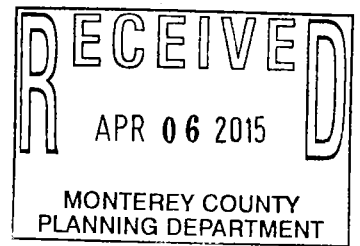


**ATTACHMENT H**  
**LETTERS OF CORRESPONDENCE**





**RESOLUTION NO. 1**

**A RESOLUTION OF THE MONTEREY COUNTY MAYORS' ASSOCIATION OPPOSING PROPOSED AMENDMENTS TO THE MONTEREY COUNTY GENERAL PLAN TO IMPLEMENT SETTLEMENT OF LITIGATION INITIATED BY LANDWATCH AND THE OPEN MONTEREY PROJECT**

**WHEREAS**, The Monterey County Board of Supervisors adopted the 2010 Monterey County General Plan (the "General Plan") on October 26, 2010; and

**WHEREAS**, the preparation of the General Plan commenced in 1999, and involved over ten years of evaluation, input, participation and negotiation by individuals, organizations and public agencies (including cities), and represented a careful balancing of the agricultural, economic, environmental and resource protection interests of the diverse areas and populations of the County and its cities; and

**WHEREAS**, The General Plan includes an Economic Element designed to promote economic development of the key industries of agriculture and hospitality by creating jobs and business opportunities and improving the business climate in Monterey County to enable the residents of the County to enjoy a good quality of life; and

**WHEREAS**, The General Plan includes an Agricultural and Winery Corridor Plan (AWCP) in order to create a planned approach to the development of the wine industry in Monterey County, and to encourages wine related economic growth in the Salinas Valley; and

**WHEREAS**, The Comprehensive Economic Development Strategy adopted by the County of Monterey on March 3, 2015, identifies the AWCP as one of the "Key Pillars of Monterey County's economy; and

**WHEREAS**, in light of the multi-year drought and the significant recharge benefits to the basin gained by the Salinas River Stream Maintenance Program, that program meets the intent of the general plan policies and is reviewed by all necessary federal & state agencies through the process of obtaining permits that include section 7 consultations and necessitates no further permit review

**WHEREAS**, fencing is an essential mitigation tool for the widely respected food safety standards practiced when growing crops in Monterey County

**WHEREAS**, Landwatch Monterey County and The Open Monterey Project filed suit in Monterey County Superior Court seeking to set aside the adoption of the General Plan; and

**WHEREAS**, on January 8, and January 9, 2015, the Board of Supervisors entered into settlement agreements with Landwatch Monterey County and The Open Monterey Project which settlements are conditioned upon the adoption by the Board of Supervisors of certain "Agreed

Amendments” to the General Plan related to, among other things, agricultural water supply, cultivation of land in the Salinas Valley with slopes greater than 25%, conversion of rangeland to cultivated agriculture, addition and preservation of wildlife corridors: Exhibit A

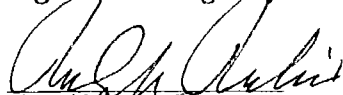
**WHEREAS**, the Monterey County Mayors’ Association finds that:

- a. a) The Proposed Amendments relating to slopes, wildlife corridor and water supply will impair the continued viability of farming and ranching in the Salinas Valley
- a. b) The Proposed Amendments will effectively gut the AWCP. ( Ag Wine Corridor Plan )
- a. c) The Proposed Amendments will have a chilling effect on the business climate in Monterey County.
- a. d) The Proposed Amendments will damage the future of the County’s key economic sectors of agriculture, the wine industry and the hospitality industry in the Salinas Valley;
- a. e) The Proposed Amendments will negatively affect the creation of jobs for the residents of the region.
- a. f) The Proposed Amendments are opposed by Monterey County Farm Bureau, Salinas Valley Water Coalition, Independent Growers Association, Grower-Shipper Association of Central California, and Monterey County Vintners & Growers Association, Monterey County Hospitality Association, Center for Community Advocacy, Central Coast Builders Association, Coast Property Owners Association, Salinas Valley Chamber of Commerce, Monterey Peninsula Chamber of Commerce, CHISPA, Monterey County Association of Realtors, Monterey Peninsula Taxpayers Association, and the Monterey/Santa Cruz Counties Building and Construction Trades Council,.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that:

- 1. 1) The Monterey County Mayors’ Association opposes the adoption of any or all of the Proposed Amendments.
- 1. 2) The Monterey County Mayors’ Association urges the Board of Supervisors to reject each and every of the Proposed Amendments.

**PASSED AND ADOPTED** by the Monterey County Mayors’ Association at a regular meeting duly held on the 3rd day of April, 2015, by the following:

  
Signed by:

Mayor Ralph Rubio  
Board Chairman

**RESOLUTION NO. 2015-09**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES OPPOSING  
PROPOSED AMENDMENTS TO THE MONTEREY COUNTY GENERAL PLAN TO  
IMPLEMENT SETTLEMENT OF LITIGATION INITIATED BY LANDWATCH  
AND THE OPEN MONTEREY PROJECT**

**WHEREAS**, the Monterey County Board of Supervisors adopted the 2010 Monterey County General Plan (the "General Plan") on October 26, 2010; and

**WHEREAS**, the preparation of the General Plan commenced in 1999, and involved over ten years of evaluation, input, participation and negotiation by individuals, organizations and public agencies (including cities), and represented a careful balancing of the agricultural, economic, environmental and resource protection interests of the diverse areas and populations of the County and its cities; and

**WHEREAS**, the General Plan includes an Economic Element designed to promote economic development of the key industries of agriculture and hospitality by creating jobs and business opportunities and improving the business climate in Monterey County to enable the residents of the County to enjoy a good quality of life; and

