells. The following criteria shall be added to these policies:</p> <p>Policy PS-3.3.i—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead.</p> <p>Policy PS-3.4.g—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead.</p>	<p>Well Assessment.</p> <p>Public Services Policies PS-3.3 and PS-3.4 establish the criteria for proof of a long-term water supply and for evaluation and approval of new wells. The following criteria shall be added to these policies:</p> <p>Policy PS-3.3.i—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, <u>for the purpose of minimizing impacts to those resources and species.</u></p> <p>Policy PS-3.4.g—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, <u>for the purpose of minimizing impacts to those resources and species.</u></p> <p><u>h— A discretionary permit shall be required for new wells in the Carmel Valley alluvial aquifer. All new wells shall be required to fully offset any increase in</u></p>	<p>Well Assessment.<sup>33</sup></p> <p>Public Services Policies PS-3.2, PS-3.3, and PS-3.4 establish the criteria for proof of a long-term water supply and for evaluation and approval of new domestic and high-capacity wells. The following criteria shall be added to these policies:</p> <p>Policy PS-3.2.f—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, for the purpose of minimizing impacts to those resources and species.</p> <p>Policy PS-3.3.g—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, for the purpose of minimizing impacts to those resources and species.</p> <p>Policy PS-3.4b - Effects on in-stream</p>	

<sup>33</sup> Policies PS-3.2 and PS-3.3 in Final General Plan; renumbered from Policies PS-3.3 and PS-3.4 in the Draft General Plan. Carmel Valley Master Plan Policy CV-3.20 further provides that a discretionary permit shall be required for new wells in the Carmel Valley alluvial aquifer. All new wells shall be required to fully offset any increase in extractions from this aquifer. These requirements shall be maintained until such a time that the Coastal Water project (or its equivalent) results in elimination of all Cal-Am withdrawals in excess of its legal rights. North County Area Plan Policy NC-3.8 provides that a discretionary permit shall be required for all new wells in fractured rock or hard rock areas in the North County Area Plan in order to provide for case by case review of potential water quality and overdraft concerns. This requirement shall be maintained until such a time that a water supply project or projects are completed that addresses existing water quality and water supply issues in fractured rock or hard rock areas. Policy NC-5.4 provides that in order to address serious public health concerns regarding water quality and quantity, and in addition to the permit process required in Policy NC-3.8, a permit process shall be developed for all new wells proposed to be developed in the North County Planning Area. The permit process shall be developed by ordinance and shall be in place within 18 months of adoption of this General Plan, and a permit shall be required to develop any new well. The requirement for a permit shall be effective until the later of the effective date of the ordinances required by Policies PS-3.2 and -3.3, or 36 months.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p><i>Project Level Mitigation Measure</i></p> <p><b>BIO-1.3</b> as described above under Impacts to Special Status Species.</p> <p><b>2092</b></p>	<p><u>extractions from this aquifer. These requirements shall be maintained until such a time that the Coastal Water project (or its equivalent) results in elimination of all Cal-Am withdrawals in excess of its legal rights.</u></p> <p><u>i— A discretionary permit shall be required for all new wells in fractured rock or hard rock areas in the North County Area Plan in order to provide for case by case review of potential water quality and overdraft concerns. This requirement shall be maintained until such a time that a water supply project or projects are completed that addresses existing water quality and water supply issues in fractured rock or hard rock areas.</u></p> <p><i>Project Level Mitigation Measure</i></p> <p><del><b>BIO-1.3</b> as described above under Impacts to Special Status Species.</del></p> <p><b>2092</b></p>	<p>flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead, for the purpose of minimizing impacts to those resources and species.</p> <p>CV-3.20— A discretionary permit shall be required for new wells in the Carmel Valley alluvial aquifer. All new wells shall be required to fully offset any increase in extractions from this aquifer (see Policies PS-3.3 and PS-3.4). These requirements shall be maintained until such a time that the Coastal Water project (or its equivalent) results in elimination of all Cal-Am withdrawals in excess of its legal rights.</p> <p>NC-3.8— A discretionary permit shall be required for all new wells in fractured rock or hard rock areas in the North County Area Plan in order to provide for case by case review of potential water quality and overdraft concerns. This requirement shall be maintained until such a time that a water supply project or projects are completed that addresses existing water quality and water supply issues in fractured rock or hard rock areas.</p> <p><i>Project Level Mitigation Measures</i></p> <p><b>2092</b></p>	

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p><b>BIO-1.1, 1.2, 1.3, 1.4, and 1.5</b> as described above under Impacts to Special Status Species.</p> <p><b>BIO-2.1, 2.2 and 2.3</b> as described above.</p>	<p><b>BIO-1.1, -1.2, 1.3, 1.4, and 1.5</b> as described above under Impacts to Special Status Species.</p> <p><b>BIO-2.1, 2.2 and 2.3</b> as described above.</p>	<p><b>BIO-1.2, -1.4, and -1.5.</b> See the descriptions above.</p> <p><b>BIO-2.1, -2.2 and -2.3.</b> See the descriptions above.</p>	
<p>BIO-3.1: Potential Disturbance and Loss of Native Fish and Wildlife Species Movement Corridors</p>	<p><b>2030</b></p> <p><b>BIO-1.2</b> described under Impacts to Special Status Species.</p> <p><b>BIO-2.1</b> described under Impacts to Sensitive Natural Communities.</p> <p><b>BIO-3.1:</b> Project-Level Wildlife Movement Considerations.</p> <p>The County shall require discretionary projects to retain movement corridors of adequate size and habitat quality to allow for continued wildlife use based on the needs of the species occupying the habitat. The County shall consider the need for wildlife movement in designing and expanding major roadways and public infrastructure projects to provide movement opportunities for terrestrial wildlife and to ensure that existing stream channels and riparian corridors continue to provide for wildlife movement and access.</p>	<p><b>2030</b></p> <p><b>BIO-1.2</b> described under Impacts to Special Status Species.</p> <p><b>BIO-2.1</b> described under Impacts to Sensitive Natural Communities.</p> <p><b>BIO-3.1:</b> Project-Level Wildlife Movement Considerations.</p> <p>The County shall require discretionary projects to retain movement corridors of adequate size and habitat quality to allow for continued wildlife use based on the needs of the species occupying the habitat. The County shall <u>require that expansion of</u> <del>consider the need for wildlife movement in designing and expanding</del> major roadways and public infrastructure projects to provide movement opportunities for terrestrial wildlife and to ensure that existing stream channels and riparian corridors continue to provide for wildlife movement and access. <u>Among others, sources of information about wildlife corridors in Monterey County can be found in the following references:</u></p>	<p><b>2030</b></p> <p><b>BIO-1.2.</b> See the description above.</p> <p><b>BIO-2.1.</b> See the descriptions above.</p> <p><b>BIO-3.1:</b> Project-Level Wildlife Movement Considerations.<sup>34</sup> The County shall require discretionary projects to retain movement corridors of adequate size and habitat quality to allow for continued wildlife use based on the needs of the species occupying the habitat. The County shall require that expansion of its roadways and public infrastructure projects to provide movement opportunities for terrestrial wildlife and ensure that existing stream channels and riparian corridors continue to provide for wildlife movement and access.</p>	<p>2030—LTS</p> <p>2092—LTS</p>

<sup>34</sup> Policy OS-5.24.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
		<ul style="list-style-type: none"> <li>▪ <u>California Wilderness Coalition. 2001. Missing Linkages: Restoring Connectivity to the California Landscape.</u></li> <li>▪ <u>The Nature Conservancy. 2006. California Central Coast Ecoregional Plan Update. October.</u></li> </ul>		
	<p><b>2092</b></p> <p><b>BIO-1.2</b> described under Impacts to Special Status Species.</p> <p><b>BIO-1.3</b> described under Impacts to Special Status Species.</p> <p><b>BIO-1.4</b> described under Impacts to Special Status Species.</p> <p><b>BIO-1.5</b> discussed under Impacts to Special Status Species.</p> <p><b>BIO-2.1</b> discussed under Impacts to Sensitive Natural Communities.</p> <p><b>BIO-3.1</b> discussed above.</p>	<p><b>2092</b></p> <p><b>BIO-1.2</b> described under Impacts to Special Status Species.</p> <p><del><b>BIO-1.3</b> described under Impacts to Special Status Species.</del></p> <p><b>BIO-1.4</b> described under Impacts to Special Status Species.</p> <p><b>BIO-1.5</b> discussed under Impacts to Special Status Species.</p> <p><b>BIO-2.1</b> discussed under Impacts to Sensitive Natural Communities.</p> <p><b>BIO-3.1</b> discussed above.</p>	<p><b>2092</b></p> <p><b>BIO-1.2</b> See the description above.</p> <p><b>BIO-1.4</b> See the description above.</p> <p><b>BIO-1.5</b> See the description above.</p> <p><b>BIO-2.1</b> See the description above.</p> <p><b>BIO-3.1</b> See the description above.</p>	
<p>BIO-3.2: Potential Loss or Disturbance of Nesting Migratory Birds and Raptors</p>	<p><b>2030</b></p> <p><b>BIO-3.2:</b> Remove Vegetation During the Nonbreeding Season and Avoid Disturbance of Nesting Migratory Birds, Including Raptors, as Appropriate (generally September 16 to January 31). Vegetation removed in the course of development will be removed only during</p>	<p><b>2030</b></p> <p><b>BIO-3.2:</b> Remove Vegetation During the Nonbreeding Season and Avoid Disturbance of Nesting Migratory Birds, Including Raptors, as Appropriate (generally <del>September 16 to January 31</del> <u>February 1 to September 15</u>). <del>Vegetation removed in the course of</del></p>	<p><b>2030</b></p> <p><b>BIO-3.2:</b> Remove Vegetation During the Nonbreeding Season and Avoid Disturbance of Nesting Migratory Birds, Including Raptors, as Appropriate (generally February 1 to September 15).<sup>35</sup> Occupied nests of statutorily protected migratory birds and raptors</p>	<p>2030—LTS 2092—LTS</p>

<sup>35</sup> Policy OS-5.25.



Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>the nonbreeding season (generally September 16 to January 31). Occupied nests of migratory birds, including raptors, will be avoided during this period. The county shall consult, or require the developer to consult, with a qualified biologist prior to any site preparation or construction work in order to (1) determine whether work is proposed during nesting season for migratory birds, (2) determine whether site vegetation is suitable to nesting migratory birds, (3) identify any regulatory requirements for setbacks or other avoidance measures for migratory birds which could nest on the site, and (4) establish project-specific requirements for setbacks, lock-out periods, or other methods of avoidance of nesting birds. The county shall require the development to follow the recommendations of the biologist.</p>	<p><del>development will be removed only during the nonbreeding season (generally September 16 to January 31). Occupied nests of statutorily protected migratory birds, including and raptors will be avoided during this period</del> shall not be disturbed <u>during the breeding season (generally February 1 to September 15)</u>. The county shall consult, or require the developer to consult, with a qualified biologist prior to any site preparation or construction work in order to (1) determine whether work is proposed during nesting season for migratory birds <u>or raptors</u>, (2) determine whether site vegetation is suitable to nesting migratory birds <u>or raptors</u>, (3) identify any regulatory requirements for setbacks or other avoidance measures for migratory birds <u>and raptors</u> which could nest on the site, and (4) establish project-specific requirements for setbacks, lock-out periods, or other methods of avoidance of <u>disruption of</u> nesting birds. The county shall require the development to follow the recommendations of the biologist. <u>This measure may be implemented in one of two ways: (1) preconstruction surveys can be conducted to identify active nests and if found, adequate buffers shall be provided to avoid active nest disruption until after the young have fledged; or (2) vegetation removal can be conducted during the non-breeding season (generally September 16 to January 31); however, removal of vegetation along waterways shall require approval of all appropriate local, state, and</u></p>	<p>shall not be disturbed during the breeding season (generally February 1 to September 15). The county shall:</p> <p>A. Consult, or require the developer to consult, with a qualified biologist prior to any site preparation or construction work in order to:</p> <ol style="list-style-type: none"> <li>(1) determine whether work is proposed during nesting season for migratory birds or raptors,</li> <li>(2) determine whether site vegetation is suitable to nesting migratory birds or raptors,</li> <li>(3) identify any regulatory requirements for setbacks or other avoidance measures for migratory birds and raptors which could nest on the site, and</li> <li>(4) establish project-specific requirements for setbacks, lock-out periods, or other methods of avoidance of disruption of nesting birds.</li> </ol> <p>B. Require the development to follow the recommendations of the biologist. This measure may be implemented in one of two ways:</p> <ol style="list-style-type: none"> <li>(1) preconstruction surveys may be conducted to identify active nests and, if found, adequate buffers shall be provided to avoid active nest disruption until after the young have fledged; or</li> <li>(2) vegetation removal may be conducted during the non-</li> </ol>	

