

**SUMMARY COMPARISON:
Community General Plan Initiative (CGPI) and 2006 General Plan (GPU4)**

	CGPI	GPU4
GROWTH AREAS	12 Cities according to their adopted general plans 5 Community Areas Lots of Record . Total: 5 areas + lots of record	12 Cities according to their adopted general plans Lots of Record 7 Community Areas; 9 Rural Centers 26 Property Owner Requests; 16 Special Treatment Areas; 8 Study Areas; 576 new units in Carmel Valley 1200 units outside Community Areas and Rural Centers Total: 56 areas + lots of record + 576 units in Carmel Valley + 1,200 units outside Community Areas and Rural Centers
HOUSING	10,620 units 2440 permanently affordable Allows farm worker housing and accessory units, e.g., granny units	21,520 units 3,380 with affordability assured for 15 years only Allows farm worker housing and accessory units, e.g., granny units
TRAFFIC Level of Service: LOS A - best LOS F - worst	LOS C is standard New Daily Trips - 129,000 – 132,000 29% increase over year 2000 in unincorporated areas	LOS D is standard New Daily Trips – 231,000 to 273,400 52-61% increase over year 2000 in unincorporated areas
INFRASTRUCTURE	Required prior to or concurrent with development	Allows development in rural centers without infrastructure plan and funding. For other areas, prior to or concurrent with development

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	CGPI	GPU4
EMERGENCY SERVICES	1982 General Plan would remain in effect. Does not address response time	Allows 45 minute response time in rural areas
CITY-CENTERED GROWTH	Not a stated goal. Policies would not prevent cities from expanding onto farmland	Stated goal; however, policies would not prevent cities from expanding onto farmland
AGRICULTURAL LAND LOST	600 acres lost	4,900 acres lost
COMMERCIAL AND INDUSTRIAL LAND	About 8 million sq. ft. within Community Areas and 67 million elsewhere available for development as long as lot divisions are not required	About 10 million sq. ft. within Community Areas and 448 million sq. ft. elsewhere
SLOPES	Prohibits cultivation on slopes over 25-30%	Allows cultivation on slopes over 15-30% with permit. About 500,000 acres of private land have a slope greater than 25%
ENVIRONMENTAL IMPACTS	Identified as the Environmentally Superior Alternative over '82 Plan, GPU3 and GPU4 (County Draft Environmental Impact Report, p. 5-22) and as having 3 significant environmental impacts	Identified as having 12 significant unavoidable impacts on the environment. (County staff report 1/3/07)
PLAN DEVELOPMENT	Based on Community General Plan sponsored by 18 non-profit groups after 7 workshops (2 in Spanish) held throughout the county	Policies developed by the Monterey County Planning Commission and Board of Supervisors at 18 public hearings
RIGHT TO VOTE	Requires voter approval for subdivisions in unincorporated areas outside of Community Areas, expansion of Community Area boundaries, and change of designation of agricultural lands for development.	No provisions for allowing Monterey County voters to vote on subdivisions in unincorporated areas.

For Greater Detail See Full Comparison on League Websites: www.lwvmp.org or www.sv.ca.lwvnet.org

BE INFORMED AND VOTE ON JUNE 5TH