**WHEREAS**, the General Plan includes an Agricultural and Winery Corridor Plan (AWCP) in order to create a planned approach to the development of the wine industry in Monterey County, and to encourages wine related economic growth in the Salinas Valley; and

**WHEREAS**, the Comprehensive Economic Development Strategy adopted by the County of Monterey on March 3, 2015, identifies the AWCP as one of the "Key Pillars of Monterey County's economy; and

**WHEREAS**, in light of the multi-year drought and the significant recharge benefits to the basin gained by the Salinas River Stream Maintenance Program, that program meets the intent of the general plan policies and is reviewed by all necessary federal & state agencies through the process of obtaining permits that include section 7 consultations and necessitates no further permit review; and

**WHEREAS**, fencing is an essential mitigation tool for the widely respected food safety standards practiced when growing crops in Monterey County; and

**WHEREAS**, Landwatch Monterey County and The Open Monterey Project filed suit in Monterey County Superior Court seeking to set aside the adoption of the General Plan; and

**WHEREAS**, on January 8, and January 9, 2015, the Board of Supervisors entered into settlement agreements with Landwatch Monterey County and The Open Monterey Project which settlements are conditioned upon the adoption by the Board of Supervisors of certain "Agreed Amendments" to the General Plan related to, among other things, agricultural water supply, cultivation of land in the Salinas Valley with slopes greater than 25%, conversion of rangeland to cultivated agriculture, addition and preservation of wildlife corridors; Attached Exhibit A

**WHEREAS**, the City Council finds that:

- a) The Proposed Amendments relating to slopes, wildlife corridor and water supply will impair the continued viability of farming and ranching in the Salinas Valley.
- b) The Proposed Amendments will effectively gut the AWCP. (Ag Winery Corridor Plan)
- c) The Proposed Amendments will have a chilling effect on the business climate in Monterey County.
- d) The Proposed Amendments will damage the future of the County's key economic sectors of agriculture, the wine industry and the hospitality industry in the Salinas Valley.
- e) The Proposed Amendments will negatively affect the creation of jobs for the residents of the region.
- f) The Proposed Amendments are opposed by Monterey County Farm Bureau, Salinas Valley Water Coalition, Independent Growers Association, Grower-Shipper Association of Central California, and Monterey County Vintners & Growers Association, Monterey County Hospitality Association, Center for Community Advocacy, Central Coast Builders Association, Coast Property Owners Association, Salinas Valley Chamber of Commerce, Monterey Peninsula Chamber of Commerce, CHISPA, Monterey County Association of Realtors, Monterey Peninsula Taxpayers Association, and the Monterey/Santa Cruz Counties Building and Construction Trades Council.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that:

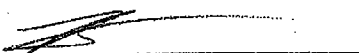
- 1. The City Council of the City of Gonzales opposes the adoption of any or all of the Proposed Amendments.
- 2. The city Council of the City of Gonzales urges the Board of Supervisors to reject each and every of the Proposed Amendments.

**PASSED AND ADOPTED** by the City Council of the City of Gonzales at a regular meeting duly held on the 6<sup>th</sup> day of April 2015, by the following vote:

<b>AYES:</b>	<b>COUNCIL MEMBERS:</b>	Mayor Pro Tem Liz Silva, Jose G. Lopez, Robert Bonincontri, and Mayor Maria Orozco
<b>NOES:</b>	<b>COUNCIL MEMBERS:</b>	None
<b>ABSTAIN:</b>	<b>COUNCIL MEMBERS:</b>	None
<b>ABSENT:</b>	<b>COUNCIL MEMBERS:</b>	Scott Funk

  
**Maria Orozco**, The Honorable Mayor

**ATTEST:**

  
**René L. Mendez**, City Clerk



# SOLEDAD

CALIFORNIA

RECEIVED  
MUNICIPAL CLERK

2015 APR 10 AM 11:52

CLERK OF THE BOARD

JBP

DEPUTY

April 6, 2015

Gail T. Borkowski, Clerk of the Board  
PO Box 1728  
Salinas CA 93902

Re: City of Soledad Resolution No. 5076

Dear Ms. Borkowski,

Enclosed is the City of Soledad's Resolution No. 5076 which was adopted on April 1, 2015. We ask that this resolution be presented to the Board of Supervisors on April 28th.

If you have any questions, please feel free to contact me at (831) 223-5014.

Sincerely,

Claudia V. Moreno  
Executive Assistant to the City Manager

**RESOLUTION NO. 5076**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD OPPOSING PROPOSED AMENDMENTS TO THE MONTEREY COUNTY GENERAL PLAN TO IMPLEMENT SETTLEMENT OF LITIGATION INITIATED BY LANDWATCH AND THE OPEN MONTEREY PROJECT**

**WHEREAS**, The Monterey County Board of Supervisors adopted the 2010 Monterey County General Plan (the “General Plan”) on October 26, 2010; and

**WHEREAS**, the preparation of the General Plan commenced in 1999, and involved over ten years of evaluation, input, participation and negotiation by individuals, organizations and public agencies (including cities), and represented a careful balancing of the agricultural, economic, environmental and resource protection interests of the diverse areas and populations of the County and its cities; and

**WHEREAS**, The General Plan includes an Economic Element designed to promote economic development of the key industries of agriculture and hospitality by creating jobs and business opportunities and improving the business climate in Monterey County to enable the residents of the County to enjoy a good quality of life; and

**WHEREAS**, The General Plan includes an Agricultural and Winery Corridor Plan (AWCP) in order to create a planned approach to the development of the wine industry in Monterey County, and to encourages wine related economic growth in the Salinas Valley; and