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
		<p><u>federal agencies.</u>  <u>This policy would not apply in the case of an emergency fire event requiring tree removal. This policy would apply for tree removal that addresses fire safety planning, since removal can be scheduled to reduce impacts to migratory birds and raptors.</u></p>	<p>breeding season (generally September 16 to January 31); however, removal of vegetation along waterways shall require approval of all appropriate local, state, and federal agencies.</p> <p>This policy shall not apply in the case of an emergency fire event requiring tree removal. This policy shall apply for tree removal that addresses fire safety planning, since removal can be scheduled to reduce impacts to migratory birds and raptors.</p>	
	<p><b>2092</b>  <b>BIO-3.2</b> discussed above.</p>	<p><b>2092</b>  <b>BIO-3.2</b> discussed above.</p>	<p><b>2092</b>  <b>BIO-3.2.</b> See the discussion above.</p>	
<p>BIO-4: Potential Loss of Protected Trees</p>	<p>No mitigation beyond the General Plan policies is necessary.</p>	<p>No mitigation beyond the General Plan policies is necessary.</p>	<p>No mitigation beyond the General Plan policies is necessary.</p>	<p>2030—LTS                  2092—LTS</p>
<p>BIO-5.1: Potential Inconsistency with Adopted Conservation Plan</p>	<p>No mitigation beyond the General Plan policies is necessary.</p>	<p>No mitigation beyond the General Plan policies is necessary.</p>	<p>No mitigation beyond the General Plan policies is necessary.</p>	<p>2030—LTS                  2092—LTS</p>
<p>CUM-9: Biological Resources</p>	<p>Mitigation measures <b>BIO-1.1 to 1.5, BIO-2.1 to 2.3, BIO-3.1 to 3.2.</b></p>	<p>Mitigation measures <b><del>BIO-1.1 to 1.2, 1.4, and 1.5,</del> BIO-2.1 to 2.3, BIO-3.1 to 3.2.</b></p>	<p>Mitigation measures <b>BIO-1.2, -1.4, and -1.5, BIO-2.1 to 2.3, BIO-3.1 to 3.2.</b> See the discussions above.</p>	<p>Cumulatively considerable.</p>
<p><b>4.10 CULTURAL RESOURCES</b></p>				
<p>CUL-1: Development under the General Plan</p>	<p><b>CUL-1:</b></p>	<p><b>CUL-1:</b></p>	<p><b>CUL-1:</b></p>	<p>2030—LTS</p>

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
could potentially damage or destroy historic resources.	<p>Policy CSV-1.1 of the Central Salinas Valley Area Plan will be revised to read:</p> <p><b>CSV-1.1 <u>Special Treatment Area: Paraiso Hot Springs</u></b>—The Paraiso Hot Springs properties shall be designated a Special Treatment Area. Recreation and visitor serving land uses for the Paraiso Hot Springs Special Treatment Area may be permitted in accordance with a general development plan and other discretionary approvals such as subdivision maps, use permits, and design approvals. The Special Treatment Area may include such uses as a lodge, individual cottages, a visitor center, recreational vehicle accommodations, restaurant, shops, stables, tennis courts, aquaculture, mineral water bottling, hiking trails, vineyards, and orchards. The plan shall address cultural resources protection, fire safety, access, sewage treatment, water quality, water quantity, drainage, and soil stability issues (APN: 418-361-004, 418-361-009, 418-361-021, 418-361-022).</p>	<p>Policy CSV-1.1 of the Central Salinas Valley Area Plan will be revised to read:</p> <p><b>CSV-1.1 <u>Special Treatment Area: Paraiso Hot Springs</u></b>—The Paraiso Hot Springs properties shall be designated a Special Treatment Area. Recreation and visitor serving land uses for the Paraiso Hot Springs Special Treatment Area may be permitted in accordance with a general development plan and other discretionary approvals such as subdivision maps, use permits, and design approvals. The Special Treatment Area may include such uses as a lodge, individual cottages, a visitor center, recreational vehicle accommodations, restaurant, shops, stables, tennis courts, aquaculture, mineral water bottling, hiking trails, vineyards, and orchards. The plan shall address cultural resources protection, fire safety, access, sewage treatment, water quality, water quantity, drainage, and soil stability issues (APN: 418-361-004, 418-361-009, 418-<del>381-361</del>-021, 418-<del>381-361</del>-022).</p>	<p>Policy CSV-1.1 of the Central Salinas Valley Area Plan will be revised to read<sup>36</sup>:</p> <p><b>CSV-1.1 <u>Special Treatment Area: Paraiso Hot Springs</u></b>—The Paraiso Hot Springs properties shall be designated a Special Treatment Area. Recreation and visitor serving land uses for the Paraiso Hot Springs Special Treatment Area may be permitted in accordance with a general development plan and other discretionary approvals such as subdivision maps, use permits, and design approvals. The Special Treatment Area may include such uses as a lodge, individual cottages, a visitor center, recreational vehicle accommodations, restaurant, shops, stables, tennis courts, aquaculture, mineral water bottling, hiking trails, vineyards, and orchards. The plan shall address cultural resources protection, fire safety, access, sewage treatment, water quality, water quantity, drainage, and soil stability issues (APN: 418-361-004, 418-361-009, 418-381-021, 418-381-022).</p>	2092—LTS
CUL-2: Development under the General Plan could potentially damage or destroy archaeological resources.	<b>CUL-1</b> discussed under impacts to historic resources.	<b>CUL-1</b> discussed under impacts to historic resources.	<b>CUL-1</b> discussed under impacts to historic resources.	2030—LTS 2092—LTS
CUL-3: Development under the General Plan could result in damage or destruction of	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS 2092—LTS

<sup>36</sup> Policy CSV-1.1.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
paleontological resources.				
CUL-4: Buildout of the General Plan could damage or destroy burial sites.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS 2092—LTS
<b>4.11 PUBLIC SERVICES AND UTILITIES</b>				
PSU-1: Development and land use activities contemplated in the General Plan may result in the need for new or expanded fire facilities.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
PSU-2: Development and land use activities contemplated in the General Plan may result in the need for new or expanded Sheriff's facilities.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
PSU-3: Development and land use activities contemplated in the General Plan may result in the need for new or expanded school facilities. Future schools may affect adjoining land uses.	<p><b>2030</b> No mitigation beyond the General Plan policies is necessary.</p> <p><b>2092</b> Specific mitigation of school operational impacts is not feasible because specific future school characteristics are unknown.</p>	<p><b>2030</b> No mitigation beyond the General Plan policies is necessary.</p> <p><b>2092</b> Specific mitigation of school operational impacts is not feasible because specific future school characteristics are unknown.</p>	<p><b>2030</b> No mitigation beyond the General Plan policies is necessary.</p> <p><b>2092</b> Specific mitigation of school operational impacts is not feasible because specific future school characteristics are unknown.</p>	2030—LTS Buildout—SU
PSU-4: Development and land use activities contemplated in the	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
General Plan may result in the need for new or expanded library facilities.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
PSU-5: Development and land use activities contemplated in the General Plan may result in the need for new or expanded public health facilities.	No mitigation beyond the General Plan policies and existing regulatory standards is necessary.	No mitigation beyond the General Plan policies and existing regulatory standards is necessary.	No mitigation beyond the General Plan policies and existing regulatory standards is necessary.	2030—LTS Buildout—LTS
PSU-6: Development and land use activities contemplated in the General Plan may create additional demands for wastewater collection and treatment, resulting in a need for new or expanded wastewater treatment facilities.	<b>PS-1:</b> The County will add the following policy to the General Plan: Policy S-3.9: require all future developments to implement the most feasible number of Low Impact Development (LID) techniques into their stormwater management plan. The LID techniques may include, but are not limited to, grassy swales, rain gardens, bioretention cells, tree box filters, and preserve as much native vegetation as	<b>PS-1:</b> The County will add the following policy to the General Plan: Policy S-3.9: require all future developments to implement <u>Best Management Practices (BMPs) as approved in the Monterey Regional Storm Water Management Program which are designed to incorporate the most feasible number of Low Impact Development (LID) techniques into their stormwater management plan.</u> <del>The LID techniques may include, but</del>	<b>PS-1:</b> The County will add the following policy to the General Plan <sup>37</sup> : In order to minimize urban runoff affecting water quality, the County shall require all future development within urban and suburban areas to implement Best Management Practices (BMPs) as approved in the Monterey Regional Storm Water Management Program which are designed to incorporate Low Impact Development techniques. BMPs may	2030—LTS Buildout—LTS

<sup>37</sup> Policy S-3.9.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	feasible possible on the project site.	are not limited to, grassy swales, rain gardens, bioretention cells, tree box filters, and preserve as much native vegetation as feasible possible on the project site.	include, but are not limited to, grassy swales, rain gardens, bioretention cells, and tree box filters. BMPs should preserve as much native vegetation as feasible possible on the project site.	
PSU-8: Development and land use activities contemplated in the General Plan may result in a need for new solid waste facilities or non-compliance with waste diversion requirements. Future solid waste facilities would have a significant effect on the environment.	<p><b>2030</b> No mitigation beyond the General Plan policies is necessary.</p> <p><b>2092</b> <b>PS-2:</b> The County will add the following policy to the General Plan: Policy PS-5.5 The County will review its Solid Waste Management Plan on a 5-year basis and institute policies and programs as necessary to exceed the wastestream reduction requirements of the California Integrated Waste Management Act. The County will adopt requirements for wineries to undertake individual or joint composting programs to reduce the volume of their wastestream.  Specific mitigation measures to reduce the impacts of future solid waste facilities are infeasible because the characteristics of those future facilities are unknown.</p>	<p><b>2030</b> No mitigation beyond the General Plan policies is necessary.</p> <p><b>2092</b> <b>PS-2:</b> The County will add the following policy to the General Plan: Policy PS-5.5 The County will review its Solid Waste Management Plan on a 5-year basis and institute policies and programs as necessary to exceed the wastestream reduction requirements of the California Integrated Waste Management Act. The County will adopt requirements for wineries to undertake individual or joint composting programs to reduce the volume of their wastestream.  Specific mitigation measures to reduce the impacts of future solid waste facilities are infeasible because the characteristics of those future facilities are unknown.</p>	<p><b>2030</b> No mitigation beyond the General Plan policies is necessary.</p> <p><b>2092</b> <b>PS-2:</b> The County will add the following policy to the General Plan<sup>38</sup>: The County will review its Solid Waste Management Plan on a 5-year basis and institute policies and programs as necessary to exceed the wastestream reduction requirements of the California Integrated Waste Management Act. The County will adopt requirements for wineries to undertake individual or joint composting programs to reduce the volume of their wastestream.  Specific mitigation measures to reduce the impacts of future solid waste facilities are infeasible because the characteristics of those future facilities are unknown.</p>	<p>2030—LTS Buildout—SU</p>
CUM-10: Public Services and Utilities – Solid Waste	No mitigation is feasible.	No mitigation is feasible.	No mitigation is feasible.	CC

<sup>38</sup> Policy PS-5.6; renumbered from PS-5.5.

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<b>4.12 PARKS AND RECREATION</b>				
PAR-1: Implementation of the General Plan would result in the need for new or expanded parks and recreational facilities, which were not contemplated in the general plan.	<p><b>PAR-1:</b> Proposed General Plan policy PS-11.10 will be amended to read: “Pursuant to the provisions of the State Subdivision Map Act, residential subdivision projects shall be conditioned to provide and maintain park and recreation land and facilities or pay in-lieu fees in proportion to the extent of need created by the development. <i>The ratio of park and recreation facilities to residents will be at least three acres for each one thousand residents.</i>”</p> <p>No additional mitigation beyond the General Plan policies is necessary.</p>	<p><b>PAR-1:</b> Proposed General Plan policy PS-11.10 will be amended to read: “Pursuant to the provisions of the State Subdivision Map Act, residential subdivision projects shall be conditioned to provide and maintain park and recreation land and facilities or pay in-lieu fees in proportion to the extent of need created by the development. <i>The ratio of park and recreation facilities to residents will be at least three acres for each one thousand residents.</i>”</p> <p>No additional mitigation beyond the General Plan policies is necessary.</p>	<p><b>PAR-1<sup>39</sup>:</b></p> <p>The County shall adopt an ordinance that requires residential subdivision projects to provide and maintain park and recreation land and facilities or pay in-lieu fees in proportion to the extent of need created by the development. The ratio of park and recreation facilities to residents will be at least three acres for each one thousand residents.</p> <p>No additional mitigation beyond the General Plan policies is necessary.</p>	LTS
PAR-2: Population growth associated with implementation of the General Plan would potentially create additional demands on existing parks and recreational facilities, thereby resulting in the physical deterioration of such facilities.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	LTS
<b>4.13 HAZARDS AND HAZARDOUS MATERIALS</b>				
HAZ-1: New	No mitigation beyond the General Plan	No mitigation beyond the General Plan	No mitigation beyond the General Plan	LTS

<sup>39</sup> Monterey County Code Section 19.12.010 provides the same standards as included in MM PAR-1. The General Plan does not include any provision that will eliminate the standards in Section 19.12.010 or preclude their application to projects. This mitigation measure will be implemented during the County’s ordinance update following General Plan adoption. Its implementation will be assured through the Mitigation Monitoring and Reporting Program adopted at the time of the adoption of the General Plan.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
development in accordance with the General Plan would expose persons to hazardous materials from routine use, transport, or disposal of hazardous materials or the release of hazardous materials.	policies is necessary.	policies is necessary.	policies is necessary.	
HAZ-2: The General Plan would establish new land uses that would potentially create aviation safety hazards.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	LTS
HAZ-3: New development in accordance with the General Plan would increase exposure to wildland fires.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	LTS
HAZ-4: Development under the General Plan would establish new land uses that would interfere with the implementation of an emergency response or evacuation plan.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	LTS
CUM-11: Hazards – Wildfire	No mitigation is feasible.	No mitigation is feasible.	No mitigation is feasible.	CC.
<b>4.14 AESTHETICS, LIGHT, AND GLARE</b>				
AES-1: Implementation of the General Plan	No mitigation beyond the General Plan policies is available.	No mitigation beyond the General Plan policies is available.	No mitigation beyond the General Plan policies is available.	2030—SU



Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
would result in a substantial adverse effects on scenic vistas.				Buildout—SU
AES-2: Implementation of the General Plan could result in the degradation of scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	No mitigation beyond the General Plan policies is available.	No mitigation beyond the General Plan policies is available.	No mitigation beyond the General Plan policies is available.	2030—SU Buildout—SU
AES-3: Implementation of the General Plan would substantially degrade the existing visual character or quality of Monterey County.	No mitigation beyond the General Plan policies is available.	No mitigation beyond the General Plan policies is available.	No mitigation beyond the General Plan policies is available.	2030—SU Buildout—SU
AES-4: Implementation of the General Plan could create substantial new sources of light and glare that would adversely affect day or nighttime views in the area.	No mitigation beyond the General Plan policies is available.	No mitigation beyond the General Plan policies is available.	No mitigation beyond the General Plan policies is available.	SU
CUM-12: Aesthetics, Light and Glare	No mitigation is feasible.	No mitigation is feasible.	No mitigation is feasible.	CC
<b>4.15 POPULATION AND HOUSING</b>				
POP-1: Implementation of the General Plan would induce population growth in unincorporated	No feasible mitigation beyond the General Plan goals and policies is available.	No feasible mitigation beyond the General Plan goals and policies is available.	No feasible mitigation beyond the General Plan goals and policies is available.	2030—SU Buildout—SU

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Monterey County.				
POP-2: Buildout of the General Plan would result in the displacement of existing housing units, necessitating the construction of new housing elsewhere.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
POP-3: Buildout of the General Plan would result in the displacement of persons, necessitating the construction of new housing elsewhere.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	No mitigation beyond the General Plan policies is necessary.	2030—LTS Buildout—LTS
CUM-13: Population and Housing	No mitigation is feasible.	No mitigation is feasible.	No mitigation is feasible.	CC
<b>4.16 CLIMATE CHANGE</b>				
CC-1: Development of the General Plan would contribute considerably to cumulative GHG emissions and global climate change as the County in 2020 would have GHG emissions greater than 72% of business as usual conditions.	<p><b>2030 Horizon</b>  <b>CC-1a:</b> Modify Policy OS-10.11 regarding the Greenhouse Gas Reduction Plan</p> <p>Revise Policy OS-10.11 as follows:  OS-10.11 Within 24 months of the adoption of the General Plan, Monterey County will develop a Greenhouse Gas Reduction Plan with a target to reduce emissions by 2020 by 28% relative to estimated “business as usual” 2020 emissions.</p> <p>At a minimum, the Plan shall:</p>	<p><b>2030 Horizon</b>  <b>CC-1a:</b> Modify Policy OS-10.11 regarding the Greenhouse Gas Reduction Plan</p> <p>Revise Policy OS-10.11 as follows:  OS-10.11 Within 24 months of the adoption of the General Plan, Monterey County shall will develop and adopt a Greenhouse Gas Reduction Plan with a target to reduce emissions by 2020 to the 1990 level by 28% relative to estimated “business as usual” 2020 emissions. to a level that is 15% less than 2005 emission levels.</p>	<p><b>2030 Horizon</b>  <b>CC-1a</b> Modify Policy OS-10.11 regarding the Greenhouse Gas Reduction Plan<sup>40</sup></p> <p>OS-10.11. Within 24 months of the adoption of the General Plan, Monterey County shall develop and adopt a Greenhouse Gas (GHG) Reduction Plan with a target to reduce emissions by 2020 to a level that is 15% less than 2005 emission levels. At a minimum, the Plan shall:</p> <p>a. Establish an inventory of 2005 GHG emissions in the County of Monterey</p>	2030—LTCC Buildout—CC

<sup>40</sup> Policy OS-10.11.

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<p>a. establish an inventory of current (2006) GHG emissions in the County of Monterey including but not limited to residential, commercial, industrial and agricultural emissions;</p> <p>b. forecast GHG emissions for 2020 for County operations;</p> <p>c. forecast GHG emissions for areas within the jurisdictional control of the County for “business as usual” conditions;</p> <p>d. identify methods to reduce GHG emissions;</p> <p>e. quantify the reductions in GHG emissions from the identified methods;</p> <p>f. requirements for monitoring and reporting of GHG emissions;</p> <p>g. establish a schedule of actions for implementation;</p> <p>h. identify funding sources for implementation; and</p> <p>i. identify a reduction goal for the 2030 Planning Horizon.</p> <p>During preparation of the Greenhouse Gas Reduction Plan, the County shall also evaluate potential options for changes in County policies regarding land use and circulation as necessary to further achieve the 2020 and 2030 reduction goals and measures to promote urban forestry and public awareness concerning climate change.</p>	<p>At a minimum, the Plan shall:</p> <p>a. establish an inventory of current (2006) GHG emissions in the County of Monterey including but not limited to residential, commercial, industrial and agricultural emissions;</p> <p>b. forecast GHG emissions for 2020 for County operations;</p> <p>c. forecast GHG emissions for areas within the jurisdictional control of the County for “business as usual” conditions;</p> <p>d. identify methods to reduce GHG emissions;</p> <p>e. quantify the reductions in GHG emissions from the identified methods;</p> <p>f. requirements for monitoring and reporting of GHG emissions;</p> <p>g. establish a schedule of actions for implementation;</p> <p>h. identify funding sources for implementation; and</p> <p>i. identify a reduction goal for the 2030 Planning Horizon.</p> <p>During preparation of the Greenhouse Gas Reduction Plan, the County shall also evaluate potential options for changes in County policies regarding land use and circulation as necessary to further achieve the 2020 and 2030 reduction goals and measures to promote urban forestry and public awareness concerning climate change.</p>	<p>including but not limited to residential, commercial, industrial, and agricultural emissions; and</p> <p>b. Forecast GHG emissions for 2020 for County operations;</p> <p>c. Forecast GHG emissions for areas within the jurisdictional control of the County for “business as usual” conditions;</p> <p>d. Identify methods to reduce GHG emissions;</p> <p>e. Quantify the reductions in GHG emissions from the identified methods;</p> <p>f. Establish requirements for monitoring and reporting of GHG emissions;</p> <p>g. Establish a schedule of actions for implementation;</p> <p>h. Identify funding sources for implementation; and</p> <p>i. Identify a reduction goal for the 2030 Planning Horizon.</p> <p>j. Quantify carbon sequestration in agricultural soils and crops.</p> <p>During preparation of the Greenhouse Gas Reduction Plan, the County shall also evaluate potential options for changes in County policies regarding land use and circulation, as necessary, to further achieve the 2020 and 2030 reduction goals and measures to promote urban forestry</p>		

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	<p><b>CC-2:</b> Add Policy OS-10.12: Adoption of a Green Building Ordinance OS-10.12 Within 24 months of the adoption of the General Plan, the County shall adopt a Green Building Ordinance to require green building practices and materials for new civic buildings and new private residential, commercial, and industrial buildings that will include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>▪ All new County government projects and major renovations shall meet, at a minimum, LEED-Silver standards or an equivalent rating system</li> <li>▪ All new commercial buildings shall be certified under the LEED rating system for commercial buildings or an equivalent rating system.</li> <li>▪ All new residential projects of 6 units or more shall meet the GreenPoint Rating System for residential buildings, or an equivalent alternate rating system.</li> <li>▪ The County shall require consideration of solar building orientation, solar roofs, cool pavements, and planting of shade trees in development review of new</li> </ul>	<p><b>CC-2:</b> Add Policy OS-10.12: Adoption of a Green Building Ordinance OS-10.12 Within 24 months of the adoption of the General Plan, the County shall adopt a Green Building Ordinance to require green building practices and materials for new civic buildings and new private residential, commercial, and industrial buildings that will include, but are not limited to, the following <u>technologies, strategies or their functional equivalent</u>:</p> <ul style="list-style-type: none"> <li>▪ All new County government projects and major renovations shall meet, at a minimum, LEED-Silver standards or an equivalent rating system</li> <li>▪ All new commercial buildings shall <u>meet the requirements of</u> <del>be certified under</del> the LEED rating system for commercial buildings or an equivalent rating system.</li> <li>▪ All new residential projects of 6 units or more shall meet the GreenPoint Rating System for residential buildings, or an equivalent alternate rating system.</li> <li>▪ The County shall require consideration of solar building orientation, solar roofs, cool pavements, and planting of shade trees in development review of</li> </ul>	<p>and public awareness concerning climate change.</p> <p><b>CC-2.</b> Add Policy OS-10.12: Adoption of a Green Building Ordinance.<sup>41</sup> OS-10.12. Within 24 months of the adoption of the General Plan, the County shall adopt a Green Building Ordinance to require green building practices and materials for new civic buildings and new private residential, commercial, and industrial buildings that will include, but are not limited to, the following technologies, strategies, or their functional equivalent:</p> <ul style="list-style-type: none"> <li>▪ All new County government projects and major renovations shall meet, at a minimum, LEED-Silver standards or an equivalent rating system</li> <li>▪ All new commercial buildings shall be certified under meet requirements of the LEED rating system for commercial buildings or an equivalent rating system.</li> <li>▪ All new residential projects of 6 units or more shall meet the GreenPoint Rating System for residential buildings, or an equivalent alternate rating system.</li> <li>▪ The County shall require consideration of solar building orientation, solar roofs, cool pavements, and planting of shade</li> </ul>	

<sup>41</sup> Policy OS-10.12.

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	<p>commercial and industrial projects and new residential projects of 6 units or more.</p> <ul style="list-style-type: none"> <li>▪ Prioritized parking within new commercial and retail areas for electric vehicles, hybrid vehicles, and alternative fuel vehicles shall be provided for new commercial and institutional developments.</li> </ul> <p>New commercial and industrial projects greater than 25,000 square feet shall be required to provide on-site renewable energy generation as part of their development proposal. This requirement can be met through a solar roof or other means.</p> <p><b>CC-3:</b> New Policy OS-10.13—Promote Alternative Energy Development</p> <p>OS-10.13: The County shall use Geographic Information Systems (GIS) to map and assess local renewable resources, the electric and gas transmission and distribution system, community growth areas anticipated to require new energy services, and other data useful to deployment of renewable technologies.</p> <p>The County shall adopt an Alternative Energy Promotion ordinance that will:</p> <ul style="list-style-type: none"> <li>▪ identify possible sites for production of energy using local renewable resources such as solar, wind, small</li> </ul>	<p>new commercial and industrial projects and new residential projects of 6 units or more.</p> <ul style="list-style-type: none"> <li>▪ Prioritized parking within new commercial and retail areas for electric vehicles, hybrid vehicles, and alternative fuel vehicles shall be provided for new commercial and institutional developments.</li> </ul> <p>New commercial and industrial projects greater than 25,000 square feet shall be required to provide on-site renewable energy generation as part of their development proposal. This requirement can be met through a solar roof or other means.</p> <p><b>CC-3:</b> New Policy OS-10.13—Promote Alternative Energy Development</p> <p>OS-10.13: The County shall use Geographic Information Systems (GIS) to map and assess local renewable resources, the electric and gas transmission and distribution system, community growth areas anticipated to require new energy services, and other data useful to deployment of renewable technologies.</p> <p>The County shall adopt an Alternative Energy Promotion ordinance that will:</p> <ul style="list-style-type: none"> <li>▪ identify possible sites for production of energy using local renewable resources such as solar, wind, small</li> </ul>	<p>trees in development review of new commercial and industrial projects and new residential projects of 6 units or more.</p> <ul style="list-style-type: none"> <li>▪ Prioritized parking within new commercial and retail areas for electric vehicles, hybrid vehicles, bicycles, and alternative fuel vehicles shall be provided for new commercial and institutional developments.</li> </ul> <p>New commercial and industrial projects greater than 25,000 square feet shall be required to provide on-site renewable energy generation as part of their development proposal. This requirement can be met through a solar roof or other means.</p> <p><b>CC-3.</b> New Policy OS-10.13—Promote Alternative Energy Development.<sup>42</sup></p> <p>OS-10.13. The County shall use Geographic Information Systems (GIS) to map and assess local renewable resources, the electric and gas transmission and distribution system, community growth areas anticipated to require new energy services, and other data useful to deployment of renewable technologies.</p> <p>The County shall adopt an Alternative Energy Promotion ordinance that will:</p> <ul style="list-style-type: none"> <li>▪ identify possible sites for production of energy using local renewable resources such as solar, wind, small</li> </ul>	

<sup>42</sup> Policy OS-10.13.

