

COMPARISON OF CGPI, GPU4 AND GPU5

	CGPI	GPU4	GPU5
AREAS FOR DEVELOPMENT	<p>5 Community Areas No Rural Centers No Special Treatment Areas No Study Areas No Property Owner Requests No new lots of record/units in Carmel Valley One unit/existing legal lots of record</p> <p>Estimated units: 10,620</p>	<p>7 Community Areas including Butterfly Village 9 Rural Centers 16 Special Treatment Areas 8 Study Areas 26 Property Owner Requests 576 new units in Carmel Valley Existing zoning/legal lots of record + lots created by minor subdivisions</p> <p>Estimated units: 21,520</p>	<p>5 Community Areas 6 Rural Centers 15 Special Treatment Areas 3 Study Areas 26 Property Owner Requests Legal lots of record ? Subdivisions outside Community Areas and Rural Centers consistent with existing mapped densities 4 Affordable Housing Overlay Districts</p> <p>Estimated units: 19,461</p>
SUBDIVISIONS OUTSIDE COMMUNITY AREAS	<p>No subdivisions outside Community Areas without voter approval except for clustered subdivisions on existing legal lots of record adjacent to city boundaries where adequate infrastructure existed, etc.</p> <p>Allowed expansion of Community Areas with voter approval or to meet State affordable housing requirements</p>	<p>Subdivisions providing 50% affordable housing outside Community Areas and Rural Centers</p> <p>Allowed for Transition Areas adjacent to Rural Centers and expansion of Rural Centers.</p>	<p>Subdivisions of 5 or more units providing 35% affordable housing outside Community Areas and Rural Centers consistent with land use/density designations as mapped on 1982 Area Plans. Must pass an evaluation system</p> <p>Allows for Transition Areas adjacent to Rural Centers and expansion of Rural Centers</p>

<p>PLAN AMENDMENTS</p>	<p>Required voter approval to amend initiative, subdivide land and change designation of agricultural lands</p>	<p>State law allows 4 general plan amendments annually</p>	<p>One package of general plan amendments per year. LUACs would have opportunity to recommend changes to Area Plans</p>
<p>AFFORDABLE HOUSING</p>	<p>Permanent; offered to residents and local workers first</p> <p>30% affordable housing required in Community Areas except for former Ft. Ord where 40% required (excluded East Garrison); subdivisions with less than 20 units required to pay in-lieu fees</p> <p>Affordable housing over-lay eliminated</p>	<p>45 years for units within redevelopment areas; affordability assured for 15 years under equity sharing supported in concept by Board</p> <p>20% affordable housing required except for subdivisions outside Community Areas and Rural Centers where 50% was required. 35% required in Rural Centers prior to infrastructure plan (LU-2.12); 20% required thereafter. Subdivisions with less than 3 units required to pay in-lieu fees</p> <p>Affordable/Workforce Housing Incentive program would be developed</p>	<p>Appears the same as GPU4 but equity sharing provisions need clarification</p> <p>20% affordable housing required except for subdivision in Community Areas and Rural Centers under conditions described below and subdivisions outside Community Areas and Rural Center (see below).</p> <p>In Affordable Housing Overlay Districts and Community Areas and Rural Center prior to adoption of Community Plan or Infrastructure & Financing Study, projects must meet the following: 40% inclusionary; 60% and Workforce I & II with up to 25% of Workforce II housing convertible to market-rate; average density of 10 units/acres.</p>

INFRASTRUCTURE -WATER	Required demonstration of permanent sustainable water supply	Required demonstration of 20 year long-term sustainable water supply	Requires demonstration of 20 year long-term sustainable water supply. Criteria are mandatory and include the following addition: new water supply project must include design, financing mechanism and environmental review of project.
INFRASTRUCTURE - ROADS	<p>Required prior to or concurrent with development for projects reducing LOS below C</p> <p>LOS C - standard in '82 Plan. New projects causing LOS to drop below C in areas where existing LOS is A-C required to mitigate to LOS C</p>	<p>Allowed development in rural centers prior to Infrastructure/Financing Study (LU 2.29). Other areas - prior to or concurrent with development for projects reducing LOS below D</p> <p>LOS D - standard for all but Carmel Valley and Cachagua. New projects causing LOS to drop below D in areas where existing LOS is A-C required to mitigate to LOS D</p>	<p>Allows development in Rural Centers prior to Infrastructure/ Financing Study. Other areas – roads must be developed prior to or concurrent with development for projects reducing LOS below D</p> <p>LOS D – standard for all roads except in Carmel Valley and Cachagua. However, LOS can drop below LOS D in Community Areas and AHO Districts.</p> <p>Capital Improvement & Financing Plan for County roads required to be adopted within 18 months</p>
SLOPES	'82 Plan prohibits cultivation on slopes over 25-30%	Allowed cultivation on slopes over 15-30% with permit	Same as GPU4
BIOLOGICAL RESOURCES	'82 Plan protects limited or threatened plant community	Protected state and federal listed endangered species	Same as GPU4
MAXIMUM DENSITIES ON RURAL/RESOURCE CONSERVATION LANDS	'82 Plan includes Area Plan land use maps with mapped maximum densities	All mapped maximum densities deleted allowing for more dwelling units per acre in many areas	'82 Plan Area Plan land use maps with mapped maximum densities retained and become the basis for buildout estimates

WINERY FACILITIES	'82 Plan allows for winery facilities and requires project level environmental review for most projects	Small wine processing facilities and tasting rooms were exempt from project level environmental review	CEQA exemption retained. Geographic boundaries to be identified
AGRICULTURAL LAND	Allowed lot divisions if retained for agricultural use	Allowed subdivisions that did not adversely affect surrounding agricultural use (AG-1.3)	GPU 4 policy (AG-1.3) retained. However, new requirements for development outside Community Areas/Rural Centers may make policy moot
COASTAL PLANS	Amended North Coast Coastal Plan	No coastal plans amended; Castroville Community Plan requires amendment to North Coast Coastal Plan	Same as GPU4