**WHEREAS**, The Comprehensive Economic Development Strategy adopted by the County of Monterey on March 3, 2015, identifies the AWCP as one of the “Key Pillars of Monterey County’s economy; and

**WHEREAS**, in light of the multi-year drought and the significant recharge benefits to the basin gained by the Salinas River Stream Maintenance Program, that program meets the intent of the general plan policies and is reviewed by all necessary federal & state agencies through the process of obtaining permits that include section 7 consultations and necessitates no further permit review; and

**WHEREAS**, fencing is an essential mitigation tool for the widely respected food safety standards practiced when growing crops in Monterey County; and

**WHEREAS**, Landwatch Monterey County and The Open Monterey Project filed suit in Monterey County Superior Court seeking to set aside the adoption of the General Plan; and

**WHEREAS**, on January 8, and January 9, 2015, the Board of Supervisors entered into settlement agreements with Landwatch Monterey County and The Open Monterey Project which settlements are conditioned upon the adoption by the Board of Supervisors of certain “Agreed Amendments” to the General Plan related to, among other things, agricultural water supply, cultivation of land in the Salinas Valley with slopes greater than 25%, conversion of rangeland to



cultivated agriculture, addition and preservation of wildlife corridors; Attached Exhibit A

**WHEREAS**, the City Council finds that:

a) The Proposed Amendments relating to slopes, wildlife corridor and water supply will impair the continued viability of farming and ranching in the Salinas Valley.

b) The Proposed Amendments will effectively gut the AWCP. (Ag Winery Corridor Plan)

c) The Proposed Amendments will have a chilling effect on the business climate in Monterey County.

d) The Proposed Amendments will damage the future of the County's key economic sectors of agriculture, the wine industry and the hospitality industry in the Salinas Valley.

e) The Proposed Amendments will negatively affect the creation of jobs for the residents of the region.

f) The Proposed Amendments are opposed by Monterey County Farm Bureau, Salinas Valley Water Coalition, Independent Growers Association, Grower-Shipper Association of Central California, and Monterey County Vintners & Growers Association, Monterey County Hospitality Association, Center for Community Advocacy, Central Coast Builders Association, Coast Property Owners Association, Salinas Valley Chamber of Commerce, Monterey Peninsula Chamber of Commerce, CHISPA, Monterey County Association of Realtors, Monterey Peninsula Taxpayers Association, and the Monterey/Santa Cruz Counties Building and Construction Trades Council.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that:

1) The City Council of the City of Soledad opposes the adoption of any or all of the Proposed Amendments, as reflected in attached Exhibit A.

2) The city Council of the City of Soledad urges the Board of Supervisors to reject each and every of the Proposed Amendments, as reflected in attached Exhibit A.


**PASSED AND ADOPTED** by the City Council of the City of Soledad at a regular meeting duly held on the 1st day of April, 2015, by the following vote:

AYES, and in favor thereof, Councilmembers: Christopher K. Bourke, Richard J. Perez, Patricia D. Stephens, Mayor Pro Tem Alejandro Chavez and Mayor Fred J. Ledesma

NOES, Councilmembers: None

ABSENT, Councilmembers: None

ABSTAIN, Councilmembers:      None

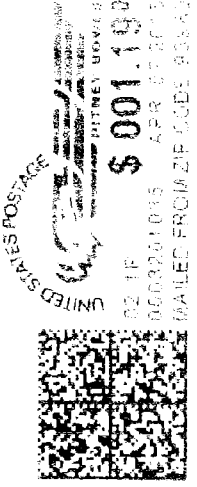


FRED J. LEDESMA, Mayor

ATTEST:



ADELA P. GONZALEZ, City Clerk



RECEIVED  
MONTEREY COUNTY

2815 APR 10 AM 11:52

CLERK OF THE BOARD

*STB*

DEPUTY



*Gateway  
to the  
Pinnacles*

**Soledad**  
CALIFORNIA

248 Main Street • P.O. Box 156 • Soledad, CA 93960

Gail T. Borkowski, Clerk of the Board  
County of Monterey  
P.O. Box 1728  
Salinas, CA 93902





April 14, 2015

RECEIVED  
MONTEREY COUNTY

2015 APR 15 AM 11:16

CLERK OF THE BOARD

DEPUTY

Monterey County Board of Supervisors  
c/o Clerk to the Board  
PO Box 1728  
Salinas, CA. 93902

Dear Board Clerk,

At the April 7, 2015 Sand City Council meeting, the City Council passed and adopted Resolution SC 15-21, 2015, Opposing Proposed Amendments to the Monterey County General Plan to Implement Settlement of Litigation Initiation by Landwatch and the Open Monterey Project. Please find enclosed a copy of the resolution for your records.

If you have any questions, you may reach me at (831) 394-3054 ext. 222.  
Thank you.

Sincerely,

Connie Horca  
Deputy City Clerk/Admin. Asst.