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	<p>hydro, and, biogas;</p> <ul style="list-style-type: none"> <li>▪ consider the potential need for exemption from other General Plan policies concerning visual resources, ridgeline protection, biological resources;</li> <li>▪ evaluate potential land use, environmental, economic, and other constraints affecting renewable energy development; and</li> <li>▪ adopt measures to protect both renewable energy resources, such as utility easement, right-of-way, and land set-asides as well as visual and biological resources.</li> </ul> <p>The County shall also complete the following:</p> <ul style="list-style-type: none"> <li>▪ Evaluate the feasibility of Community Choice Aggregation (CCA) for the County. CCA allows cities and counties, or groups of them, to aggregate the electric loads of customers within their jurisdictions for purposes of procuring electrical services. CCA allows the community to choose what resources will serve their loads and can significantly increase renewable energy.</li> <li>▪ If CCA is ultimately not pursued, the County shall evaluate the feasibility of purchasing renewable energy certificates to reduce the County's contribution to GHG emissions related to County electricity use.</li> </ul>	<p>hydro, and, biogas;</p> <ul style="list-style-type: none"> <li>▪ consider the potential need for exemption from other General Plan policies concerning visual resources, ridgeline protection, biological resources;</li> <li>▪ evaluate potential land use, environmental, economic, and other constraints affecting renewable energy development; and</li> <li>▪ adopt measures to protect both renewable energy resources, such as utility easement, right-of-way, and land set-asides as well as visual and biological resources.</li> </ul> <p>The County shall also complete the following:</p> <ul style="list-style-type: none"> <li>▪ Evaluate the feasibility of Community Choice Aggregation (CCA) for the County. CCA allows cities and counties, or groups of them, to aggregate the electric loads of customers within their jurisdictions for purposes of procuring electrical services. CCA allows the community to choose what resources will serve their loads and can significantly increase renewable energy.</li> <li>▪ If CCA is ultimately not pursued, the County shall evaluate the feasibility of purchasing renewable energy certificates to reduce the County's contribution to GHG emissions related to County electricity use.</li> </ul>	<p>hydro, and, biogas;</p> <ul style="list-style-type: none"> <li>▪ consider the potential need for exemption from other General Plan policies concerning visual resources, ridgeline protection, or biological resources;</li> <li>▪ evaluate potential land use, environmental, economic, and other constraints affecting renewable energy development; and</li> <li>▪ adopt measures to protect both renewable energy resources, such as utility easement, right-of-way, and land set-asides, as well as visual and biological resources.</li> </ul> <p>The County shall also complete the following:</p> <ul style="list-style-type: none"> <li>▪ Evaluate the feasibility of Community Choice Aggregation (CCA) for the County. CCA allows cities and counties, or groups of them, to aggregate the electric loads of customers within their jurisdictions for purposes of procuring electrical services. CCA allows the community to choose what resources will serve their loads and can significantly increase renewable energy.</li> <li>▪ If CCA is ultimately not pursued, the County shall evaluate the feasibility of purchasing renewable energy certificates to reduce the County's contribution to GHG emissions related to County electricity use.</li> </ul>	

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	<p>The County shall develop a ministerial permit process for approval of small-scale wind and solar energy systems for on-site home, small commercial, and farm use.</p> <p><b>CC-4:</b> New Policy PS-5.5—Promote Recycling and Waste Reduction</p> <p>PS-5.5: The County shall promote waste diversion and recycling and waste energy recovery as follows:</p> <ul style="list-style-type: none"> <li>▪ The County shall adopt a 75% waste diversion goal.</li> <li>▪ The County shall support the extension of the types of recycling services offered (e.g., to include food and green waste recycling).</li> <li>▪ The County shall support waste conversion and methane recovery in local landfills to generate electricity.</li> <li>▪ The County shall support and require the installation of anaerobic digesters for winery facilities and wastewater treatment facilities under County jurisdiction.</li> </ul> <p><b>CC-5:</b> Adopt GHG Reduction Plan for County Operations</p> <p>Within 12 months of adoption of the</p>	<p>The County shall develop a ministerial permit process for approval of small-scale wind and solar energy systems for on-site home, small commercial, and farm use.</p> <p><b>CC-4:</b> New Policy PS-5.5—Promote Recycling and Waste Reduction</p> <p>PS-5.5: The County shall promote waste diversion and recycling and waste energy recovery as follows:</p> <ul style="list-style-type: none"> <li>▪ The County shall adopt a 75% waste diversion goal.</li> <li>▪ The County shall support the extension of the types of recycling services offered (e.g., to include food and green waste recycling).</li> <li>▪ The County shall support waste conversion and methane recovery in local landfills to generate electricity.</li> <li>▪ The County shall support and require the installation of anaerobic digesters <u>or equivalent technology for winery facilities and</u> wastewater treatment facilities under County jurisdiction.</li> </ul> <p><b>CC-5:</b> Adopt GHG Reduction Plan for County Operations</p> <p>Within 12 months of adoption of the</p>	<ul style="list-style-type: none"> <li>▪ The County shall develop a ministerial permit process for approval of small-scale wind and solar energy systems for on-site home, small commercial, and farm use.</li> </ul> <p><b>CC-4:</b> New Policy PS-5.5—Promote Recycling and Waste Reduction.<sup>43</sup></p> <p>PS-5.5: The County shall promote waste diversion and recycling and waste energy recovery as follows:</p> <ol style="list-style-type: none"> <li>a. The County shall adopt a 75% waste diversion goal.</li> <li>b. The County shall support the extension of the types of recycling services offered (e.g., to include food and green waste recycling).</li> <li>c. The County shall support waste conversion and methane recovery in local landfills to generate electricity.</li> </ol> <p>The County shall support and require the installation of anaerobic digesters or equivalent technology for wastewater treatment facilities.</p> <p><b>CC-5:</b> Adopt GHG Reduction Plan for County Operations (this is the same as Measure AQ-5, above)<sup>44</sup></p>	

<sup>43</sup> Policy PS-5.5.

<sup>44</sup> Policy OS-10.14.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>General Plan, the County shall quantify the current and projected (2020) GHG emissions associated with County operations and adopt a GHG Reduction Plan for County Operations. The goal of the plan shall be to reduce GHG emissions associated with County Operations by at least 28% relative to BAU 2020 conditions.</p> <p>Potential elements of the County Operations GHG Reduction Plan shall include, but are not limited to, the following measures: an energy tracking and management system; energy-efficient lighting; lights-out-at-night policy; occupancy sensors; heating, cooling and ventilation system retrofits; ENERGY STAR appliances; green or reflective roofing; improved water pumping energy efficiency; central irrigation control system; energy-efficient vending machines; preference for recycled materials in purchasing; use of low or zero-emission vehicles and equipment and recycling of construction materials in new county construction; conversion of fleets (as feasible) to electric and hybrid vehicles; and solar roofs.</p>	<p>General Plan, the County shall quantify the current and projected (2020) GHG emissions associated with County operations and adopt a GHG Reduction Plan for County Operations. The goal of the plan shall be to reduce GHG emissions associated with County Operations by at least 28% relative to BAU 2020 conditions.</p> <p>Potential elements of the County Operations GHG Reduction Plan shall include, but are not limited to, the following measures: an energy tracking and management system; energy-efficient lighting; lights-out-at-night policy; occupancy sensors; heating, cooling and ventilation system retrofits; ENERGY STAR appliances; green or reflective roofing; improved water pumping energy efficiency; central irrigation control system; energy-efficient vending machines; preference for recycled materials in purchasing; use of low or zero-emission vehicles and equipment and recycling of construction materials in new county construction; conversion of fleets (as feasible) to electric and hybrid vehicles; and solar roofs.</p>	<p>Implement MBUAPCD Mitigation Measures for Alternative Fuels. Within 12 months of adoption of the General Plan, the County shall quantify the current and projected (2020) GHG emissions associated with County operations and adopt a GHG Reduction Plan for County Operations. The goal of the plan shall be to reduce GHG emissions associated with County Operations by at least 15% less than 2005 emission levels. Potential elements of the County Operations GHG Reduction Plan shall include, but are not limited to, the following measures:</p> <ul style="list-style-type: none"> <li>• an energy tracking and management system;</li> <li>• energy-efficient lighting;</li> <li>• lights-out-at-night policy;</li> <li>• occupancy sensors;</li> <li>• heating, cooling and ventilation system retrofits;</li> <li>• ENERGY STAR appliances</li> <li>• green or reflective roofing;</li> <li>• improved water pumping energy efficiency;</li> <li>• central irrigation control system;</li> <li>• energy-efficient vending machines;</li> <li>• preference for recycled materials in purchasing;</li> <li>• use of low or zero-emission vehicles and equipment</li> <li>• recycling of construction materials in</li> </ul>	



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			new county construction; <ul style="list-style-type: none"> <li>• solar roofs; and</li> <li>• conversion of fleets (as feasible) to;                             <ul style="list-style-type: none"> <li>▪ Electric vehicles,</li> <li>▪ Ultra Low-Emission vehicles,</li> <li>▪ Methanol fleet vehicles,</li> <li>▪ Liquid propane gas fleet vehicles, or</li> <li>▪ Compressed natural gas fleet vehicles</li> </ul> </li> </ul>	
	<p><b>2092</b>  <b>CC-11 (Same as BIO-1.9):</b> By 2030, prepare an Update to the General Plan to identify expansion of existing focused growth areas and/or to identify new focused growth areas to reduce loss of natural habitat in Monterey County and vehicle miles traveled</p> <p>The County shall update the County General Plan by no later than January 1, 2030 and shall consider the potential to expand focused growth areas established by the General Plan and/or the designation of new focused growth areas. The purpose of such expanded/new focused growth areas would be to reduce the loss of natural habitat due to continued urban growth after 2030. The new/expanded growth areas shall be designed to</p>	<p><b>2092</b>  <b>CC-11 (Same as BIO-1.9):</b> By 2030, prepare an Update to the General Plan to identify expansion of existing focused growth areas and/or to identify new focused growth areas to reduce loss of natural habitat in Monterey County and vehicle miles traveled</p> <p>The County shall update the County General Plan by no later than January 1, 2030 and shall consider the potential to expand focused growth areas established by the General Plan and/or the designation of new focused growth areas. The purpose of such expanded/new focused growth areas would be to reduce the loss of natural habitat due to continued urban growth after 2030. The new/expanded growth areas shall be designed to accommodate at least</p>	<p><b>2092</b>  <b>CC-11.<sup>45</sup></b> At five year intervals, the County shall examine the degree to which thresholds predicted in the General Plan EIR for the timeframe 2006-2030 for increased population, residential construction, and commercial growth have been attained. If the examination indicates that actual growth is within 10% of the thresholds (10,015 new housing units; 500 acres new commercial development; 3,111 acres new industrial development, or 10,253 acres of land converted to agriculture), the County shall initiate a General Plan Amendment process to consider the expansion of focused growth areas established by the General Plan and/or the designation of new focused growth areas. The purpose of such expanded/new focused growth</p>	

<sup>45</sup> Policy OS-5.20.

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	<p>accommodate at least 80% of the projected residential and commercial growth in the unincorporated County from 2030 to buildout.</p> <p><b>CC-12:</b> Greenhouse Gas Reduction Plan Requirements Beyond 2030</p> <p>In parallel with the development and adoption of the 2030 General Plan, Monterey County will develop and adopt a Greenhouse Gas Reduction Plan with a target to reduce 2050 GHG emissions by 80% relative to 1990 emissions.</p> <p>At a minimum, the Plan shall establish an inventory of current (2030) GHG emissions in the County of Monterey; forecast GHG emissions for 2050 for County operations and areas within the jurisdictional control of the County; identify methods to reduce GHG emissions; quantify the reductions in GHG emissions from the identified methods; identify requirements for monitoring and reporting of GHG emissions; establish a schedule of actions for implementation; and identify funding</p>	<p>80% of the projected residential and commercial growth in the unincorporated County from 2030 to buildout.</p> <p><b>CC-12:</b> Greenhouse Gas Reduction Plan Requirements Beyond 2030</p> <p>In parallel with the development and adoption of the 2030 General Plan, Monterey County will develop and adopt a Greenhouse Gas Reduction Plan with a target to reduce 2050 GHG emissions by 80% relative to 1990 emissions.</p> <p>At a minimum, the Plan shall establish an inventory of current (2030) GHG emissions in the County of Monterey; forecast GHG emissions for 2050 for County operations and areas within the jurisdictional control of the County; identify methods to reduce GHG emissions; quantify the reductions in GHG emissions from the identified methods; identify requirements for monitoring and reporting of GHG emissions; establish a schedule of actions for implementation; and identify funding sources for implementation.</p>	<p>areas would be to reduce the loss of species and habitat addressed by Policy OS-5.16 due to continued urban growth. The new/expanded growth areas shall be designed to accommodate at least 80% of the projected residential and commercial growth in the unincorporated County from 2030 to buildout. This update will also address expansion of agricultural operations and potential impacts to the species and habitat addressed by policy OS-5.16.</p> <p><b>CC-12.</b> Greenhouse Gas Reduction Plan Requirements Beyond 2030<sup>46</sup></p> <p>In parallel with the development and adoption of the 2030 General Plan, Monterey County will develop and adopt a Greenhouse Gas Reduction Plan with a target to reduce 2050 GHG emissions by 80% relative to 1990 emissions.</p> <p>At a minimum, the Plan shall establish an inventory of current (2030) GHG emissions in the County of Monterey; forecast GHG emissions for 2050 for County operations and areas within the jurisdictional control of the County; identify methods to reduce GHG emissions; quantify the reductions in GHG emissions from the identified methods; identify requirements for monitoring and reporting of GHG emissions; establish a schedule of actions for implementation; and identify funding</p>	

