

Area Plans – Cachagua

Vision Statement

The Indians believed all things in nature are sacred and interrelated. They used the hot springs at Tassajara as a cleansing ground for body and soul, as they are still used today. The Indians left the area virtually untouched and unscarred. Their respect for the balance in nature is reflected in this Area.

Years of conservation efforts by early ranchers, and by those who tend the land today, have resulted in viewshed, watershed and wildlife habitat worthy of protection. Throughout the years, these families have trod lightly on the land. Their philosophy, "Leave us alone", is part of this plan.

Cachagua is a unique area that benefits all of its neighbors. It is a place of scenic vistas, unspoiled wilderness, creeks, rivers, trees, wildlife and natural hot springs. It is a place to get away from noise, traffic and cities. Its natural beauty, quietude and absence of artificial light are some of its most cherished resources. The Planning Area contains a collage of lifestyles. Residents, by choice, give up urban benefits to live here. In order to preserve the area's rural lifestyle, it must be protected from the influences of development in adjacent Planning Areas.

The philosophy of Cachagua is derived from a synthesis of viewpoints. A desire to preserve the natural beauty of the Cachagua Planning Area is foremost. All agricultural uses of the land are encouraged. Ranching, vineyards and wineries, the growing of olives, native grasses and plants are encouraged. Commercial visitor serving uses, such as tasting rooms, which could generate daily traffic on area roads, shall not be permitted in the Cachagua Area.

Large projects, including land divisions, multiple-family housing and large public or commercial buildings that would change the rural character of the area, shall not be permitted in the Cachagua area. The integrity of the Cachagua Area must not be sacrificed to satisfy the needs of development in other Planning Areas.

The philosophic thread which links Cachagua with the past guides in planning for the future. All future development must be in harmony with the natural beauty, fragile ecology and delicate infrastructure of the Cachagua Planning Area.

The community itself and its traditional way of life are resources that can help to protect the environment and enhance the visitor experience. In order to support the existence of this special community we must seek to provide and protect housing to accommodate the people who live and work here.

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Special Policies For The Cachagua Area

Cachagua Policy #1 – Wilderness Areas

Any activity on lands adjacent to or within the Los Padres National Forest and the Ventana Wilderness or other intact large open spaces, including the Hastings Natural History Reservation and the Blomquist Open Space, shall be compatible with the use of the park, forest and wilderness areas and limited by the availability of public services.

Cachagua Policy #2 – Syndicate Camp

The following development restrictions shall apply to the Syndicate Camp:

- a. **The existing recreational facilities consist of 24 cabin sites. The construction, remodeling or rebuilding of approved cabins or development of cabins on approved cabin sites shall be allowed, but no additional cabin sites or further expansion of accessory uses shall be allowed.**
- b. **Permanent residency is allowed.**
- c. **Prior to issuance of any building permits, the undivided ownership shall record a notice stating that the property is located within or partially within a floodplain and may be subject to building and/or land use restrictions. A copy of the recorded notice shall be provided to the County Water Resources Agency.**

Cachagua Policy #3 – Animal Feedlots

Feedlots shall not be permitted within the Cachagua Planning Area.

Cachagua Policy #4 – Dam Demolition

Dam demolition, if any, should be undertaken to reduce the risk of loss of life or property due to dam failure and must also preserve habitat to the greatest extent possible.

Cachagua Policy #5 – Development Restrictions

Commercial visitor serving uses, such as tasting rooms, which could generate daily traffic on area roads, shall not be permitted in the Cachagua Planning Area. Similarly, large projects, including land divisions, multiple-family housing and large public or commercial buildings that would change the rural character of the area shall not be permitted in the Cachagua Planning Area.