City Hall  
1 Sylvan Park,  
Sand City, CA  
93955

Administration  
(831) 394-3054

Planning  
(831) 394-6700

FAX  
(831) 394-2472

Police  
(831) 394-1451

FAX  
(831) 394-1038

Enc: Resolution SC 15-21, 2015

Incorporated  
May 31, 1960

**CITY OF SAND CITY**  
**RESOLUTION SC 15-21, 2015**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY OPPOSING  
PROPOSED AMENDMENTS TO THE MONTEREY COUNTY GENERAL PLAN TO  
IMPLEMENT SETTLEMENT OF LITIGATION INITIATION BY LANDWATCH AND THE  
OPEN MONTEREY PROJECT**

**WHEREAS**, the Monterey County Board of Supervisors adopted the 2010 Monterey County Plan (the "General Plan") on October 26, 2010; and

**WHEREAS**, the preparation of the General Plan commenced in 1999, and involved over ten years of evaluation, input, participation and negotiation by individuals, organizations and public agencies (including cities), and represented a careful balancing of the agricultural, economic, environmental and resource protection interests of the diverse areas and populations of the County and its cities; and

**WHEREAS**, the General Plan includes an Economic Element designed to promote economic development of the key industries of agriculture and hospitality by creating jobs and business opportunities and improving the business climate in Monterey County to enable the residents to enjoy a good quality of life; and

**WHEREAS**, the General Plan includes an Agricultural and Winery Corridor Plan (AWCP) in order to create a planned approach to the development of the wine industry in Monterey County, and to encourage wine related economic growth in the Salinas Valley; and

**WHEREAS**, the Comprehensive Economic Development Strategy adopted by the County of Monterey On March 3, 2015, identifies the AWCP as one of the Key Pillars of Monterey County's economy; and

**WHEREAS**, Landwatch Monterey County and The Open Monterey Project filed suit in Monterey County Superior Court seeking to set aside the adoption of the General Plan; and

**WHEREAS**, on January 8, and January 9, 2015, the Board of Supervisors entered into settlement agreements with Landwatch Monterey County and The Open Monterey Project requesting which settlements are conditioned upon adoption by the Board of Supervisors of certain "Agreed Amendments" to the General Plan related to, agricultural water supply, cultivation of land in Salinas Valley with slopes greater than 25%, conversion of rangeland to cultivated agriculture, and the addition and preservation of wildlife corridors; and

**WHEREAS**, The City Council finds that the Proposed Amendments:

- a) relating to slopes, wildlife corridor and water supply will impair the continued viability of farming and ranching in the Salinas Valley,
- b) will have a chilling effect on the business climate in Monterey County.
- c) will damage the future of the County's key economic sectors of agriculture, the wine industry and the hospitality industry in the Salinas Valley.
- d) will negatively affect the creation of jobs for the residents of the region.
- e) are opposed by Monterey County Farm Bureau, Salinas Valley Water Coalition, Independent Growers Association, Grower-Shipper Association of Central California, Monterey County Vintners & Growers Association, Monterey County Hospitality

**Sand City Resolution SC 15-21, 2015**

Association, Center for Community Advocacy, Central Coast Builders Association, Coast Property Owners Association, Salinas Valley Chamber of Commerce, Monterey Peninsula Chamber of Commerce, CHISPA, Monterey County Association of Realtors, Monterey Peninsula Taxpayers Association, and the Monterey/Santa Cruz Counties Building and Construction Trades Council.

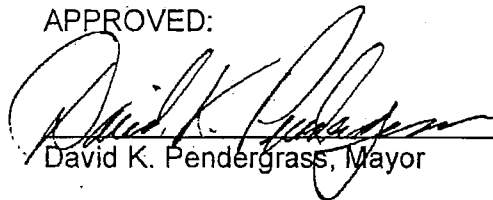
**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Sand City does hereby:

1. Oppose the adoption of any or all of the Proposed Amendments.
2. Urges the Board of Supervisors to reject each and every one of the Proposed Amendments.

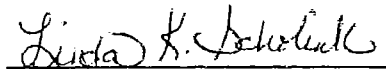
**PASSED AND ADOPTED**, by the City Council of the City of Sand City, this 7<sup>th</sup> day of April, 2015 by the following votes:

AYES: Council Members Blackwelder, Carbone, Hubler, Kruper, Pendergrass  
NOES: None  
ABSENT: None  
ABSTAIN: None

APPROVED:

  
David K. Pendergrass, Mayor

ATTEST:

  
Linda K. Scholink, City Clerk

**EXHIBIT A**  
**PROPOSED AMENDMENTS**

Amend OS-5.16 as follows:

5. OS 5.16

A biological study shall be required for any development project requiring a discretionary permit and in the vicinity of a wildlife corridor/linkage as illustrated in Figure OS-1 or having the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or degrade a wildlife movement corridor/linkage.

An ordinance establishing minimum standards for a biological study and biological surveys shall be enacted. A biological study shall include field reconnaissance performed at the appropriate time(s) of year. Based on the results of the biological study, biological corridor surveys may be necessary to identify, describe, and delineate the habitats, wildlife movement corridors or linkages, or species that potentially could be impacted.

The ordinance shall specify when a corridor survey is required and the minimum requirements for a corridor survey. The ordinance shall include design guidelines for development within corridors and linkages, including but not limited to: standards for design, landscaping, lighting, site layout including structures, and fencing. Said ordinance shall be adopted within 12 months of the adoption of this policy. Feasible measures to reduce significant impacts to a less than significant level shall be adopted as conditions of approval.



Amend OS-5.24 as follows:

6. OS-5.24

In order to preserve the functionality of existing wildlife corridors/linkages, and to promote and facilitate wildlife movement corridors/linkages, if Figure OS-1 or a biological study discloses evidence that a wildlife corridor or linkage exists in the vicinity of a project, a corridor survey shall be required to identify the boundaries of the movement corridor or linkage with respect to the project site. The corridor survey shall include mitigation recommendations from the ordinance required to be adopted pursuant to Policy OS-5.16 to retain a corridor or linkage of adequate size and quality to preserve the continued free movement of all wildlife based on the needs of the species occupying the habitat and using the corridor or linkage. The County shall require the use of wildlife friendly fencing to the extent allowed by law. 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 provide movement opportunities for terrestrial wildlife and ensure that existing stream channels and riparian corridors continue to provide for wildlife movement and access.