<sup>46</sup> No corresponding policy.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	sources for implementation.		sources for implementation.	
CC-2: Development Allowed by the General Plan May Subject Property and Persons to Otherwise Avoidable Physical Harm in Light of Inevitable Climate Change.	<p><b>CC-13:</b> Develop and Integrate Climate Change Preparedness Planning for Monterey County</p> <p>Monterey County shall prepare and implement a Climate Change Preparedness Plan to prepare proactively for the impacts of climate change to the County’s economy and natural ecosystems and to promote a climate resilient community.</p> <p>A useful guide to climate resiliency planning is <i>Preparing for Climate Change: A Guidebook for Local, Regional, and State Governments</i>. (The Climate Impacts Group, King County, Washington, and ICLEI—Local Governments for Sustainability 2007), which outlines the following steps:</p> <ul style="list-style-type: none"> <li>▪ Scope the climate change impacts to major County sectors and building and maintain support among stakeholders to prepare for climate change.</li> <li>▪ Establish a climate change preparedness team.</li> <li>▪ Identify planning areas relevant to climate change impacts.</li> <li>▪ Conduct a vulnerability assessment based on climate change projections for the region, the sensitivity of</li> </ul>	<p><b>CC-13:</b> Develop and Integrate Climate Change Preparedness Planning for Monterey County</p> <p>Monterey County shall prepare and implement a Climate Change Preparedness Plan to prepare proactively for the impacts of climate change to the County’s economy and natural ecosystems and to promote a climate resilient community.</p> <p>A useful guide to climate resiliency planning is <i>Preparing for Climate Change: A Guidebook for Local, Regional, and State Governments</i>. (The Climate Impacts Group, King County, Washington, and ICLEI—Local Governments for Sustainability 2007), which outlines the following steps:</p> <ul style="list-style-type: none"> <li>▪ Scope the climate change impacts to major County sectors and building and maintain support among stakeholders to prepare for climate change.</li> <li>▪ Establish a climate change preparedness team.</li> <li>▪ Identify planning areas relevant to climate change impacts.</li> <li>▪ Conduct a vulnerability assessment based on climate change projections for the region, the sensitivity of planning areas to climate change impacts, and the ability of</li> </ul>	<p><b>CC-13.</b> Develop and Integrate Climate Change Preparedness Planning for Monterey County<sup>47</sup></p> <p>Monterey County shall prepare and implement a Climate Change Preparedness Plan to prepare proactively for the impacts of climate change to the County’s economy and natural ecosystems and to promote a climate resilient community.</p> <p>A useful guide to climate resiliency planning is <i>Preparing for Climate Change: A Guidebook for Local, Regional, and State Governments</i>. (The Climate Impacts Group, King County, Washington, and ICLEI—Local Governments for Sustainability 2007), which outlines the following steps:</p> <ul style="list-style-type: none"> <li>▪ Scope the climate change impacts to major County sectors and building and maintain support among stakeholders to prepare for climate change.</li> <li>▪ Establish a climate change preparedness team.</li> <li>▪ Identify planning areas relevant to climate change impacts.</li> <li>▪ Conduct a vulnerability assessment based on climate change projections for the region, the sensitivity of</li> </ul>	2030 and Buildout—LTCC

<sup>47</sup> No corresponding policy.

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>planning areas to climate change impacts, and the ability of communities to adapt to climate change impacts</p> <ul style="list-style-type: none"> <li>▪ Conduct a risk assessment based on the consequences, magnitude, and probability of climate change impacts, as well as on an evaluation of risk tolerance and community values.</li> <li>▪ Establish a vision and guiding principles for climate resilient communities and set preparedness goals in priority planning areas based on these guiding principles.</li> <li>▪ Develop, select, and prioritize possible preparedness actions.</li> <li>▪ Identify a list of important implementation tools</li> <li>▪ Develop an understanding of how to manage risk and uncertainty in the planning effort.</li> <li>▪ Develop measures of resilience, and use these to track the results of actions over time</li> <li>▪ Review assumptions and other essential information to ensure that planning remains relevant to the most salient climate change impacts.</li> <li>▪ Update plans regularly.</li> </ul> <p>Potential areas of emphasis for preparedness planning may include risk of wildfires, agricultural impacts, flooding and sea level rise, salt water intrusion; and</p>	<p>communities to adapt to climate change impacts</p> <ul style="list-style-type: none"> <li>▪ Conduct a risk assessment based on the consequences, magnitude, and probability of climate change impacts, as well as on an evaluation of risk tolerance and community values.</li> <li>▪ Establish a vision and guiding principles for climate resilient communities and set preparedness goals in priority planning areas based on these guiding principles.</li> <li>▪ Develop, select, and prioritize possible preparedness actions.</li> <li>▪ Identify a list of important implementation tools</li> <li>▪ Develop an understanding of how to manage risk and uncertainty in the planning effort.</li> <li>▪ Develop measures of resilience, and use these to track the results of actions over time</li> <li>▪ Review assumptions and other essential information to ensure that planning remains relevant to the most salient climate change impacts.</li> <li>▪ Update plans regularly.</li> </ul> <p>Potential areas of emphasis for preparedness planning may include risk of wildfires, agricultural impacts, flooding and sea level rise, salt water intrusion; and health effects of increased heat and ozone,</p>	<p>planning areas to climate change impacts, and the ability of communities to adapt to climate change impacts</p> <ul style="list-style-type: none"> <li>▪ Conduct a risk assessment based on the consequences, magnitude, and probability of climate change impacts, as well as on an evaluation of risk tolerance and community values.</li> <li>▪ Establish a vision and guiding principles for climate resilient communities and set preparedness goals in priority planning areas based on these guiding principles.</li> <li>▪ Develop, select, and prioritize possible preparedness actions.</li> <li>▪ Identify a list of important implementation tools</li> <li>▪ Develop an understanding of how to manage risk and uncertainty in the planning effort.</li> <li>▪ Develop measures of resilience, and use these to track the results of actions over time</li> <li>▪ Review assumptions and other essential information to ensure that planning remains relevant to the most salient climate change impacts.</li> <li>▪ Update plans regularly.</li> </ul> <p>Potential areas of emphasis for preparedness planning may include risk of wildfires, agricultural impacts, flooding</p>	

Issues/Impacts	GP DEIR Mitigation Measures <sup>11</sup>	March 2010 GP FEIR Mitigation Measures <sup>12</sup>	October 2010 GP FEIR Mitigation Measures <sup>13</sup>	Level of Significance after Mitigation <sup>14</sup>
	<p>health effects of increased heat and ozone, through appropriate policies and programs.</p> <p>Potential implementation steps could include adopting land use designations that restrict or prohibit development in areas that may be more severely impacted by climate change, e.g., areas that are at high risk of wildfire, sea level rise, or flooding; adoption of programs for the purchase or transfer of development rights in high risk areas to receiving areas of equal or greater value; and support for agricultural research on locally changing climate conditions.</p> <p>To be effective, preparedness planning needs to be an ongoing commitment of the County. The first plan shall be completed no later than 5 years after the adoption of the General Plan and shall be updated at least every 5 years thereafter.</p>	<p>through appropriate policies and programs. Potential implementation steps could include adopting land use designations that restrict or prohibit development in areas that may be more severely impacted by climate change, e.g., areas that are at high risk of wildfire, sea level rise, or flooding; adoption of programs for the purchase or transfer of development rights in high risk areas to receiving areas of equal or greater value; and support for agricultural research on locally changing climate conditions.</p> <p>To be effective, preparedness planning needs to be an ongoing commitment of the County. The first plan shall be completed no later than 5 years after the adoption of the General Plan and shall be updated at least every 5 years thereafter.</p>	<p>and sea level rise, salt water intrusion; and health effects of increased heat and ozone, through appropriate policies and programs.</p> <p>Potential implementation steps could include adopting land use designations that restrict or prohibit development in areas that may be more severely impacted by climate change, e.g., areas that are at high risk of wildfire, sea level rise, or flooding; adoption of programs for the purchase or transfer of development rights in high risk areas to receiving areas of equal or greater value; and support for agricultural research on locally changing climate conditions.</p> <p>To be effective, preparedness planning needs to be an ongoing commitment of the County. The first plan shall be completed no later than 5 years after the adoption of the General Plan and shall be updated at least every 5 years thereafter.</p>	CC
CUM-12: Climate Change	See Mitigation Measures as described in Section 4.16, <i>Climate Change</i> , above.	See Mitigation Measures as described in Section 4.16, <i>Climate Change</i> , above.	See Mitigation Measures as described in Section 4.16, <i>Climate Change</i> , above.	CC

**Page 4-44**, add the following:

Page 2-5, under Future Use of This EIR. The following new paragraph is inserted before the third full paragraph on this page, beginning with “Other agencies:”

In addition to the above, a number of existing county ordinances will be revised and a number of new ordinances, programs, best management practices, and design manuals will be adopted to reflect the policies of the General Plan. These adoptions are discretionary actions and will be subject to review pursuant to CEQA. Whether these will tier from this EIR will depend upon their specific content.

**Page 4-66**, add the following:

Page 4.3-33. Table 4.3-5 is revised as follows:

**Table 4.3-5.** Salinas Valley Groundwater Basin Extraction Data, 1995–2009 (acre-feet)

Year	Urban Pumping	Percent	Agricultural Pumping	Percent	Total
1995	41,884	8	462,628	92	504,512
1996	42,634	8	520,804	92	563,438
1997	46,238	8	551,900	92	598,1398
1998	41,527	9	399,521	91	441,048
1999	40,559	8	464,008	92	504,567
2000	42,293	9	442,061	91	484,354
2001	37,693	9	403,583	91	441,276
2002	46,956	9	473,24664	91	520,2202
2003	50,472	10	450,864	90	501,336
2004	53,062	10	471,052	90	524,114
2005	50,479	10	443,567	90	494,046
<u>2006</u>	<u>49,606</u>	<u>11</u>	<u>421,634</u>	<u>89</u>	<u>471,240</u>
<u>2007</u>	<u>50,440</u>	<u>10</u>	<u>475,155</u>	<u>90</u>	<u>525,595</u>
<u>2008</u>	<u>50,047</u>	<u>9</u>	<u>477,124</u>	<u>91</u>	<u>527,171</u>
<u>2009</u>	<u>45,717</u>	<u>9</u>	<u>465,707</u>	<u>91</u>	<u>511,224</u>
<b>Average</b>	<b>44,891</b>		<b>462,114</b>		<b>507,004</b>
<u>1995-2001</u>	<u>41,833</u>		<u>463,501</u>		<u>505,333</u>
<u>2002-2009</u>	<u>49,597</u>		<u>459,794</u>		<u>509,366</u>
<i>Change between 1995/2001 and 2002/ 2009</i>	<u>+7,765</u>		<u>-3,707</u>		<u>+4,033</u>

Sources: Monterey County Water Resources Agency 2008b, 2010a

**NOTE:** Extractions are based on reported water use. Percent reporting wells ranged from 82 percent to 98 percent over the 15 year period. Average in first 7 years was 92 percent; average in last 8 years was 97 percent. Changes between the periods may reflect, in part, changes in the amount of reporting.

**Note:** Data collected in the Salinas Valley for Zone 2/2A/2B only and Fort Ord due as MCWRA not currently authorize to collect data outside these areas. Thus, the extractions shown above do not include certain areas that are within Zone 2C but outside of Zones 2/2A/2B. For the analysis in this EIR, baseline was adjusted to include these areas (see Table 4.3-9c).

**Page 4-78**, insert the following new entry:

Page 4.3-97, first paragraph under Mitigation Measures. The paragraph is revised as follows:

Mitigation is proposed to adopt and implement a Stream Setback Ordinance. ~~While not necessary to~~In conjunction with the existing and future regulations of the County, Central Coast RWQCB, and other agencies, as well as the proposed General Plan policies that will address significant water quality impacts, this measure will help to reduce water quality impacts.

**Page 4-78**, insert the following new entry:

Page 4.3-109, third paragraph under Safety Element. Insert the following text:

Safety Element Policy S-3.5 requires the County to develop and implement where appropriate Runoff Performance Standards that result in an array of site planning and design techniques to reduce storm flows, plus capture and recharge runoff, as determined by the Monterey County Water Resources Agency.