Figure OS-1 shows the general location of some of the wildlife movement corridors/linkages in Monterey County. Figure OS-1 is illustrative only. The County shall engage a qualified wildlife consultant to make recommendations as to the implementing ordinances for OS-5.16, OS-5.22 and OS-5.24, and the conservation strategy required by OS-5.21, with regard to wildlife corridor/linkage issues. The County shall use the consultant's recommended protections as the primary basis of the implementing ordinances for OS-5.16, OS-5.22 and OS-5.24 and the conservation strategy required by OS-5.21, and the final ordinance language shall be the result of a collaborative process of the consultant and County staff.

Until the ordinance required by Policy OS-5.16 is adopted, if Figure OS-1 or a biological study discloses evidence that a wildlife corridor or linkage exists in the vicinity of a project, the corridor survey shall make recommendations for design based upon best practices related to the needs of the species occupying the habitat and species using the corridor or linkage, and the County's wildlife consultant shall review and research the application and make recommendations within the scopes of Policy OS-5.16 and this Policy OS-5.24, and such projects may only be approved if the contents of those recommendations are adopted as conditions of approval. Until Figure OS-1 is adopted, the County's wildlife consultant shall review and research each application and make recommendations. If the ordinance required by Policy OS-5.16 is not adopted within 12 months of adoption of this policy, no permits for projects requiring a corridor survey and mitigation recommendations shall be approved until the implementing ordinance is adopted.

This policy shall not apply retroactively to projects constructed legally.

Amend Agricultural Winery Corridor Plan as follows:

7. 3.0 DEVELOPMENT STANDARDS/DESIGN GUIDELINES

3.1 GENERAL REGULATIONS

The number of facilities allowed to be processed under this Plan shall be as follows:

- A. *Artisan Winery*: A maximum of 40 new artisan wineries as follows:
  - 1. River Road Segment; up to 24;
  - 2. Metz Road Segment; up to four (4); and
  - 3. Jolon Road Segment; up to 12.
  
- B. *Full-Scale Winery*: a maximum of 10 new full-scale wineries as follows:
  - 1. River Road Segment; up to five (5);
  - 2. Metz Road Segment; up to two (2); and
  - 3. Jolon Road Segment; up to three (3).
  
- C. *Winery Tasting Rooms*; a maximum of 10 new, stand-alone, facilities as follows:
  - 1. River Road Segment; up to five (5);
  - 2. Metz Road Segment; up to two (2); and
  - 3. Jolon Road Segment; up to three (3).
  
- D. ~~*Restaurant*. A total of three (3) new restaurants with no more than one restaurant per segment.~~
  
- E. ~~*Delicatessen*. A total of five (5) new delicatessens on the same site as a winery with no more than three (3) delicatessens within the River Road Segment and no more than one (1) delicatessen within each of the remaining two segments.~~
  
- F. ~~*Inns*. A maximum of eight (8) new Inns as follows:~~
  - ~~1. River Road Segment; up to five (5);~~
  - ~~2. Metz Road Segment; one (1); and~~
  - ~~3. Jolon Road Segment; up to two (2).~~
  
- GE. *Business Cluster*. One consolidated area may be identified for an overlay designation where a cluster of wine industry related businesses (bottle and cork production, label design, etc.) may develop. This business center should be located near an urban area with adequate facilities. A business cluster within the AWCP overlay area shall be considered consistent with the General Plan; however, a zoning change may be required to achieve the appropriate zoning designation. Site specific development would be subject to the standard County requirements and CEQA and not part of the ministerial review process created under this Plan.

- HF. *Visitor Centers.* Visitor centers that provide visitor information about the Corridor should be established within the vicinity of Highway 101/Arroyo Seco and/or near Highway 68.

### 3.2 ALLOWED USES

The following uses shall be allowed at facilities approved under the AWCP located within the designated corridor.

- A. ~~*Winery Adjunct Uses.*~~
- B. ~~*Industry-wide events.*~~
- CB. *Winery-Related Events up to 150 people at any one venue at any one time.* Events include:
1. Advertised fund raising events.
  2. Winemaker Dinners open to the general public.
  3. Weddings.
- DC. *Private Winery Events* such as:
1. Company Holiday Party.
  2. Employee-Related Private Parties (e.g. harvest celebration).

### 3.3 PERMITTED USES, MINISTERIAL PERMIT REQUIRED IN EACH CASE

[No changes.]

### 3.4 PERMITTED USES, ADMINISTRATIVE PERMIT REQUIRED IN EACH CASE

This Section includes a list of uses that can be permitted with an Administrative Permit for properties within the designated Agricultural and Winery Corridor. These uses are subject to the General Regulations established in Section 3.1 and Development Standards established in Section 3.5 of this Agricultural and Winery Corridor Plan.

- A. ~~*Restaurant or Delicatessen;*~~ subject to the following criteria:
- ~~1. Located within five (5) miles from an urban limit line, community area, or rural center or within one (1) mile of an arterial or collector.~~
  - ~~2. Parking shall be provided as required by Chapter 21.58, Monterey County Code.~~
- B. *Inn, on-site with a winery facility;* subject to the following criteria:
1. The Inn is clearly incidental, related, and subordinate to the primary operation of the winery as a production facility.
  2. Separate structure(s) shall be built expressly for an Inn.
  3. Includes no more than ten (10) guest rooms, and a family does not need to be in permanent residence within the Inn facility.

4. Design shall use a consistent style for all buildings on the same lot.
5. Parking shall be provided as required similar to a bed and breakfast use.

C. ~~Inn, stand alone, subject to the following criteria:~~

1. ~~The facility is located:~~
  - ~~a. more than 500 feet from a parcel on which any other Inn facility is located;~~
  - ~~b. no closer than 400 feet to any existing residence outside the ownership of the applicant.~~
2. ~~Parking shall be provided as required similar to a bed and breakfast use.~~

DB. *Winery, Full-scale*, including tasting facilities and a catering kitchen as part of the winery. Events included as part of the permit for a full-scale winery shall not be subject to other permit requirements of Sections 3.3E or 3.6.

### 3.5 DEVELOPMENT STANDARDS

The following standards shall apply for approved uses within the Winery Corridor only:

A. *Parcel Size*. Minimum five (5) acres:

1. Creation through subdivision of a ~~five-acre lot or any one~~ lot smaller than the zoning minimum parcel size, but of a minimum size of five (5) acres (a "Small Lot"), is permissible provided:

a. ~~The remaining parcel still~~ All other parcels included as part of the subdivision conforms to the minimum parcel size of the underlying zoning district. In order to encourage utilization of existing substandard sized lots. An exception to subdivide lots (minimum 5 acres) from a legal non-conforming lot not meeting the minimum lot size for the land use designation (e.g. 10-acre lot with 40-acre minimum designation) may be allowed to subdivide one Small Lot from one legal non-conforming lot that is at least 10 acres in size but does not meet the minimum lot size for the zoning designation (e.g., a 20-acre lot in a 40-acre minimum designation could be divided to create one 5-acre lot and one 15-acre lot) based on substantial evidence that this action would:

- 1) reduce the number of conforming agricultural lots from being subdivided because the parcel is located in an area where AWCP facilities would likely locate; and
- 2) limit development in a manner to retain the rural character of the corridor. For purposes of this finding the rural character refers to parcels that conform to the minimum parcel size in the underlying zoning district and that contain agricultural uses.

b. Development of the Small Lot must be in conformance with allowable Uses and Permitted Uses identified in this

Agricultural and Winery Corridor Plan only, which will be memorialized by a recorded deed restriction on the Small Lot.

c. The total number of Small Lots created does not exceed 66 lots within the AWCP as adopted. In addition, the number of Small Lots created within each segment shall not exceed the number of wineries and/or tasting rooms allowed for that segment (Section 3.1 AWCP).

d. Where a Small Lot is created by subdivision under this Plan, all lots and parcels included as part of that subdivision shall be restricted from further subdivision of Small Lots as described in this  
section.

2. Subdivision of parcels under Williamson Act contract shall be in conformance with Williamson Act regulations.

3. Creation of Small Lots through subdivision within the Corridor is permissible subject to the Subdivision Map Act and County Subdivision Ordinance.

Amend GLOSSARY as follows:

~~AGRICULTURAL LAND USES~~ means those uses of an agricultural nature that occur on farmlands designated as prime, of statewide importance, unique, or of local importance. Agricultural land uses also include grazing and any other uses that occur on properties designated as agricultural on the General Plan and/or Area Plan land use map(s).

~~WINERY~~ means an agricultural processing plant used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine or similar spirits. Processing includes crushing, fermenting, blending, aging, storage, bottling, warehousing, wine tasting facility, administrative office functions including wholesale and retail sales of associated wine and wine related items, and events. ~~Winery Adjunct Uses~~ may also be considered as accessory to a winery when specifically requested and addressed as part of the discretionary permit application for the winery or as a subsequent permit application process.

~~WINERY, ARTISAN~~ [No change.]

~~WINERY, FULL-SCALE~~ [No change.]

~~WINERY ADJUNCT USES~~ means uses not considered an inherent part of a winery, but frequently associated with wineries and the agricultural tourism industry. ~~Winery Adjunct Uses~~ include, but are not limited to, restaurants, delicatessens, events, and concerts. Such uses may be considered as accessory to a Winery or Winery Tasting Facility when specifically requested and addressed as part of the discretionary permit application for the Winery or as a subsequent permit application process.

~~WINERY CORRIDOR~~ [No change.]

~~WINERY TASTING FACILITY~~ means a bonded Winery Tasting Facility, also known as an "on or off winery premise," as provided by federal law under the jurisdiction of the Tax and Trade Bureau. A Winery Tasting Facility shall accommodate wine tasting, an administrative office, retail sales of associated wine and wine related items, events, warehousing, and storage. ~~Winery Adjunct Uses~~ may be considered as accessory to a Winery Tasting Facility when specifically requested and addressed as part of the discretionary permit application for the Winery Tasting Facility or as a subsequent permit application process.

**EXHIBIT B**  
**SUMMARY WITH FIGURE OS-1**

## EXHIBIT B

### SUMMARY OF PROPOSED AMENDMENTS

#### 1. PS-3.1 - LONG - TERM, SUSTAINABLE WATER SUPPLY

Policy PS-3.1 generally requires all development in Zone 2C to prove a long-term sustainable water supply and lists specified development, uses and conditions that would be exempted from that requirement. It further sets forth conditions under which a rebuttable presumption regarding a long term sustainable water supply shall exist and requires the County to undertake a 5-year study of Zone 2C. The proposed amendment generally requires the County to make a stronger commitment to address by 2030 certain conditions that may be concluded by the study, including groundwater elevations, seawater intrusion, and the balance of total water demand to 2030. The amended policy would require that, within two months (2) following the completion of the 5-year study the County would be required to hold a public hearing on the conclusion of the report and adopt appropriate measures to address the identified conditions. If the County does not hold public hearings within two (2) months following the presentation of the study results to the Board of Supervisor's, there shall no longer be a rebuttable presumption of a long term sustainable water supply for development in Zone 2C and all development shall need to prove long term sustainable water supply. Within fourteen days of the public hearing on the study results or at the next regularly scheduled meeting of the Board of Supervisors, the Board must adopt findings, based on substantial evidence, whether any of the conditions identified in the study would occur by 2030. If the board finds that the conditions will not occur by the year 2030 then the Board may find that there continues to be a rebuttable presumption of a long term sustainable water supply within Zone 2C and development applications can proceed to be processed. However, if the Board finds that some of the conditions may be reached by 2030, the Board shall adopt measures or a program, or find that another agency has adopted measures or a program, designed to address the identified conditions by 2030.