**Page 4-79**, revise the following entry:

Page 4.3-114, last paragraph. The paragraph has been revised as follows:

Agriculture will also place demands on raw water supplies. ~~Based on trends in agricultural employment (AMBAG 2004; AMBAG 2008), no net expansion in overall agricultural acreage is projected for 2030 as virtually no increase in agricultural employment is forecast by AMBAG to 2030 for the county in the most recent (2008) and the immediately prior (2004) economic forecasts. The Salinas Valley Water Project EIR forecast a slight decline in agricultural water demand in the Salinas Valley for 2030 based on a slight decrease in agricultural land (-1,849 acres), changes in crop mixtures, and increases in water use efficiency (MCWRA 2001a). While~~ With the General Plan, the ~~The amount of agricultural land use is expected to increased slightly remain essentially constant during the 2030 planning horizon overall. As described in Table 4.9-8, based on trend data, there could be an expansion of agriculture onto uncultivated land by 11,253 acres by 2030. Based on Table 4.2-9, there could be a loss of 2,571 acres of farmland due to new development; much of which is due to city expansion. Most of the urban expansion is expected to occur by 2030. Assuming all of the agricultural expansion would occur in the Salinas Valley and all of the farmland loss would occur by 2030, there could be a net agricultural expansion over baseline of an estimated 7,682 acres. Compared to the SVWP EIR assumption of a decrease in agricultural acreage, this EIR assumes for the water supply analysis, a net change of 9,531 acres compared to the SVWP EIR. Thus, the SVWP EIR's estimated agricultural water demand in 2030 was adjusted to add the water demand for 9,531 acres using the average water demand per acre in the SVWP EIR. However, ~~agriculture's demands on water supplies in some areas are anticipated to increase in some areas (North County, pursuant to the projections in the Rancho Roberto FEIR, for example), while they are expected to decrease in other areas (Salinas Valley, pursuant to the SVWP FEIR, for example). Overall, agricultural water demand is expected to remain relatively stable, with a small decline, due to improvements in water use efficiency.~~~~

**Page 4-79**, revise Tables 4.3-9a through 4.3-9d under the following entry:

Page 4.3-115, Table 4.3-9. The table is replaced in its entirety with the following Tables 4.3-9a through 4.3-9h:



**Table 4.3-9a.** Monterey County 2007 Estimated New Water Demand from Urban Uses and New Wineries (2030 and Beyond) Estimated and Projected 2030 Water Demand

	Potential Buildout Units	Potential 2030 Units	2030 New Population (1)	2030 New Water Demand (3)	Buildout New Population (2)	Buildout New Water Demand (3)	Notes
<b>Salinas Valley Groundwater Basin</b>							
Chualar CA	1,500	492	1,429	290	4,224	856	Calculated based on population
Fort Ord CA	8,610	2,823	8,201	1,663	24,246	4,916	Calculated based on population
Boronda CA	726	238	691	140	2,044	414	Calculated based on population
Castroville CA	1,632	535	1,554	315	4,596	932	Calculated based on population
Pine Canyon RC	1,704	559	1,624	329	4,798	973	Calculated based on population
San Lucas RC	169	55	160	32	476	96	Calculated based on population
<del>Bradley RC</del>	<del>800</del>	<del>262</del>	<del>761</del>	<del>154</del>	<del>2,253</del>	<del>457</del>	<del>Calculated based on population</del>
<del>Lockwood RC</del>	<del>221</del>	<del>72</del>	<del>209</del>	<del>42</del>	<del>622</del>	<del>126</del>	<del>Calculated based on population</del>
<del>Pleyto RC</del>	<del>160</del>	<del>52</del>	<del>151</del>	<del>31</del>	<del>451</del>	<del>91</del>	<del>Calculated based on population</del>
San Ardo RC	480	157	456	92	1,352	274	Calculated based on population
River Road RC	389	128	372	75	1,095	222	Calculated based on population
Hwy 68/Reservation AHO	930	305	886	180	2,619	531	Calculated based on population
Cachagua	66	9	26	5	186	38	Assumed 50/50 split between Carmel River and Salinas watershed basins
Central Salinas Valley	456	61	177	36	1,284	260	Calculated based on population
Greater Salinas	1,395	187	542	110	3,928	796	Calculated based on population
Butterfly Village (4)	1,147	1,147	3,332	-25	3,332	-25	Based on Addendum to FEIR for project

	Potential Buildout Units	Potential 2030 Units	2030 New Population (1)	2030 New Water Demand (3)	Buildout New Population (2)	Buildout New Water Demand (3)	Notes
North County (5)	1,956	262	760	154	5,508	1,117	Assumed 60/40 split between Salinas River and Pajaro River
South County	939	125	363	74	2,644	536	Calculated based on population
Toro	4,046	540	1,569	318	11,393	2,310	Calculated based on population
<i>Subtotal</i>	<u>26,145</u>	<u>7,662</u>	<u>22,144</u>	<u>3,789</u>	<u>73,726</u>	<u>14,247</u>	
	<u>27,326</u>	<u>8,008</u>	<u>23,625</u>	<u>4,016</u>	<u>77,052</u>	<u>14,921</u>	
Wineries and Ancillary in AWCP				326		326	Assumes all 40 artisan and 10 large-scale wineries built by 2030
INLAND Unincorporated Total	<u>26,145</u>	<u>7,622</u>	<u>22,144</u>	<u>4,115</u>	<u>73,726</u>	<u>14,574</u>	
	<u>27,326</u>	<u>8,008</u>	<u>23,625</u>	<u>4,343</u>	<u>77,052</u>	<u>15,248</u>	
<u>Revised INLAND Unincorporated Total</u>				<u>3,292</u>		<u>11,724</u>	<u>Taking into account reduction from current per capita levels for all urban demand (excluding wineries/ancillary uses) by 2020 per SBX7 7 (Steinberg)</u>
<b>Salinas Valley Watershed (Outside Salinas Valley Groundwater Basin)</b>							
Lockwood RC	<u>221</u>	<u>72</u>	<u>209</u>	<u>42</u>	<u>622</u>	<u>126</u>	<u>Calculated based on population</u>
Pleyto RC	<u>160</u>	<u>52</u>	<u>151</u>	<u>31</u>	<u>451</u>	<u>91</u>	<u>Calculated based on population</u>
Bradley RC	<u>800</u>	<u>262</u>	<u>761</u>	<u>154</u>	<u>2,253</u>	<u>457</u>	<u>Calculated based on population</u>
INLAND Unincorporated Total	<u>1,181</u>	<u>386</u>	<u>1121</u>	<u>227</u>	<u>3,326</u>	<u>674</u>	
<u>Revised INLAND Unincorporated Total</u>				<u>182</u>		<u>539</u>	<u>Taking into account reduction from current per capita levels for all urban demand (excluding wineries/ancillary uses) by 2020 per SBX7 7 (Steinberg)</u>

**Carmel River and Seaside Aquifer**

	Potential Buildout Units	Potential 2030 Units	2030 New Population (1)	2030 New Water Demand (3)	Buildout New Population (2)	Buildout New Water Demand (3)	Notes
Greater Monterey Peninsula	4,011	536	1,557	316	11,295	2,290	Calculated based on population
Carmel Mid-Valley AHO	390	128	372	75	1,098	223	Calculated based on population
Hwy 68/Airport AHO	2,550	836	2,429	492	7,181	1,456	Calculated based on population
Cachagua	66	9	26	5	186	38	Assumed 50/50 split between Salinas and Carmel River basins.
Carmel Valley	758	101	294	60	2,135	433	Calculated based on population
<b>INLAND Unincorporated Total</b>	<b>7,775</b>	<b>1,610</b>	<b>4,678</b>	<b>948</b>	<b>21,894</b>	<b>4,439</b>	
<b>Pajaro Groundwater Basin</b>							
Pajaro CA	676	222	645	131	1,904	386	
North County	1,304	174	507	103	3,672	744	New demand in N. County planning area split 60/40 between Salinas/Pajaro basins.
<b>INLAND Unincorporated Total</b>	<b>1,980</b>	<b>396</b>	<b>1,151</b>	<b>233</b>	<b>5,576</b>	<b>1,130</b>	
<b>Monterey County Unincorporated Areas</b>							
<b>Total</b>	<b>37,081</b>	<b>10,015</b>	<b>29,094</b>	<b>5,525</b>	<b>104,522</b>	<b>20,817</b>	<del>Existing Demand from MPWMD 2006a.</del> New Demand from calculations above. Total 2030 = Existing + New Demand
<i>Revised INLAND Unincorporated Total</i>				<u>4,656</u>		<u>17,833</u>	<i>Taking into account reduction from current per capita levels for all urban demand in the Salinas Valley by 2020 per SBX7 7 (Steinberg), but does not adjust urban demand in other basins.</i>

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Potential Buildout Units	Potential 2030 Units	2030 New Population (1)	2030 New Water Demand (3)	Buildout New Population (2)	Buildout New Water Demand (3)	Notes
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Notes:

- (1) Assumes persons/housing unit = 2006 to 2030 average (2.91 from DEIR Table 3-5 for unincorporated county for 2030).
  - (2) Assumes person/housing unit = 2006 to Buildout average (2.82 from DEIR Table 3-5 for unincorporated county for buildout horizon)
  - (3) Assumes per capita water use [urban applied water (including residential, commercial, industrial, and landscape uses) for Central Coast Region] of 181 gpd per California Water Plan Update 2005 for all area total and first total in Salinas Valley. As noted in table, the revised total assumes a reduction in per capita urban water use by 20 percent by 2020 in the Salinas Valley per SBX7 7 (Steinberg). Urban water demands were not adjusted for the Carmel River/Seaside Aquifer or the Pajaro groundwater basin.
  - (4) Butterfly Village water demand based on Project FEIR Addendum (Monterey County, 2008b).
  - (5) 60/40 split based on Fugro West, Inc. 1995. North Monterey County Hydrogeologic Study. Prepared for Monterey County Water Resources Agency.
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**Table 4.3-9b.** Water Supply and Projected Water Demand for 2030, Monterey County (acre feet)

Groundwater Basin	Salinas Valley Groundwater Basin (1,2)	Salinas River Watershed (Outside Salinas Valley Groundwater Basin ) (3)	Carmel River/ Seaside Aquifer (4)	Pajaro Valley (5)
Existing Demand	500,952 494,046	19,991	18,214	71,500
Projected City New Demand in 2030	23,361 29,539	0	3,273	(6)
Projected County New Demand in 2030	16,188 to 20,972 4,439	182 to 4,966	1,006	(6)
Projected Total Demand in 2030	<b>442,970 to 447,754</b> <b>442,458</b>	<b>14,701 to 19,485</b>	<b>22,493</b>	<b>78,192</b>
Estimated 2030 Supplies	443,000	NA	22,344	72,100
Balance in 2030	30 to -4,754 542	NA	-149	-6,092

Sources: See Tables 4.3-9c through 4.3-9h.

Notes:

1. Salinas Valley demand declines by 2030 due to reduction in agricultural demand (due to gains in efficiency, taking into account agricultural expansions and due to reduction in per capita urban use per SBX7 7 (Steinberg)). See Table 4.3-9c. Range shown for 2030 is for two difference cases: 1) 100% of new agricultural expansions (10,253 acres) assumed in Zone 2C; 2) 75% of new agricultural expansions in Zone 2C and 25% new agricultural expansions in Salinas Valley Watershed outside of Zone 2C.
2. Salinas Valley supply = groundwater. As discussed in text, with SVWP implementation, the expectation is that this amount can be provided without further lowering of groundwater tables or increased seawater intrusion compared to baseline levels.
3. Existing demand includes agricultural demand based on FMMP farmland mapping for 2008 for areas outside of Zone 2C plus Bradley/San Antonio area within Zone 2C (outside of 2A) and average agricultural use per acre in MCWRA groundwater extraction reporting (for Zone 2/2A) for 2002-2009. Existing non-agricultural demand not estimated due to lack of data. New County Demand includes new growth in Bradley, Pleyto and Lockwood Rural Centers. Range shown for 2030 is for two difference cases: 1) 100% of new agricultural expansions (10,253 acres) assumed in Salinas Valley groundwater basin proper (demand shown of 182 AFY is only for the three new rural centers); and 2) 75% of new agricultural expansions in Salinas Valley groundwater basin and 25% of new agricultural expansions outside Salinas Valley groundwater basin plus Bradley/Pleyto/Lockwood rural center growth.
4. Carmel River/Seaside Aquifer supplies is based on implementation of CWP, ASR, and several smaller projects. (See Table 4.9-4f). Excludes agricultural demand unless part of existing demand served by Cal-Am. Effect of SBX7 7 (Steinberg) not included.
5. Pajaro Valley Basin includes areas of Santa Cruz County. See Table 4.3-9g for list of potential projects. Effect of SBX7 7 (Steinberg) not included.
6. See Table 4.3-9g. PVWMA projections for urban growth include growth in Monterey County.

**Table 4.3-9c. Salinas River Valley Watershed Estimated and Projected 2030 Water Demand**

	Existing Demand	Potential Buildout Units	Potential 2030 Units	2030 New Population (1)	2030 New Water Demand (2)	2030 Total Population	2030 Total Demand	Notes
<b>Unincorporated Urban Water Demand in Salinas Valley Groundwater Basin</b>								
Chualar CA		1,500	492	1,429	290			Calculated based on population
Fort Ord CA		8,610	2,823	8,201	1,663			
Boronda CA		726	238	691	140			
Castroville CA		1,632	535	1,554	315			
Pine Canyon RC		1,704	559	1,624	329			
San Lucas RC		169	55	160	32			
<del>Bradley RC</del>	-	<del>800</del>	<del>262</del>	<del>761</del>	<del>154</del>			
<del>Lockwood RC</del>	-	<del>221</del>	<del>72</del>	<del>209</del>	<del>42</del>			
<del>Pleyto RC</del>	-	<del>160</del>	<del>52</del>	<del>151</del>	<del>31</del>			
San Ardo RC		480	157	456	92			
River Road RC		389	128	372	75			
Hwy 68/Reservation AHO		930	305	886	180			
Cachagua		66	9	26	5			Assumed 50/50 split between Carmel River and Salinas watershed basins
Central Salinas Valley		456	61	177	36			Calculated based on population
Greater Salinas		1,395	187	542	110			Calculated based on population
Butterfly Village (3)		1,147	1,147	3,332	-25			Based on Addendum to FEIR for project
North County (4)		1,956	262	760	154			Assumed 60/40 split between Salinas River and Pajaro River
South County		939	125	363	74			Calculated based on population