#### 2. OS-3.5 (2) – AGRICULTURAL WINERY CORRIDOR PLAN AREA (“AWCP”) AND CACHAGUA PLAN AREA

The proposed amendment to Policy OS-3.5 (2) would prohibit the conversion of uncultivated land with slopes greater than 25% to cultivated land throughout the County except in the AWCP and the Cachagua Plan area. In the AWCP and Cachagua Plan areas conversion for agricultural uses on slopes between 25% and 35% shall be considered through a use permit. The use permit shall include the following:

1. Alternatives to the proposed development that better meet the goals and policies of the general plan;
2. The preparation of an Agricultural Management Plan (AMP) that incorporates Best Management Practices per policy OS-3-1 and address cumulative hydrologic impacts of the conversion of hillside rangeland areas to cultivated croplands in accordance with policy OS -3.9 to include the following:



- a. Design techniques that address drainage, on-site and off-site erosion control, slope stability, construction techniques and visual mitigation using Best Management Practices per policy OS-3.1;
- b. If applicable, address runoff-related stream stability impacts; and
- c. Water quality standards.

The proposed amendment would also limit the number of use permits that could be issued for such conversions as follows:

- a. Limits the amount of combined acreage converted in both the AWCP and Cachagua plan areas to 100 acres per year; and
- b. Limits applicants to 15 acres per year per.
- c. Land considered under the use permit shall be contiguous to land currently in cultivation.

Finally, only lands cultivated and irrigated that were permitted or have been allowed to be in production prior to December 16, 2014 may continue in cultivation and will be considered consistently cultivated per the amendment.

Annually, the County would be required to prepare a map showing all new cultivation on slopes over 25% and indicating lands with slopes greater than 25% that have been granted use permits, after December 16, 2014, for cultivation. Conversion without a permit would be designated a continuing public nuisance that may be enforced by a private right of action

Policy OS-3.5 (2) currently requires the development of a ministerial permit process to address slope stabilization, drainage and address potential impacts to wildlife corridors and linkages. The proposed amendment would require a use permit and an Agricultural Management Plan for conversions in the North County Plan Area and the Cachagua Plan Area on slopes between 15% and 25%.

Finally, the proposed amendment would mandate that no permits, either ministerial or discretionary, could be approved until the County has adopted the Conservation Strategy that would implement the following policies: OS - 5.16 (Biological Report Requirement), OS - 5.22 (Stream Setback Ordinance), OS - 5.24 (Wildlife Corridors) and an illustrative map of wildlife corridors in the County (Figure OS - 1, discussed below; along with OS - 3.9 (a program to address Hydrologic Impacts of Hillside rangeland conversion).

### 3. OS-3.1 - BEST MANAGEMENT PRACTICES (BMPS)

Policy OS-3.1 currently requires the County establish and enforce BMPs to prevent and repair erosion damage impacts. The proposed amendment would clarify that the BMPs would also address the prevention and remediation of other effects of erosion such as sedimentation and water quality impacts.

4. OS-3.9 – HYDROLIC IMPACTS OF CONVERSION OF HILLSIDE RANGELAND TO CULTIVATED CROPLANDS

Policy OS-3.9 requires the County to develop a program to address potential cumulative hydrolic impacts of hillside rangeland areas to cultivated croplands. The proposed amendment clarifies that the program is to be designed to avoid or minimize the cumulative impacts, and meet water quality standards.

5. OS-5.16 & OS-5.24 - WILDLIFE CORRIDORS AND LINKAGES, AND BIOLOGICAL REPORT REQUIRMENTS

Policy OS-5.16 describes when a biological studies and surveys are required for new development. Standards are to be developed by ordinance. Policy OS-5.24 currently requires new development to maintain movement corridors of adequate size to accommodate continued use of the corridor by wildlife. The proposed amendments to these policies would call for the inclusion of an Illustrative Map generally showing wildlife corridors and linkages in the County. The proposed map (Figure OS-1) is attached. The map delineates the general location of wildlife movement corridors and linkages. The map will be used in the development of the biological report requirements. The proposed amendment would require the development of design guidelines for new development in identified corridors or linkages such as landscaping, lighting, site layout including structure locations, and fencing. The ordinance implementing the biological report requirements would be required to be adopted within 12 months of the adoption of the policy amendment.

The proposed amendments would also require the County to work with a qualified wildlife consultant to prepare the Conservation Strategy that would implement the following policies: OS - 5.16 (Biological Report Requirement), OS – 5.22 (Stream Setback Ordinance), and OS – 5.24. The County has already retained such a consultant who has assisted in the preparation of proposed Figure OS-1.

The proposed amendments would also require that, until the adoption of the Conservation Strategy specified in OS-5.21 and the design guidelines specified in OS-5.16, all projects requiring either a ministerial or discretionary permit would be reviewed by the County's wildlife consultant and the consultant's recommendations would be incorporated as conditions of approval. If the ordinance required by Policy OS-5.16 is not adopted within 12 months of adoption of this policy, no permits for projects requiring a corridor survey and mitigation recommendations shall be approved until the implementing ordinance is adopted.

6. CHAPTER 9-J - AGRICULTURAL WINERY CORRIDOR PLAN (AWCP)

The proposed amendment modifies the allowed facilities and uses that could be developed using the streamlined procedures under the AWCP. It removes the three (3) stand-alone restaurants and eight (8) stand-alone inns from the AWCP process along with the adjunct winery uses.

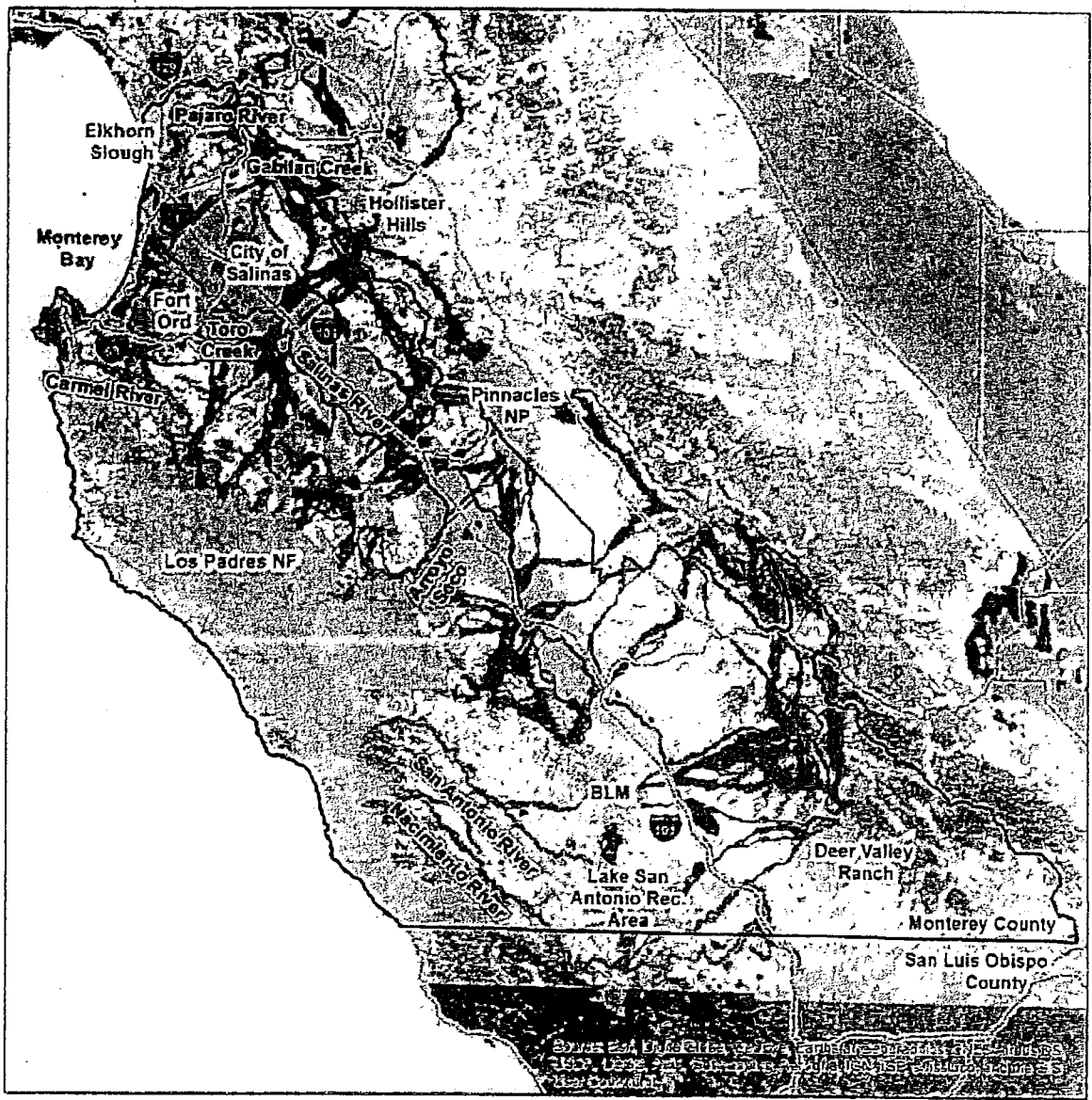
Additionally, it removes stand-alone restaurants and delicatessens and stand alone inns from the permitted use lists. With regard to development standards, language is clarified to prohibit the serial creation of so-called "small lots" that do not meet the minimum acreage of the AWCP, and places limits on how many of such small lots may be created by subdivision.

## 7. GLOSSARY

The proposed amendment would remove the definitions of Agricultural Land Uses and Winery Adjunct Use along with references to winery adjunct uses located in the winery tasting facility definitions, as these definitions would no longer be used in the General Plan.

FIGURE OS-1

## Monterey Wildlife Corridors/Linkages

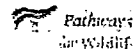


**Legend**

**Habitat Suitability for Wildlife Movement**

- Marginal Habitat
- Suboptimal Habitat
- Suitable Habitat
- Highly Suitable Habitat
- Optimal Habitat
- Protected Lands CPAD 2014
- Wildlife Corridors/Linkages
- Monterey County line

Map by: Pathways for Wildlife  
 Data: Caltrans, Bay Area Critical Linkages,  
 Pathways for Wildlife, EMC Planning  
 Group, & CA Protected Areas Database.



This map shows the general location of some of the wildlife movement corridors/linkages in Monterey County. It is illustrative only.