	Existing Demand	Potential Buildout Units	Potential 2030 Units	2030 New Population (1)	2030 New Water Demand (2)	2030 Total Population	2030 Total Demand	Notes
Toro		4,046	540	1,569	318			Calculated based on population
Wineries/Ancillary in AWCP					326			Assumes all 40 artisan and 10 large-scale wineries and ancillary uses built by 2030
<i>Inland Subtotal</i>		<u>26,145</u>	<u>7,622</u>	<u>22,144</u>	<u>4,115</u>			
		<del>28,326</del>	<del>8,008</del>	<del>23,625</del>	<del>4,343</del>			
North County-Coastal		585	164	477	97			Calculated based on population
<b>Total</b>		<u>26,730</u>	<u>7,786</u>	<u>22,620</u>	<u>4,212</u>	<u>71,747</u>		<u>Total Population includes estimated 49,126 existing population as of 2005 in GW basin Zone 2C plus new population</u>
		<del>27,911</del>	<del>8,172</del>	<del>23,742</del>	<del>4,439</del>	<del>135,375</del>		
<b><u>Revised Total</u></b>					<b><u>3,435</u></b>			<b><u>Takes into account 20 % reduction by 2020 (SBX7 7 Steinberg)</u></b>
<b><u>City Urban Water Demand in Salinas Valley Groundwater Basin</u></b>								
Gonzales				19,916	4,038	29,145		Calculated based on population
Greenfield				14,757	2,992	29,854		
King City				10,475	2,124	23,360		
Marina				12,185	2,470	35,357		
Salinas				66,376	13,457	213,063		
Soledad				21,987	4,458	51,634		
<b>Total</b>				<b>145,696</b>	<b>29,539</b>	<b>382,413</b>		
<b><u>Revised Total</u></b>					<b><u>23,631</u></b>			<b><u>Takes into account 20 % reduction by 2020 due to SBX7 7 (Steinberg)</u></b>

	Existing Demand	Potential Buildout Units	Potential 2030 Units	2030 New Population (1)	2030 New Water Demand (2)	2030 Total Population	2030 Total Demand	Notes
<b>Total Urban Water Demand in Salinas Valley Groundwater Basin</b>								
Total	<u>52,841</u>			<u>168,316</u>	<u>33,751</u>	<u>454,160</u>	<u>86,592</u>	Existing Demand = 2005 within Zone 2/2A (DEIR Table 4.3-1) (including Fort Ord) of 50,479 along with estimated Granite Ridge/Highland South 2005 demand estimate of 2,362 AF. See Note 5.
	<u>50,479</u>			<u>169,438</u>	<u>33,979</u>	<u>517,788</u>	<u>84,458</u>	
<b><u>Revised Total</u></b>	-				<u>27,066</u>		<u>69,339</u>	<b><u>Takes into account 20 % reduction by 2020 due to SBX7 7 (Steinberg)</u></b>
<b>Agricultural Demand in Salinas Valley Groundwater Basin</b>								
Existing Agricultural Demand	<u>448,111</u>						<u>360,878</u>	Existing = 2005 extraction average (DEIR Table 4.3-1) of 443,567 within Zone 2/2A plus agriculture withdrawals in Highland South/Granite Ridge of 3,156 AF; 2030 = from SVWP EIR plus 2,878 AF due to Chalona, area SW of Soledad, and area west of King City. See note 6.
	<u>443,567</u>						<u>358,000</u>	
Potential New Agricultural Demand		-	-	-	<u>12,753</u>	-	<u>12,753</u>	See note 7
					<u>17,537</u>		<u>17,537</u>	
Total	<u>448,111</u>				<u>12,753</u>		<u>373,631</u>	
	<u>443,567</u>				<u>17,537</u>		<u>378,415</u>	
							<u>358,000</u>	



	Existing Demand	Potential Buildout Units	Potential 2030 Units	2030 New Population (1)	2030 New Water Demand (2)	2030 Total Population	2030 Total Demand	Notes
<b>Total Water Demand in Salinas Valley Groundwater Basin</b>								
<b>Total</b>	<b><u>500,952</u></b>	<b><u>26,730</u></b>	<b><u>15,408</u></b>	<b><u>168,316</u></b>	<b><u>39,819 -</u></b>	<b><u>454,160</u></b>	<b><u>442,970 -</u></b>	2030 = Existing Urban Demand (2005) + New Urban Demand (2030) [taking into account 20 percent reduction per SBX7 7 (Steinberg)] + Forecasted Agricultural Demand (2030).
	<b><u>494,046</u></b>	<b><u>27,911</u></b>	<b><u>16,180</u></b>	<b><u>169,438</u></b>	<b><u>44,603</u></b>	<b><u>517,788</u></b>	<b><u>447,754</u></b>	
					<b><u>33,979</u></b>		<b><u>442,458</u></b>	
<i>SVWP EIS/EIR</i>						425,611	443,000	See Note 8.

Sources: California Department of Water Resources, 2005 California Water Plan Update.

Fugro West, Inc. 1995. North Monterey County Hydrogeologic Study. Prepared for Monterey County Water Resources Agency. October.

Monterey County. 2008b. Addendum #2 to the Final Environmental Impact Report for the Rancho San Juan Specific Plan and HYH Property EIR, SCH No. 2002121142. July 17.

Monterey County Water Resources Agency (MCWRA). 2001. Draft Environmental Impact Report/Environmental Impact Statement for the Salinas Valley Water Project. June.

~~MCWRA~~ ~~ARMC~~, 1998. Salinas River Basin Management Plan. 2030 Land Use and Water Needs Conditions. May.

Notes: (1) Assumes persons/housing unit = 2006 to 2030 average (2.91 from Table 3-5 for unincorporated county for 2030).

(2) Per capita water use [urban applied water (including residential, commercial, industrial, and landscape uses) for Central Coast Region] = 181 gpd (CA Water Plan Update 2005), except for butterfly village. Agricultural new demand calculated per Note 7.

(3) Butterfly Village water demand based on Project FEIR Addendum (Monterey County, 2008b)

(4) 60/40 split based on Fugro West, 1995.

(5) Urban demand for Highlands South/Granite Ridge from Fugro, 1995 inflated to 2005 by County population growth.

(6) Existing agricultural demand for Highlands South/Granite Ridge from Fugro, 1995. Amount shown is from 1995. Based on overall trend of declining agricultural demand, this amount was not adjusted for the 2005 baseline estimate. For 2030, water demand for three areas outside of one 2/2A/2B estimated based on acreage and 1.84 AF/Acre (from SVWP EIR for 2030).

(7) 2030 estimate calculated using 1.84 AF/Acre (from SVWP EIR for 2030) and 9,531 acre increase relative to SVWP EIR. SVWP EIR assumed 1,849 acre decrease whereas General Plan EIR assumed 7,682 acre increase [= 10,253 acre increase from EIR Table 4.9-8 minus 2,571 acre of

Existing Demand	Potential Buildout Units	Potential 2030 Units	2030 New Population (1)	2030 New Water Demand (2)	2030 Total Population	2030 Total Demand	Notes
<p><u>farmland conversion from EIR Table 4.2-9]. Assumes all new agricultural land and all farmland conversion occurs within the Salinas Valley watershed, which are both an overstatement. Assumes all new farmland conversion is for irrigated agriculture, which is also an overstatement. Range shown is for two cases: 1) 75% of all agricultural conversions occur in Zone 2C; and 2) 100% of all agricultural conversions occur in Zone 2C.</u></p> <p>(8) MCWRA 2001 and <del>MCWRA RMC</del>1998. SVWP forecast used 1995 urban water use factors which does not take into account improvement in water use efficiencies.</p>							

<b>Salinas Valley Watershed Outside of Salinas Valley Groundwater Basin</b>							
<b><u>Agricultural Demand (9)</u></b>	<u>19,991</u>			<u>0 – 4,784</u>		<b><u>14,519 – 19,303</u></b>	<u>Range is for two difference scenarios; 2030 includes urban and agricultural efficiency</u>
<b><u>Urban Demand (10)</u></b>							
<u>Pleyto Rural Center</u>	<u>221</u>	<u>72</u>	<u>209</u>	<u>42</u>	<u>NA</u>	<u>NA</u>	<u>Using 2005 per capita factor</u>
<u>Lockwood Rural Center</u>	<u>160</u>	<u>52</u>	<u>151</u>	<u>31</u>	<u>NA</u>	<u>NA</u>	<u>Using 2005 per capita factor</u>
<u>Bradley Rural Center</u>	<u>800</u>	<u>262</u>	<u>761</u>	<u>154</u>	<u>NA</u>	<u>NA</u>	<u>Using 2005 per capita factor</u>
<u>Subtotal</u>	<u>1,181</u>	<u>386</u>	<u>1,121</u>	<u>227</u>	<u>NA</u>	<u>NA</u>	<u>Taking into account SBX7 7</u>
<u>Reduced Subtotal</u>				<u>182</u>			
<b><u>Total</u></b>	<b><u>19,991</u></b>			<b><u>182 – 4,966</u></b>	<b><u>NA</u></b>	<b><u>14,701 – 19,485</u></b>	<u>Partial estimate only due to data limitations</u>

**Notes:**

9. Existing demand based on FMMP farmland mapping and 2002-2009 agricultural use average per acre in MCWRA groundwater extraction reporting. 2030 new demand range is for two scenarios: 1) 100% agricultural expansions go into Salinas Valley groundwater basin (or draw from it) and none use water outside the main basin 2) 25% of agricultural expansions use water from outside of the main groundwater basin and remainder draws from the main basin. 2030 demand calculated based on acreage and SVWP EIR 1.84 AF/year agricultural use/acre average. Reduction in demand is due to assumed improvements in agricultural water use efficiency over time.

10. No data found for non-agricultural water use in areas outside of Zone 2C at present. There are dispersed residents in this area. Limited future growth

Existing Demand	Potential Buildout Units	Potential 2030 Units	2030 New Population (1)	2030 New Water Demand (2)	2030 Total Population	2030 Total Demand	Notes
<u>expected outside of Bradley, Pleyto or Lockwood, and thus no estimate prepared for areas outside the rural centers.</u>							

**Table 4.3-9d.** Water Demands for Salinas Valley Groundwater Basin Estimated in the 2001 Salinas Valley Water Project EIR

	Population 2030	Water Demand (AF)
<b>Cities</b>		
Marina	24,913	4,400
Salinas	194,407	33,722
Gonzales	14,361	7,862
Soledad (w/ prison)	33,639	7,794
Greenfield	15,027	3,374
King City	29,024	10,851
City Subtotals	311,371	68,003
<b>County</b>		
Castroville	7,088	1,022
Fort Ord	37,370	6,600
Pressure		3,592
Toro/Ft. Ord		1,113
East Side	49,400	3,286
Forebay		1,120
Upper Valley		1,212
North County <sup>1</sup>	20,382	3,039
County Subtotals	114,240	20,984
<i>TOTAL URBAN WATER DEMAND<sup>2</sup></i>	<i>425,611</i>	<i>88,987</i>
<i>TOTAL URBAN WATER DEMAND<sup>3</sup></i>		<i>85,000</i>
Agricultural Demand		358,000
<b>Total Demand</b>		<b>443,000</b>
Sources: Monterey County Water Resources Agency (MCWRA). 2001. Draft Environmental Impact Report/Environmental Impact Statement for the Salinas Valley Water Project. June 2001.		
<u>MCWRARMC</u> , 1998. Salinas River Basin Management Plan. 2030 Land Use and Water Needs Conditions. May.		
Fugro West, Inc. 1995. North Monterey County Hydrogeologic Study. Prepared for Monterey County Water Resources Agency. October.		
<sup>1</sup> No population estimate provided for North County portion (Highlands South and Granite Ridge) in SVWP EIS/EIR. Fugro West (1995) study used to estimate forecast for 2030 units, then converted to population using 2.91/household.		
<sup>2</sup> Total Urban Water Demand shown above from <u>MCWRARMC</u> 1998.		
<sup>3</sup> DEIR for SVWP used 85,000 AF total, likely reflecting minor adjustment in calculation post-1998.		

**Page 4-79**, insert the following new entry:

Page 4.3-111, first paragraph under Significance Determination. The paragraph is revised as follows:

In summary, while timber harvesting and mining impacts are adequately addressed on the state level and by the THP process, County ordinance requirements, and the County’s surface mining ordinance, the 2007 General Plan provides additional water quality protections specific to hillside agricultural cultivation and agricultural conversion impacts on moderate slopes. Establishment of an agricultural conversion permit process, in part to identify development and design techniques for erosion control and slope stabilization, would further reduce potential erosion and sedimentation impacts from implementation of

the ~~2007~~ General Plan (Policy OS-3.5). Safety Element Policies S-3.1, S-3.3, and S-3.5 will result in new regulations limiting off-site drainage flow and stormwater detention, including provisions for concurrent installation of stormwater containment with new development, as well as complementary Runoff Performance Standards for development to reduce and capture flows. These will reduce the potential for contaminants to enter surface waters. Further, the Central Coast RWQCB Conditional Waiver for Irrigated Agriculture, including future revisions improving its effectiveness, will continue to regulate ~~regulates~~ farm runoff to prevent release of erosion sediment. Thus, overall impacts will be less than significant with implementation of ~~2007~~ General Plan policies. No mitigation is required.

**Page 4-79**, insert the following new entry:

Page 4.3-112, first paragraph under Mitigation Measures. The paragraph is revised as follows:

Mitigation is proposed to adopt and implement a Stream Setback Ordinance. ~~While not necessary to~~ In conjunction with the existing and future regulations of the County, Central Coast RWQCB, and other agencies, as well as the proposed General Plan policies that will address significant water quality impacts, this measure will help to reduce water quality impacts.

**Page 4-79**, insert the following new entry:

Page 4.3-113, first paragraph under Mitigation Measures. The paragraph is revised as follows:

Mitigation is proposed to adopt and implement a Stream Setback Ordinance. ~~While not necessary to~~ In conjunction with the existing and future regulations of the County, Central Coast RWQCB, and other agencies, as well as the proposed General Plan policies that will address significant water quality impacts, this measure will help to reduce water quality impacts.

**Page 4-98**, insert the following entry as follows:

Page 4.3-130, Mitigation Measures. The following measure is added above “Significance Conclusions”

Mitigation Measure BIO-2.3: Add Considerations regarding Riparian Habitat and Stream Flows to Criteria for Long-Term Water Supply and Well Assessment

Public Services Policies PS-3.2, PS-3.3 and PS-3.4 establish the criteria for proof of a long-term water supply and for evaluation and approval of new domestic and high capacity wells. The following criteria shall be added to these policies:

- Policy PS-3.2.f—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead , for the purpose of minimizing impacts to those resources and species.
- Policy PS-3.3.g—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead , for the purpose of minimizing impacts to those resources and species.
- Policy PS-3.4b - Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead , for the purpose of minimizing impacts to those resources and species.

The following policy shall be added to the Carmel Valley Master Plan:

CV-3.20. A discretionary permit shall be required for new wells in the Carmel Valley alluvial aquifer. All new wells shall be required to fully offset any increase in extractions from this aquifer (see Policies PS-3.3 and PS-3.4). These requirements shall be maintained until such a time that the Coastal Water project (or its equivalent) results in elimination of all Cal-Am withdrawals in excess of its legal rights.

NC-3.8— A discretionary permit shall be required for all new wells in fractured rock or hard rock areas in the North County Area Plan in order to provide for case by case review of potential water quality and overdraft concerns. This requirement shall be maintained until such a time that a water supply project or projects are completed that addresses existing water quality and water supply issues in fractured rock or hard rock areas.

**Page 4-104**, insert the following new entry:

Page 4.4-15, second paragraph under Erosion. The paragraph is revised as follows:

Soils can sometimes be quantitatively rated as to their erosion hazard potential. The relative erosion hazard is depicted at a County-wide scale in Exhibit 4.4.5. The General Plan proposes no site-specific development projects; the specific locations and designs of future development and land being converted to agricultural production are unknown; and the effects of development or conversion to agriculture are highly dependent upon the design of the development or, in the case of agricultural conversion, site and crop-dependent cultivation and erosion control techniques. Because this type of information is unknown at the General Plan level, a quantitative analysis of potential erosion would be largely speculative. Exhibit 4.4.5 provides information at a scale commensurate with the General Plan effort. Future site-specific development and agricultural conversion will be reviewed at a much closer scale, commensurate with their project-level nature.

**Page 4-104**, insert the following new entry:

Page 4.4-15, second paragraph under Erosion. The paragraph is revised as follows:

Soils can sometimes be quantitatively rated as to their erosion hazard potential. The relative erosion hazard is depicted at a County-wide scale in Exhibit 4.4.5. The General Plan proposes no site-specific development projects; the specific locations and designs of future development and land being converted to agricultural production are unknown; and the effects of development or conversion to agriculture are highly dependent upon the design of the development or, in the case of agricultural conversion, site and crop-dependent cultivation and erosion control techniques. Because this type of information is unknown at the General Plan level, a quantitative analysis of potential erosion would be largely speculative. Modeling would be similarly ineffective due to the speculative nature of the data needed to fill in the variables that would inhabit the model. Exhibit 4.4.5 provides information at a scale commensurate with the General Plan effort. Future site-specific development and agricultural conversion will be reviewed at a much closer scale, commensurate with their project-level nature.

**Page 4-136**, new entry as follows:

Page 4.9-87. Mitigation Measure BIO-2.3 is revised as follows:

Mitigation Measure BIO-2.3: Add Considerations regarding Riparian Habitat and Stream Flows to Criteria for Long-Term Water Supply and Well Assessment

Public Services Policies PS-3.2, PS-3.3 and PS-3.4 establish the criteria for proof of a long-term water supply and for evaluation and approval of new domestic and high capacity wells. The following criteria shall be added to these policies:

- Policy PS-3.2.f—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead for the purpose of minimizing impacts on the environment and to those resources and species.
- Policy PS-3.3.g—Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead for the purpose of minimizing impacts to those resources and species.
- Policy PS-3.4b - Effects on instream flows necessary to support riparian vegetation, wetlands, fish, and other aquatic life including migration potential for steelhead for the purpose of minimizing impacts to those resources and species.

The following policy shall be added to the Carmel Valley Master Plan:

CV-3.20.h— A discretionary permit shall be required for new wells in the Carmel Valley alluvial aquifer. All new wells shall be required to fully offset any increase in extractions from this aquifer (see Policies PS-3.3 and PS-3.4). These requirements shall be maintained until such a time that the Coastal Water project (or its equivalent) results in elimination of all Cal-Am withdrawals in excess of its legal rights.

NC-3.8i.— A discretionary permit shall be required for all new wells in fractured rock or hard rock areas in the North County Area Plan in order to provide for case by case review of potential water quality and overdraft concerns. This requirement shall be maintained until such a time that a water supply project or projects are completed that addresses existing water quality and water supply issues in fractured rock or hard rock areas.

**Page 4-149**, insert the following new entry at the bottom of the page:

Page 4.16-18, under Contribution to Global Climate Change is revised as follows:

Impact CC-1: Development of the General Plan would contribute considerably to cumulative GHG emissions and global climate change as the County in 2020 would have GHG emissions greater than 85 ~~72~~ percent of current conditions ~~BAU conditions~~ (Mitigated to Less Than Considerable for 2030 Planning Horizon, but Cumulatively Considerable with Mitigation for Buildout)

**Page 4-172**, insert the following new entry:

Page 6-6, first paragraph under Geology, Soils and Seismicity. The paragraph has been revised as follows:

This is a site specific impact that affects individual development projects and that is adequately mitigated on an individual basis. As discussed in Chapter 4.4, Geology, Soils, and Seismicity, there are numerous state and local regulations that act to reduce geologic and seismic risks to acceptable levels. Project design and building standards avoid the aggregation of individual effects into a significant combined impact. Therefore, there would be no cumulative impact. Soil erosion is the exception. It has a cumulative impact to this and is discussed under water quality.

**Page 4-172**, insert the following new entry:

Page 6-10, under Impact CUM-2. Surface Water Quality. The discussion has been revised as follows:

Activities within the county and cities can affect surface water quality by releasing contaminants (including sediment from soil erosion) through point sources or through stormwater runoff. As discussed in the Project Description, AMBAG has projected continued growth throughout the region, including Monterey County, its cities, and those parts of Santa Cruz County that drain into the Pajaro River and its groundwater basin. The growth of the cities and those county areas identified for urbanization would increase the potential for new point sources, expanded point sources (such as wastewater treatment plants), and urban runoff. Rural and agricultural activities can similarly contribute contaminants from runoff. As discussed in Section 4.3, Water Resources, the SWRCB has listed numerous waterways within the county as “impaired waterways” under Section 303(d) of the Clean Water Act. This indicates that the County has an existing significant cumulative surface water quality impact.

Discharges to impaired waterways are regulated under the Central Coast RWQCB’s Basin Plan, which includes TMDLs for the impaired waterways. At present, although the Central Coast RWQCB’s regulations have not been fully effective in mitigating existing levels of contaminants. However, this does not, imply that future regulations will not be effective over the term of the planning horizon and buildout under the General Plan. Over time, theThe Central Coast RWQCB continues to expand its list of impaired waterways (see Table 4.3-8), providing more comprehensive coverage, and will adopt TMDLs for all impaired waterways in the County by the deadlines noted in Table 4.3-8. In turn, county and city regulations will be required to limit discharges to the limits set by the TMDLs. As discussed in Section 4.3.3.2, state law mandates implementation of the TMDL requirements.

In addition, theThe RWQCB’s conditional agricultural waiver program is in place to preventpreventing sediment-laced runoff from agricultural lands reaching surface water bodies. The RWQCB is in the process of revising the current agricultural waiver program to improve its effectiveness. These regulations are or will be in addition to the County’s existing grading, slope development, and erosion control ordinances. Further, the 2007 General Plan will impose additional requirements on development that will reduce the release of contaminants to surface waters, including the following:

- Policies OS-3.5 and -3.6: require slope development regulations to be adopted that will restrict development and require a discretionary permit for all conversion of uncultivated land to cultivation on slopes of 25% or greater intended to protect against erosion and unstable slopes. Development on lesser slopes is regulated for erosion control under the existing county grading and erosion control ordinances. Agricultural conversion on lesser slopes will require approval of an erosion control plan under Policy OS-3.5.
- Policy S-3.8: requires the county to provide public education/outreach and technical assistance programs on erosion and sediment control.
- Policy OS-3.9: will establish a program that will address the potential cumulative hydrologic impacts of the conversion of hillside rangeland areas to cultivated croplands.
- Policy OS-5.7, as well as state and County regulation of timber harvesting will also limit potential discharges to streams from forestry activities.
- Policy OS-5.22 (Mitigation Measure BIO-2.1) requires the county to adopt a stream setback ordinance “to preserve riparian habitat, conserve the value of streams and rivers as wildlife corridors



and reduce sediment and other water quality impacts of new development.” This will reduce erosion and sedimentation.

- Policy S-3.1 will require that post-development, off-site peak flow drainage from areas being developed not exceed pre-development peak flow drainage, thereby limiting the potential for sediment leaving the site.
- Policy S-3.3 requires drainage facilities to mitigate post-development peak flow to be installed concurrent with new development.
- Policy S-3.5 requires the County to develop runoff performance standards to reduce storm flows plus capture and recharge runoff.
- Policy AG-3.3, which exempts “routine and ongoing agricultural activities” from certain General Plan policies, specifically excludes “activities that create significant soil erosion impacts or violate adopted water quality standards” from that exclusion. Thus, regulations protecting from erosion and the violation of water quality standards will apply.

These policies will be implemented through revisions to County ordinances and regulations, as well as through subdivision map approvals. These state and local regulations will mitigate the 2007 General Plan’s incremental impact to surface water quality and therefore, the 2007 General Plan’s contribution will not be cumulatively considerable.

## Chapter 6 of the Final EIR **Additional References (October 2010)**

The following references are added to Chapter 6 of the FEIR.

*These references are available in hard copy or on CDROM at the Front Counter of the Monterey County Planning Department, Salinas Permit Center, 168 W. Alisal St. 2nd Floor Salinas, CA 93901, (831) 755-5025. Where noted that the reference is available on CD ROM at the front counter, that means the file is available in electronic form for review on a CD ROM on a computer at the front counter. Some of the references are also available on the internet. The internet links below may or may not be current. If a link does not work, then the document is still available at the front counter either on CDROM or in hard copy. If a location is not listed for a reference below it is available at the front counter either on CDROM or in hard copy.*

*The Salinas Permit Center is open Monday through Friday, from 7:30 a.m. to 5:00 p.m. For questions regarding these citations, or for assistance, please contact Carl Holm, Deputy Director, RMA-Planning at [holmcp@co.monterey.ca.us](mailto:holmcp@co.monterey.ca.us) or 831-755-5103.*

Barber, Adelia. 2010. GIS Analysis of MCWRA Assessment Zones. Prepared for Julie Engell, September 18. Markup of different geographical areas added by ICF for purposes of reference only. Available on CDROM at the front counter.

California Department of Water Resources. 2004. Lockwood Valley Groundwater Basin. Last updated February 27, 2004. Available on CDROM at the front counter.

California State Water Resources Control Board (SWRCB). 2010. Total Maximum Daily Load Program. Website: <  
<http://www.swrcb.ca.gov/waterssues/programs/tmdl/background.shtml> >  
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Monterey County. 1987. South County Area Plan. As amended through 1996. Available in hard copy at the front counter.

Monterey County Water Resources Agency (MCWRA). 1998. Salinas River Basin Management Plan. 2030 Land Use and Water Needs Conditions. May 1998. Available on CDROM at the front counter. [NOTE: This reference was formerly referred to in the March 2010 FEIR version as RMC 1998, but this is actually a MCWRA document].

\_\_\_\_\_. 2003. Proposed Zone 2C Boundary and Existing Zone 2A boundary.  
Map date: January 24, 2003. Available on CDROM at the front counter.

\_\_\_\_\_. 2010a. Groundwater Extraction Summary Reports 2006 - 2009. Available on CDROM at the front counter or on the web: <http://www.mcwra.co.monterey.ca.us/index.html>. Look under “Available Data and Reports.” Look under “Groundwater Extraction Summary Reports” and then look by individual year.

\_\_\_\_\_. 2010b. Report on Salinas Valley Water Conditions for the Fourth Quarter of Water Year 2008 – 2009. Available on CDROM at the front counter or on the web: <http://www.mcwra.co.monterey.ca.us/index.html>. Look under “Available Data and Reports.”

\_\_\_\_\_. 2010c. Salinas Valley Basin. August 1994. Lines of Equal Ground Water Elevation in the 180 foot and East Side Shallow Aquifer and in the Pressure 400-Foot and East Side Deep Aquifers. Available on CDROM at the front counter or on the web: <http://www.mcwra.co.monterey.ca.us/index.html>. Look under “Available Data and Reports.”

\_\_\_\_\_. 2010d. Salinas Valley Basin. August 1995. Lines of Equal Ground Water Elevation in the 180 foot and East Side Shallow Aquifer and in the Pressure 400-Foot and East Side Deep Aquifers. Available on CDROM at the front counter or on the web: <http://www.mcwra.co.monterey.ca.us/index.html>. Look under “Available Data and Reports.”

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